APPENDIX A

NOTICE OF PREPARATION, INITIAL STUDY AND RESPONSES TO NOTICE OF PREPARATION

Notice of Preparation

To: Interested Parties

Date: February 4, 2021

Subject: Notice of Preparation of Draft Environmental Impact Report
110 Wood Road - Los Gatos Meadows Continuing Care Retirement Community

Lead Agency: Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030
Contacts: Jocelyn Shoopman: (408) 354-6875 or *jshoopman@losgatosca.gov*
and Sean Mullin (408) 354-6823 or *smullin@losgatosca.gov*

NOTICE IS HEREBY GIVEN THAT the Town of Los Gatos will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the proposed project. This NOP includes a project description, figures, and an overview of the potential impacts that will be addressed in the EIR.

Project Title: 110 Wood Road – Los Gatos Meadows Continuing Care Retirement Community, Planned Development Application, PD-20-001

Project Applicant: Rockwood Pacific, 36 Southwood Drive, Orinda, CA 94563

Project Location: The subject property is located at 110 Wood Road. The property is accessed directly off Wood Road near the intersection with S. Santa Cruz Avenue.

The project description, location map, and the potential environmental effects are contained in the attached **Initial Study**.

The purpose of this notice is: (1) to serve as the Notice of Preparation to potential Responsible Agencies, agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to Section 15082 of the CEQA Guidelines; and (2) to advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any related issues, from interested parties in addition to those noted above, including interested or affected members of the public. The Town of Los Gatos requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b).

All parties that have submitted their names and mailing addresses will be notified as part of the project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the persons identified below. A copy of the NOP is available for review on the Town's website (https://www.losgatosca.gov/2216/Pending-Planning-Projects).

Scoping Meeting: A scoping meeting will be conducted on February 25, 2021 at 7:00 p.m. This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic; and in accordance with Executive Order N-29-20, the public may only participate in the meeting online and not in the Council Chambers. If you are interested in providing oral comments real-time during the meeting, you must join the Zoom webinar at:

https://losgatosca-gov.zoom.us/j/89059258273?pwd=VFl1Vk95WXRhdXNoNmZyZlhQYzBYUT09

Meeting ID: 890 5925 8273

Passcode: 143924

Or by telephone:

Dial: USA 213 270 2124

US Toll Free USA 888 273 3658

Conference code: 898841

30-Day NOP Review Period: In accordance with the time limits identified in state law, responses to this NOP must be submitted to the Town by 5:00 p.m. on March 8, 2021 (30 days following the date this notice was first posted). Please submit written comments to the Los Gatos Community Development Department staff listed below:

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Jocelyn Shoopman

February 4, 2021

Date

Jocelyn Shoopman, Associate Planner
Town of Los Gatos

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A. BACKGROUND

Project Title	110 Wood Road - Los Gatos Meadows Continuing Care Retirement Community
Lead Agency Contact Person and Phone Number	Town of Los Gatos Jocelyn Shoopman, Associate Planner (408) 354-6875
Date Prepared	January 2021
Study Prepared by	EMC Planning Group Inc. 301 Lighthouse Avenue, Suite C Monterey, CA 93940
Project Location	110 Wood Road, Los Gatos, CA 95030
Project Sponsor Name and Address	Rockwood Pacific 36 Southwood Drive, Orinda, CA 94563
General Plan Designation	Medium Density Residential
Zoning	Residential Planned Development (R:PD)

Setting

The 10.84-acre project site is located at 110 Wood Road in the Town of Los Gatos. The project site is comprised of one parcel - APN 510-47-038. The project site has a *Town of Los Gatos 2020 General Plan* (general plan) land use designation of Medium Density Residential, which provides for multiple-family residential, duplex, and/or single-family homes with 5-12 dwelling units per net acre. The project site is zoned Residential Planned Development (R:PD). The Planned Development (PD) overlay zone is intended to preserve the town's natural and historic resources, promote the production of affordable housing, maximize open space, and/or allow a project that provides benefits to the citizens of the town.

A senior living development has been operating on the site since 1971. The project site is currently developed with 10 residential buildings ranging from one to four stories, which include a total of 205 independent residential apartments and supporting health care units. The existing facility includes a dining and commons building, an infirmary, garage and services building, a multi-purpose building, and two cottages. There are 130 existing parking spaces on-site (85 within the existing structure and 45 surface parking spaces). The site has two access points: one from the south off of Wood Road and the other from the north off of

Farwell Lane. A driveway within the project site connects Wood Road with Broadway. The facility has been closed since February 2019, after a rigorous facilities assessment concluded that continuing operations of the more than 48-year-old facility in its present form presented too great a risk to its residents. Although the facility has completed the closure process, the facility continues to be staffed to provide on-going maintenance and security of the property.

Surrounding land uses include single-family residences and the Seventh-Day Adventist Church to the north, office buildings and the Toll House Hotel to the east, a single-family home to the southeast, and hillside residences to the south and west.

Figure 1, Location Map, presents the regional and vicinity location of the project site. Figure 2, Aerial Photograph, presents an aerial view of the project site and immediate surroundings. Figure 3, Site Photographs, presents photographs taken at the project site in August 2020.

Description of Project

Senior Living Community

The proposed project involves the redevelopment of the site with a state-of-the-art senior living community that would replace the existing Los Gatos Meadows senior living community. Figure 4, Site Plan, presents the proposed redevelopment of the property. The project includes the construction of eight, three- to five-story buildings rising from a ground level base containing the main building entry and reception, health center, and garage. The project would include 174 independent residential apartments totaling 334,574 square feet with 57 one-bedroom apartments and 117 two-bedroom apartments. The project would include a 20,588 square foot health center with 17 supporting care units specializing in assisted living care, memory care and respite care. In addition, the project would consist of 35,429 square feet of total amenity space (including fitness and dining areas) and 35,280 square feet for back of house and mechanical space. The project would include 91,827 square feet of parking space, with 77 standard parking spaces in the new garage.

Access and Circulation

The project would continue to use the existing driveway on Wood Road for access to the parking entrance, main entrance, and loading entrance. The project would reconfigure the existing "exit only" driveway located on Broadway, and would convert the driveway into a pedestrian and bicycle lane. The driveway will also serve as the fixed route for an autonomous vehicle connection from the main entrance to the Broadway frontage. Locations throughout the project would have various turning movement restrictions to ensure site distance visibility, and safe turning movement distances. The project would incorporate a dedicated road for fire access, which would be located on the western side of the property.

Construction Activities

Site preparation would require demolition of all existing site improvements, which is expected to take approximately four months. The project is anticipated to be built over a period of approximately 26 to 30 months. The construction activities of the project shall comply with all applicable Town Codes (Sections 12.20.035, 15.30.546 and 16.20.035), including those related to noise and haul routes.

Grading Permit

The preliminary cut and fill plan presents the preliminary earthwork quantity required for development of proposed project as follows: total cut is 146,700 cubic yards and total fill is 6,400 cubic yards, resulting in an export of 140,300 cubic yards. The Town Municipal Code Section 12.20.010 requires a grading permit prior to any grading work or any other land-disturbing activity.

Tree Removal and Planting

The tree preservation/removal plan shows that out of a total of 375 existing trees, 213 trees would be removed and 118 trees would be preserved. The landscape plans indicate that new trees would be planted on the terrace level and ground level.

Population and Employment

Assuming one bed per unit for the 174 independent residential apartments and 17 supporting care units, the proposed project would accommodate a minimum of 191 residents. Units accommodating more than one residential would increase this total.

According to the *Letter of Justification: Rebuild Los Gatos Meadows*, an estimated 120 full-time equivalent employees would be anticipated with the proposed project. This is commensurate to the number of employees on-site prior to the closure of the existing facility in September 2019.

Stormwater Management

Development of the project as proposed would result in a net decrease in impervious surface area of approximately 4,000 square feet. The project would mimic existing drainage patterns with modifications to meet current stormwater runoff requirements that would result in slower runoff during small storms. Stormwater would be collected on-site via drain inlets and roof drains and will be treated on-site. The stormwater would first be treated on-site with bioretention systems approved by the Town, and then will be conveyed to the existing public stormwater infrastructure that serves the site.

Other Public Agencies Whose Approval is Required

Regional Water Quality Control Board

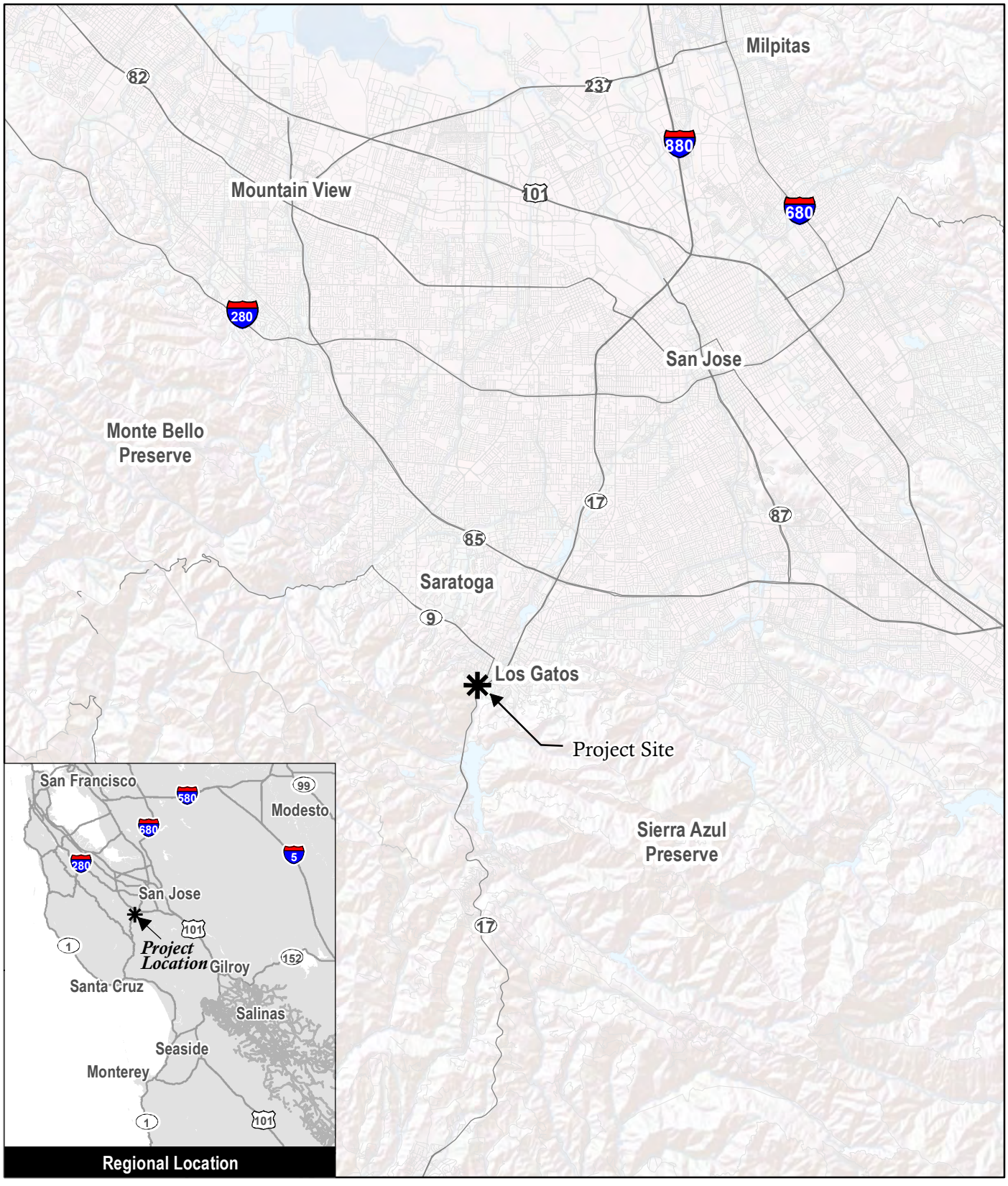
Others to be determined during preparation of the EIR.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1.

However, associated with preparation of the EIR, an archaeological investigation will be conducted, which will include a background data search from the National Register of Historic Places, the California Historical Resources Information System, and the Native American Heritage Commission. A Sacred Lands Search will also be conducted.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.



Source: ESRI 2020

Figure 1

Location Map

110 Wood Road – Los Gatos Meadows Continuing Care Retirement Community Initial Study

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Source: Google Earth 2018, Monterey County GIS 2019

Figure 2

Aerial Photograph

110 Wood Road – Los Gatos Meadows Continuing Care Retirement Community Initial Study

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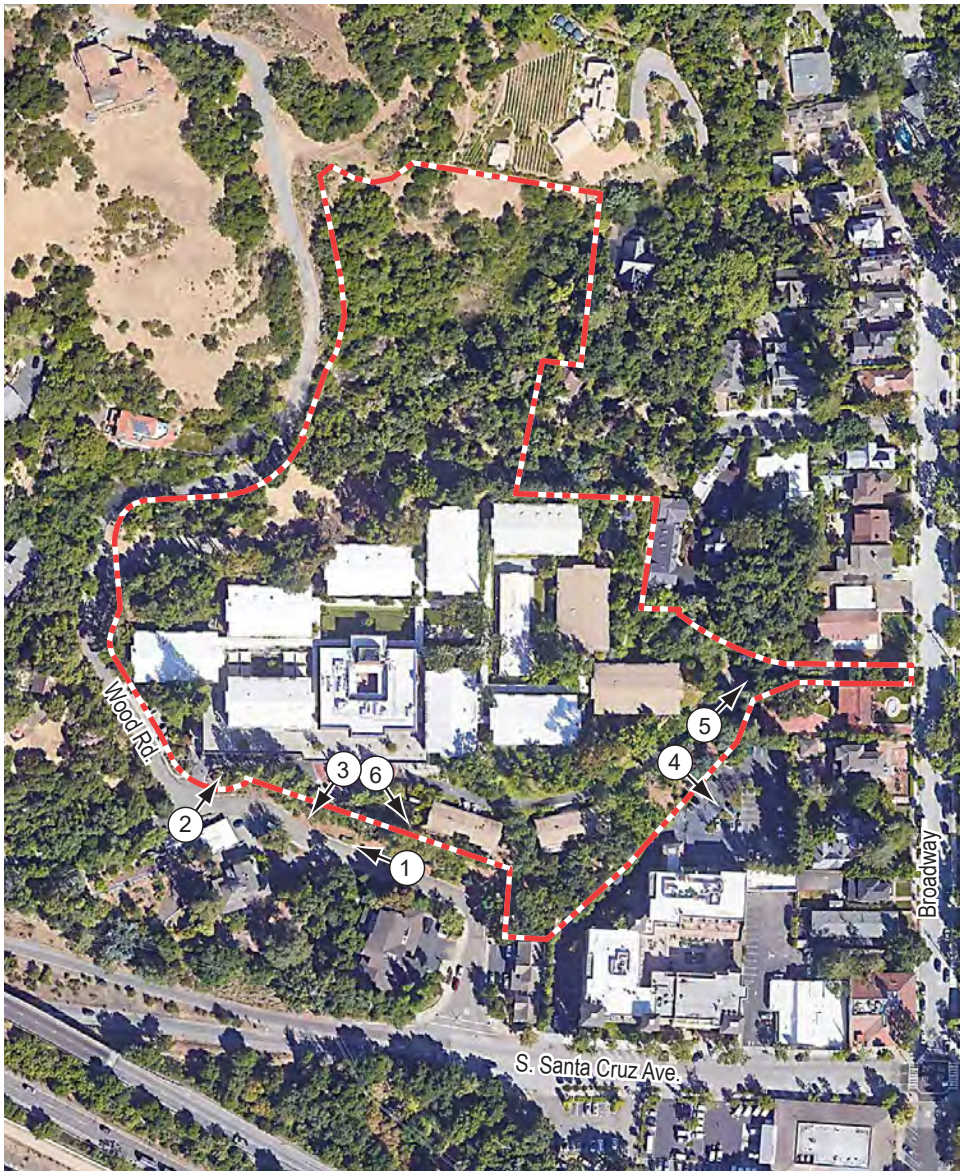
① View of the project site from Wood Road



② View of the project site looking north from the intersection of Wood Road and Morning Star



③ View of the single-family home to the southeast of the project site

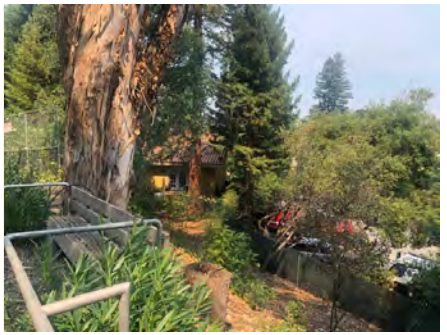


Project Site

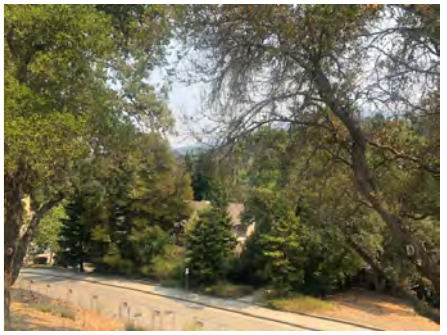
Source: Google Earth 2018
Photographs: EMC Planning Group 2020



④ View of the back of the Toll House Hotel from the project site



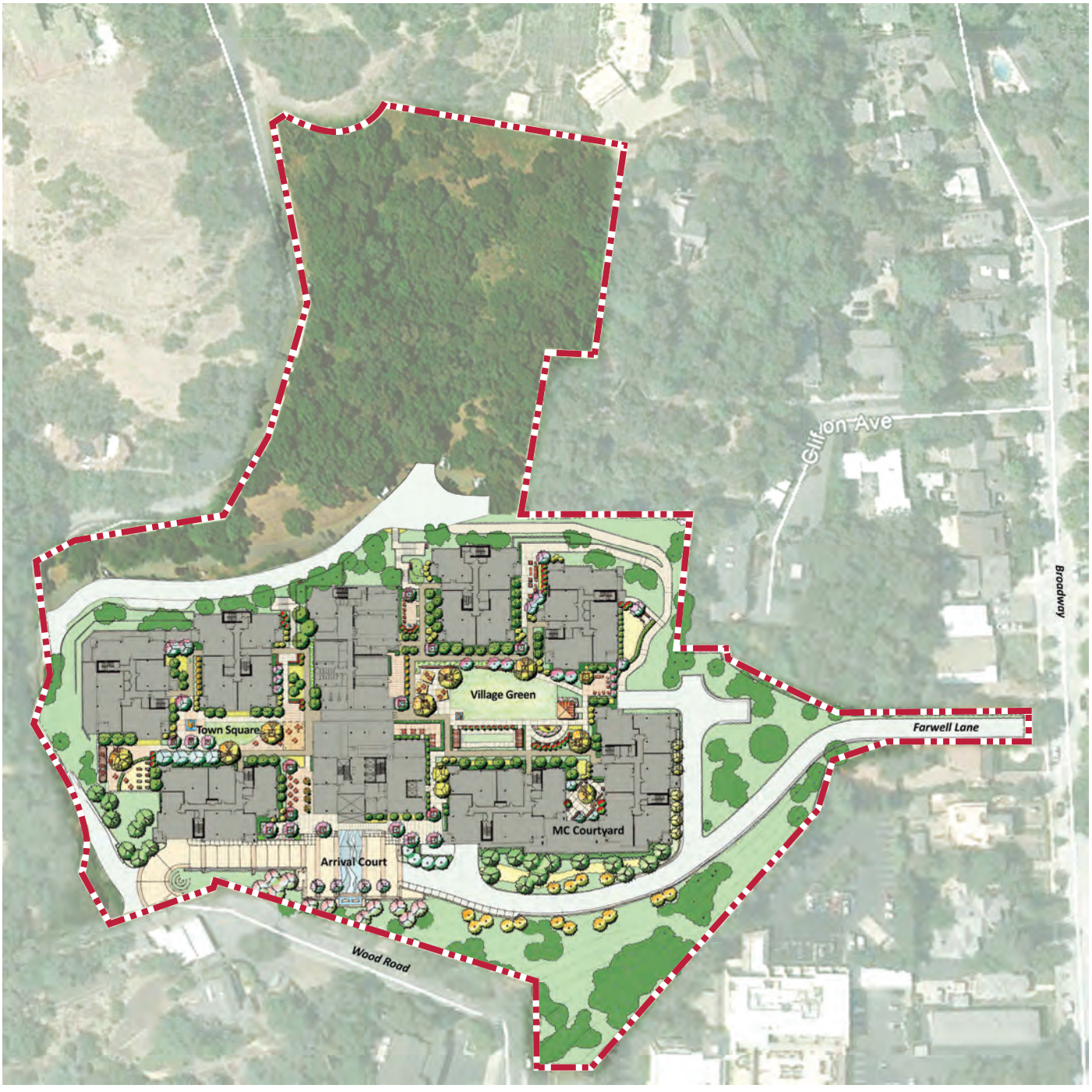
⑤ View of a single-family home to the north of the project site



⑥ View of the office building to the east of the project site

Figure 3
Site Photographs

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0 160 feet

Project Site

Source: Gates and Associates 2020

Figure 4

Site Plan

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B. Environmental Factors Potentially Affected

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.

☒ Aesthetics	☒ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture and Forestry Resources	☐ Hazards & Hazardous Materials	☐ Public Services
☒ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☒ Biological Resources	☐ Land Use/Planning	☐ Transportation
☒ Cultural Resources	☒ Wildfire	☐ Tribal Cultural Resources
☒ Energy	☐ Mineral Resources	☐ Utilities/Service Systems
☒ Geology/Soils	☒ Noise	☐ Mandatory Findings of Significance

C. DETERMINATION

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 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 attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) 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.



February 4, 2021

Jocelyn Shoopman, Associate Planner — Date

D. Evaluation of Environmental Impacts

Notes

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once it has been determined that a particular physical impact may occur, then the checklist answers indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less-Than-Significant Impact with Mitigation Measures Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." The mitigation measures are described, along with a brief explanation of how they reduce the effect to a less-than-significant level (mitigation measures from section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses are used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier document or negative declaration. [Section 15063(c)(3)(D)] In this case, a brief discussion would identify the following:
    a. "Earlier Analysis Used" identifies and states where such document is available for review.
    b. "Impact Adequately Addressed" identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. "Mitigation Measures"—For effects that are "Less-Than-Significant Impact with Mitigation Measures Incorporated," mitigation measures are described

which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances, etc.) are incorporated. Each reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
7. "Supporting Information Sources"—A source list is attached, and other sources used or individuals contacted are cited in the discussion.
8. This is a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected. This is the format recommended in the CEQA Guidelines as amended 2018.
9. The explanation of each issue identifies:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any to reduce the impact to less than significant.

1. AESTHETICS

Except as provided in Public Resources Code Section 21099 (Modernization of Transportation Analysis for Transit-Oriented Infill Projects), would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista? (1, 2, 3, 5, 6)	☒	☐	☐	☐
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (16)	☒	☐	☐	☐
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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (1, 2, 3, 5, 6)	☒	☐	☐	☐
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (3, 6, 17)	☒	☐	☐	☐

Comments:

a/c. The Town of Los Gatos 2020 General Plan Final EIR concluded that buildout of the General Plan would result in less than significant aesthetic impacts, with implementation of General Plan goals, policies, and actions. Development on the project site, including tree removal and potential impacts to existing public viewsheds in the area of the project site, will be evaluated in an EIR document. Consistency with General Plan visual policies will be assessed.

b. The project site is located approximately 350 feet north of State Route 17, which Caltrans has identified as an eligible scenic highway. Although there is significant vegetative cover between the highway and buildings in the Town, the EIR will evaluate whether the project would affect visual resources from the highway.

d. The existing facility current has exterior and surface parking lighting and lighting typical of multifamily residential and senior care facilities. The proposed project

would have uses similar to the existing uses and would continue to have lighting typical to senior care facilities. Therefore, lighting would be similar to existing uses. Additionally, the project would be required to demonstrate compliance with Town Code Section 29.10.09035, which prohibits the generation of direct or reflected light onto any area outside of the project boundaries. Exterior fixtures would comply with the Town requirements to be downward directed and shielded. On-site lighting impacts would therefore be less than significant, and will not be addressed in the EIR.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department 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:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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 nonagricultural use? (5, 6, 7)	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (8, 9)	☐	☐	☐	☒
c. 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))? (3, 5, 6, 9)	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use? (3, 5, 6, 9)	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use? (3, 5, 6, 9)	☐	☐	☐	☒

Comments:

a. The project site is currently developed with a senior living community. The project site and land surrounding the project site are identified as "Urban and Built-up Land" on the California Department of Conservation's Important Farmland Finder. Therefore, the proposed project would have no impact on prime farmland, unique farmland, or farmland of statewide importance.

b. There are no land uses with or adjacent to the proposed project that are zoned for agricultural uses. There are no properties within or adjacent to the project site that currently have a Williamson Act Contract. Therefore, the proposed project would not conflict with the provisions of the Williamson Act or agricultural zoning.

c-e. The project site is zoned Residential Planned Development (R:PD). The project site and adjacent land uses are not zoned for forestland or timberland uses. The proposed project would not convert forest land to non-forest land. The surrounding properties are currently developed with commercial or residential uses. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, or result in the loss of forest land or conversion of forest land to non-forest use.

Agricultural resources will not be addressed further in the EIR.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan? (3)	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard? (3)	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations? (3, 6)	☒	☐	☐	☐
d. Result in other emissions, such as those leading to odors adversely affecting a substantial number of people? (3, 6)	☒	☐	☐	☐

Comments:

a-d. The proposed project will generate criteria air pollutant emissions during its construction and long-term operation. Operational criteria air pollutant emissions will be evaluated in the EIR and will be compared against the baseline of the existing facility when it was operational.

The air quality and odor impact's during project construction, including the potential health risks to nearby sensitive receptors as a result of construction activities at project site, will also be evaluated in the EIR.

4. BIOLOGICAL RESOURCES

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures 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, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (1, 2, 3, 6)	☒	☐	☐	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (1, 2, 3, 6)	☒	☐	☐	☐
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, filing, hydrological interruption, or other means? (1, 2, 3, 6)	☒	☐	☐	☐
d.	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? (1, 2, 3, 6)	☒	☐	☐	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (1, 2, 3, 6)	☒	☐	☐	☐
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (1, 2, 3, 6)	☒	☐	☐	☐

Comments:

a-f. Impacts to biological resources, including impacts to Town-regulated trees, will be evaluated in the EIR.

5. CULTURAL RESOURCES

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of a historical resource pursuant to section 15064.5? (1, 2, 3, 6)	☒	☐	☐	☐
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5? (1, 2, 3, 6)	☒	☐	☐	☐
c.	Disturb any human remains, including those interred outside of dedicated cemeteries? (1, 2, 3, 6)	☒	☐	☐	☐

Comments:

a-c. The Town has already determined that the existing structures are not historically significant. The proposed project does have the potential to disturb unknown buried cultural resources during construction activities. An archaeological investigation will be conducted, which will include a background data search from the National Register of Historic Places, the California Historical Resources Information System, and the Native American Heritage Commission. A Sacred Lands Search will also be conducted. The cultural resources section of the EIR will describe the results from the archaeological survey, the background data searches, and consultation with tribes that may be identified by the Native American Heritage Commission.

6. ENERGY

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (3)	☒	☐	☐	☐
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (3)	☒	☐	☐	☐

Comments:

a-b. The proposed project will result in increased demand for energy during its construction and long-term operation. The project's energy impacts will be evaluated in the EIR.

7. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) 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? (10)	☒	☐	☐	☐
(2) Strong seismic ground shaking? (10)	☒	☐	☐	☐
(3) Seismic-related ground failure, including liquefaction? (10)	☒	☐	☐	☒
(4) Landslides? (10)	☒	☐	☐	☐
b. Result in substantial soil erosion or the loss of topsoil? (10)	☒	☐	☐	☐
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? (10)	☒	☐	☐	☐
d. Be located on expansive soil, creating substantial direct or indirect risks to life or property? (10)	☒	☐	☐	☐
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 wastewater? (10)	☒	☐	☐	☐
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (10)	☒	☐	☐	☐

Comments:

A *Draft Preliminary Geologic and Geotechnical Evaluation for Los Gatos Meadows* was prepared by Cornerstone Earth Group in 2007, which recommends further studies including site specific subsurface investigations be performed to characterize the subsurface conditions and to verify the preliminary conclusions. The Town has requested these further studies and they will all be peer reviewed by the Town. The EIR will report on the conclusions of the studies and if potentially significant geological impacts are identified, mitigation measures will be required.

8. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (3)	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (3)	☒	☐	☐	☐

Comments:

a-b. The proposed project will generate greenhouse gas emissions (GHG) during its construction and long-term operation. Construction GHG impacts will be addressed in the EIR in terms of the appropriate GHG threshold for the project. Operational GHG emissions will be evaluated in the EIR and will be compared against the baseline of the existing facility when it was operational.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (3)	☐	☐	☐	☒
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? (11)	☐	☒	☐	☐
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (5)	☐	☒	☐	☐
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, create a significant hazard to the public or the environment? (12)	☐	☐	☐	☒
e.	For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or a public-use airport, result in a safety hazard or excessive noise for people residing or working in the project area? (5)	☐	☐	☐	☒
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (13)	☐	☐	☐	☒
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (2)	☒	☐	☐	☐

Comments:

A *Phase I Environmental Site Assessment and Preliminary Soil Quality Evaluation* ("environmental site assessment") was prepared for the proposed project by Cornerstone

Earth Group. This environmental site assessment identifies, to the extent feasible, the presence or likely presence of any hazardous substances in and around the project site.

a. Construction and operation of the proposed assisted care facility may involve use and storage of some materials that are considered hazardous. Hazardous materials used during construction may include fuels, oils, mechanical fluids, and other chemicals. Hazardous materials associated with operation of the proposed project may include typical solvents, paints, chemicals used for cleaning and building maintenance, and landscaping supplies, typically used by residential projects. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b. The proposed project includes demolition of the existing senior community that was constructed in 1971. Based on the age of the existing structures, building materials may contain asbestos. Airborne asbestos fibers pose a serious health threat and the demolition, renovation, or removal of asbestos-containing building materials could result in exposure to these materials. If the existing on-site buildings contain asbestos, demolition could result in the release of asbestos into the air. This is a potentially significant impact.

   According to the environmental site assessment, lead-based paint was banned in 1978. The existing senior community was constructed prior to 1978; therefore, lead-based paint may be present in the existing structures on the project site. Lead is a known carcinogen and its release during grading or other ground disturbing activities could pose hazards to public health and safety. This is a potentially significant impact.

   Implementation of the following mitigation measure would ensure potential impacts from the release of asbestos and lead-based paint into the environment as a result of demolition activities are reduced to a less-than-significant level.

   Mitigation Measure

   HAZ-1 The applicant shall consult with Bay Area Air Quality Management District to determine permit requirements. Removal of asbestos-containing building materials is subject to Bay Area Air Quality Management District's Regulation 11, Rule 2: Asbestos Demolition, Renovation and Manufacturing. Release of lead into the atmosphere is subject to Bay Area Air Quality Management District's Regulation 11, Rule 1: Lead.

Prior to the commencement of demolition activities on the site, the applicant shall provide evidence of meeting the permitting requirements of the Bay Area Air Quality Management District, to the satisfaction of the Town of Los Gatos Planning Department.

c. The nearest school, the St. Mary's of the Immaculate Conception Catholic School, is located approximately 0.5 miles north of the project site. Implementation of mitigation measure HAZ-1 presented in "b" above would ensure that impacts related to the possible release of asbestos during demolition would be less than significant.

d. Government Code Section 65962.5 requires that the Department of Toxic Substances Control compile and regularly update a list of hazardous waste facilities and sites. A search of the Envirostor website (Department of Toxic Substances Control 2020) revealed that the project site is not on the list and there are no listed hazardous sites within one half mile. Therefore, proposed project would not create a significant hazard to the public or the environment due to location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5.

e. The project site is not within an airport land use plan, within two miles of a public airport, or near a private landing strip. The nearest airports are San Jose International Airport, approximately 12 miles to the north, and Reid-Hillview Airport, 16 miles to the northeast. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area.

f. The *Town of Los Gatos Emergency Operations Plan* identifies potential threats and outlines response protocols and procedures in response to emergency situations. The project would replace an existing senior community facility with a similar senior community facility. The proposed project would also include a dedicated fire access lane on the western portion of the project site. Primary access to all major roads would be maintained during construction of the proposed project. Therefore, the proposed project would not interfere with any adopted emergency or evacuation plans.

g. According to the general plan EIR Figure SAF-3, the project site is within "State Mandated Local Responsibility Area (Very High Fire Hazard Area)." Design and construction of the proposed structures will be required to follow all applicable building safety measures related to fire hazards. Wildfire hazards will be addressed in the EIR.

Otherwise, hazards and hazardous materials will not be addressed further in the EIR.

10. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (3, 18)	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (2, 3)	☐	☐	☐	☒
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:				
(1) Result in substantial erosion or siltation on- or off-site; (3, 17, 18)	☐	☐	☒	☐
(2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; (3)	☐	☐	☐	☒
(3) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or (3, 17, 18)	☐	☐	☒	☐
(4) Impede or redirect flood flows? (2)	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (2)	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (14, 15, 18, 19)	☐	☐	☐	☒

Comments:

a. The State Water Resources Control Board has implemented a National Pollutant Discharge Elimination System (NPDES) Program to control and enforce storm water pollutant discharge reduction per the Clean Water Act. The San Francisco Bay Regional Water Quality Control Board issues and enforces the NPDES permits for discharges to water bodies in the bay area. Redevelopment of the project site with the proposed project has the potential to increase discharge of storm water pollutants during construction due to ground disturbance. Projects disturbing more than one acre of land during construction are required to file a notice of intent to be covered under the State NPDES Construction General Permit for discharges of storm water associated with construction activities. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) that details how water quality would be protected during construction activities. The SWPPP must contain a site map(s) that shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography (both before and after construction), and drainage patterns across the project. Best Management Practices, which are detailed within each permit, are to be implemented to protect water quality. The project applicant would be required to obtain a State NPDES Construction General Permit for redevelopment of the 10.84-acre project site.

   Further, Section 22.30.035 of the Town Municipal Code outlines requirements for storm water management on new development and redevelopment projects. Every new development or redevelopment project is required to identify the potential for stormwater to be discharged from the project site following completion of construction activity and demonstrate that the plans, drawings, or specifications for such project include the installation of management techniques, practices, and control measures designed to mitigate the potential adverse impacts of storm water that may be discharged from the project site on an ongoing basis, including storm water treatment measures.

   By complying with the Construction General Stormwater Permit and the Town's stormwater management requirements, the proposed project would not violate any water quality standards or degrade water quality.

b. Water service to the project site is provided by San Jose Water, which includes three major sources: groundwater, imported surface water, and local raw mountain water. The Town of Los Gatos is located within the Santa Clara Valley Groundwater Subbasin, which is managed by Valley Water. Valley Water maintains the basin at

equilibrium by augmenting natural percolation of rainfall and local stream runoff with imported water. In addition, Valley Water operates a treated groundwater recharge/reinjection program that promotes the reuse of treated groundwater from the clean-up of contaminated sites.

The proposed project replaces 205 senior living units with 191 senior living units, thereby resulting in a likely decrease in water demand. Therefore, there would be no impact on groundwater supplies.

The proposed project would result in the replacement of existing structures with fewer, but similar structures, resulting in a net decrease of impervious surface area of approximately 4,000 square feet. Therefore, proposed project would not contribute to a substantial depletion of groundwater supplies or interfere substantially with groundwater recharge.

c. Potential impacts due to impervious surfaces on the project site are discussed below:

(1) Erosion. The proposed project includes grading and excavation, which could result in soil erosion during storms and related sedimentation in downstream storm drains. The Town Municipal Code Section 12.20.010 requires a grading permit prior to any grading work or any other land-disturbing activity. Because the disturbance area is greater than one acre, a SWPPP would be required in conformance with the NPDES Construction General Storm Water Permit, as discussed in "a" above. Compliance with the NPDES permit requirements and the Town's standard requirements, the proposed project would result in a less-than-significant erosion or sedimentation impacts from on-site grading or excavation activities.

(2) Flooding. Stormwater will be collected onsite via drain inlets and roof drains and will then be conveyed to the existing public stormwater infrastructure that serves the site, thereby eliminating the potential for flooding on- or off-site. Therefore, there is no impact related to flooding.

(3) Runoff. The project site is currently developed with a senior community facility and will be redeveloped with a similar senior community facility with fewer units. The proposed project would result in a net decrease of impervious surface area of approximately 4,000 square feet, resulting in a decreased potential for surface water runoff. The proposed project is required to comply with the requirements of the Storm Water NPDES Permit issued by the San Francisco Bay Regional Water Quality Control Board. In addition, the proposed project would be subject to Section 22.30.035 of the Town Municipal Code, which outlines requirements for storm water management on new development and redevelopment project. Therefore, the

proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

(4) Flood flows. As discussed under checklist question d) below, the project site is located within an area of minimal flood hazard. Therefore, development of the proposed project would not impede or redirect flood flows.

d. According to the Federal Emergency Management Agency (FEMA) Flood Zone map in the general plan EIR (figure 4.8-1), the project site is located within a 500-year flood zone. A 500-year flood zone has a 0.2 percent probability of flooding in a given year; i.e. a 500-year flood zone is likely to flood only under extreme flood conditions. The project site is not located within the Lexington dam failure inundation area, as identified on figure 4.8-2 of the general plan EIR. The project site is located a significant distance from the coast or any sizeable lakes or ponds, thereby eliminating the risk for a tsunami or seiche. Therefore, the potential for release of pollutants due to project inundation is low.

e. The San Francisco Bay Regional Water Quality Control Board regulates water quality in the bay area, including the Town, in accordance with the *San Francisco Bay Basin (Region 2) Water Quality Control Plan (Basin Plan)* hereinafter "Basin Plan". The Regional Water Quality Control Board implements the Basin Plan by issuing and enforcing waste discharge requirements to control water quality and protect beneficial uses. These requirements can be either State Waste Discharge Requirements for discharges to land, or federally delegated NPDES permits for discharges to surface water.

As discussed under checklist item a) above, the project applicant would be required to obtain a State NPDES Construction General Permit for development on the 10.84--acre project site. By complying with the Construction General Stormwater Permit requirements, the proposed project would not conflict with the Basin Plan.

The Sustainable Groundwater Management Act is a State law requiring groundwater basins to be sustainable. The act enables eligible local agencies to form groundwater sustainability agencies, develop groundwater sustainability plans for designated basins in their jurisdiction by 2020, and achieve groundwater sustainability within 20 years of plan implementation. Valley Water is the groundwater sustainability agency for Santa Clara Groundwater Basin. In July 2019, the Department of Water Resources approved Valley Water as the Groundwater Sustainability Agency for the Santa Clara Valley Subbasin, and also approved the water district's *2016 Groundwater Management Plan* as an alternative for a Groundwater Sustainability Plan.

The proposed project would not conflict with the *2016 Groundwater Management Plan* because its onsite bioretention areas and treatment control measures would detain storm water runoff onsite, thereby allowing for groundwater recharge. As concluded in the discussion under checklist question b), the proposed project would not contribute to a substantial depletion of groundwater supplies or interfere substantially with groundwater recharge, and, therefore, would not conflict with the sustainable groundwater management plan.

Hydrology and water quality will not be addressed further in the EIR.

11. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community? (3, 4)	☐	☐	☐	☒
b. Cause any 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? (1, 2, 3)	☒	☐	☐	☐

Comments:

a. The proposed project would result in demolition of the existing 205-unit senior community facility with a 191-unit senior community facility of relatively comparable size. Therefore, the proposed project would not result in the physical division of an established community.

b. The project site has a general plan land use designation of Medium Density Residential and is zoned Residential Planned Development (R:PD). The Medium Density Residential designation allows for a maximum density of 12 dwelling units per acre. However, consistent with density bonus laws in the State of California, general plan action HOU-1.3 provides up to a 100 percent density bonus for developments that include housing for elderly households. The proposed project would also be consistent with the existing Residential Planned Development zoning permit which allows for up to 24 dwelling units per acre. The project proposes a density of 16 dwelling units per acre, which is well within the maximum allowed for the site under the existing general plan land use designation and existing zoning permit conditions. Therefore, the proposed project is consistent with the general plan land use designation and zoning district for the site.

The EIR will include a consistency analysis with applicable policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect.

12. MINERAL RESOURCES

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (2)	☐	☐	☐	☒
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan? (2)	☐	☐	☐	☒

Comments:

a-b. The general plan EIR determined that mineral resources are not significant in the Town (page 4-1). There are no active mining operations within the Town of Los Gatos and there are no known mineral resources in the vicinity of the project site. Therefore, the proposed project would not result in impacts to known mineral resources or result in the loss of availability of a locally important resource recovery site.

Mineral resources will not be addressed further in the EIR.

13. NOISE

Would the project result in:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
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 in applicable standards of other agencies? (3, 5, 6)	☒	☐	☐	☐
b.	Generation of excessive ground-borne vibration or ground borne noise levels? (3, 5, 6)	☒	☐	☐	☐
c.	For a project located within the vicinity of a private airstrip or an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-use airport, expose people residing or working in the project area to excessive noise levels? (5)	☐	☐	☐	☒

Comments:

a/b. Operational noise levels associated with the proposed project would be similar to the existing development while it was operational. Since the proposed project would not result in an increase in noise over baseline conditions, there would be no impacts associated with operational noise. Operational activities are not expected to result in any vibration impacts at nearby sensitive uses.

Based on the location of the project site to surrounding sensitive receptors (such as the nearby residences), noise generation associated with construction could be substantial. Vibration from construction activities could be detected at the closest sensitive land uses, especially during movements by heavy equipment or loaded trucks and during some paving activities. Construction noise impacts, including impacts from ground-borne vibrations, will be addressed in the EIR in terms of the Town's standard noise mitigation.

c. The nearest airports to the project site are San Jose International Airport, approximately 12 miles to the north, and Reid-Hillview Airport, 16 miles to the northeast. The project site is not located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip. Therefore, the

proposed project would not expose residents or workers to excessive noise levels from airport or airstrip operations.

Construction noise will be addressed in the EIR; however, operational noise will not be addressed further in the EIR.

14. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (1, 3, 4, 9)	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (3, 4)	☐	☐	☐	☒

Comments:

a. With a general plan land use designation of Medium Density Residential and zoning of Residential Planned Development (R:PD), the project site was planned for residential development. The project site is currently developed with total of 205 independent residential apartments and supporting health care units. The project proposes to redevelop the site with a total of 191 independent residential apartments, memory care units, and assisted living units. The proposed project would include an estimated 120 full-time equivalent employees, which is commensurate to the number of employees on-site prior to the closure of the existing facility in September 2019. The project would replace an existing senior community facility with a similar senior community facility and would not result in an increase in population compared to the existing facility. Therefore, the proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly.

b. The existing senior community facility has been closed since February 2019, after a rigorous facilities assessment concluded that continuing operations of the more than 48-year old facility in its present form presented too great a risk to its residents. As of September 30, 2019, all existing residents had found new homes, with a vast majority moving to another senior community within the same management. The proposed project would demolish the existing facility and redevelop the site with a total of 191 independent residential apartments, memory care units, and assisted living units. Therefore, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Population and housing issues will not be addressed further in the EIR.

15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of or 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:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection? (2, 4, 5)	☐	☐	☐	☒
b. Police protection? (2, 4, 5)	☐	☐	☐	☒
c. Schools? (4)	☐	☐	☐	☒
d. Parks? (4)	☐	☐	☐	☒
e. Other public facilities? (2, 4, 5)	☐	☐	☐	☒

Comments:

a/b. The Santa Clara County Fire Department provides fire protection services to the Town of Los Gatos, and the Los Gatos/Monte Serrano Police Department provides law enforcement services to the Town. The nearest fire station, the Los Gatos Fire Station, is located approximately 0.7 miles from the project site. The Los Gatos Police Department is located about 0.5 miles from the project site. Fire and police services are currently provided to the project site as well as to adjacent commercial and residential uses. The proposed project would result in replacement of the existing 205-unit senior community facility with a 191-unit senior community facility of relatively comparable size. The proposed project would not result in an increase in population compared to the existing facility. Therefore, the proposed project would not generate an increase in demand for fire protection and law enforcement services and would not require construction of new fire protection or law enforcement facilities.

c. The proposed project would be restricted to seniors 62 years and older. Therefore, the project would have no impacts on schools.

d. The proposed project would not increase the population of the Town, but rather accommodate an aging population. Therefore, the proposed project would not result in the need for new or expanded park facilities.

e. The Town of Los Gatos includes one public library, the Los Gatos Library. The Los Gatos Library is located approximately 0.6 miles from the project site. The proposed project would not result in an increase in population compared to the existing facility. Therefore, the proposed project would not generate an increase in demand for public facilities like a library.

Public services issues will not be addressed further in the EIR.

16. RECREATION

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project 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? (2, 4, 5)	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (2, 4, 5)	☐	☐	☐	☒

Comments:

a/b. The proposed project would result in replacement of the existing 205-unit senior community facility with a 191-unit senior community facility of relatively comparable size. The proposed project would not increase the population of the Town, but rather accommodate an aging population. Therefore, the proposed project would not result in the need for new or expanded park facilities.

Recreation will not be addressed further in the EIR.

17. TRANSPORTATION

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (20, 22, 23, 24, 25)	☐	☐	☒	☐
b.	Conflict or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)? (20, 22, 23, 24, 25, 26)	☐	☐	☐	☒
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (3)	☐	☐	☐	☒
d.	Result in inadequate emergency access? (3, 4)	☐	☐	☐	☒

Comments:

The *Los Gatos Meadows – Transportation Analysis* (dated January 21, 2020) was prepared for the proposed project by Kimley Horn, the applicant's consultant. TJKM, the Town's transportation consultant, conducted a peer review of the Kimley Horn analysis, which was documented in a memo dated November 24, 2020. Kimley Horn subsequently prepared a revised transportation analysis dated December 9, 2020, as well as a response to comments memo dated December 10, 2020. TJKM then provided further comments based on the revised traffic analysis dated December 14, 2020, concluding that the analysis was acceptable. All of these documents are included in Appendix A, in chronologic order.

a. The level of service (LOS) analysis was performed to determine whether the proposed project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

Baseline Vehicle Trips. When the existing senior community was operating, it was estimated that the facility generated approximately 708 daily trips, with 40 trips (18 inbound and 22 outbound) occurring during the AM peak hour and 52 trips (25 inbound and 27 outbound) occurring the PM peak hour.

Project Trip Generation. The proposed project would generate approximately 718 daily vehicle trips, with 38 trips (14 inbound and 24 outbound) occurring during the AM peak hour and 48 trips (26 inbound and 22 outbound) occurring during the PM peak hour. Therefore, the net increase in trips would be 10 daily trips.

Wood Road and Santa Cruz Avenue Intersection Analysis. The Wood Road and Santa Cruz Avenue intersection would operate at LOS B under existing plus project conditions. If a roundabout is installed, the intersection would operate at LOS A under existing plus project conditions.

Pedestrian Mobility. Sidewalks exist along Wood Road, Santa Cruz Avenue, and Broadway. The Wood Road and Santa Cruz Avenue intersection provides a marked crossing for pedestrians on the east approach. However, the sidewalk on Wood Road ends about 150 feet before the existing driveway to the project site and pedestrians have to cross Wood Road to access the driveway. A steep slope exists on Wood Road, which results in non-ADA compliant sidewalk access.

To improve pedestrian access to the project site, a hillevator (funicular), located behind the Toll House Hotel, is proposed. This would provide access from South Santa Cruz Avenue to the project site.

Bicycle Mobility. Bicycle facilities do not currently exist in the project vicinity and biking up Wood Road may be difficult due to the steep slope. The closest bicycle facility is the Los Gatos Creek Trail, which is approximately 0.4 miles from the project site.

The project does not propose to install any new bicycle facilities. However, bicycle access to the project site would be available on Wood Road and the Broadway driveway.

Parking. Pursuant to Town Code Section 29.10.150(c)(b), the project site requires one parking space per 2.5 beds for the proposed use. Therefore, 77 spaces are required. According to the project plans, 77 standard parking spaces would be provided and an additional 152 tandem parking spaces would also be proposed. Therefore, sufficient parking is proposed.

Therefore, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

These issues will not be further addressed in the EIR.

b. **Vehicle Miles Traveled (VMT) Thresholds.** According to the Office of Planning and Research *Technical Advisory on Evaluating Transportation Impacts in CEQA*, "Where a project replaces existing VMT-generating land uses, if the replacement leads to a net overall decrease in VMT, the project would lead to a less-than-significant transportation impact. If the project leads to a net overall increase in VMT, then the thresholds described above should apply." (Page 17).

Additionally, on page 12, the technical advisory states, "projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact."

VMT With Autonomous Vehicles

The proposed project includes autonomous vehicles as an alternative transportation solution for residents to enhance connectivity and mobility between Los Gatos Meadows and access to Broadway, enabling access for residents to connect to Downtown Los Gatos. The autonomous vehicles would have a capacity of four seats. Kimley-Horn estimates a minimum of 10 percent of the senior adult housing trips would be conducted using the autonomous vehicles resulting in a reduction of approximately 67 daily trips and an overall net reduction in daily trip generation compared to the baseline. Therefore, under these conditions, the proposed project would have no transportation impact.

VMT Without Autonomous Vehicles

Without the autonomous vehicles, the proposed project would result in a net increase in 10 vehicle trips per day, which is considerably less than the screening threshold of 110 vehicle trips per day. Therefore, under these conditions, the proposed project would have a less-than-significant VMT transportation impact.

This issue will not be addressed further in the EIR.

c. The project would continue to use the existing driveway on Wood Road to access the parking entrance, main entrance, and loading entrance. The project would reconfigure the existing "exit only" driveway located on Broadway, and would convert the driveway into a pedestrian and bicycle lane. Locations throughout the project would have various turning movement restrictions to ensure site distance visibility, and safe turning movement distances. This issue will not be addressed further in the EIR.

Access and circulation on the project site would be designed to adhere to the Town of Los Gatos design guidelines and standards and would be subject to approval by the

Town of Los Gatos Public Works Department and Santa Clara County Fire Department. This would ensure that the proposed project is adequately designed to minimize hazards associated with design. Therefore, the proposed project would not increase hazards due to a design feature or result in inadequate emergency access. This issue will not be addressed further in the EIR.

d. The project would have a dedicated fire access road, located on the western side of the property, improving fire access to the entire site. Final plans would be reviewed by the Town to ensure that the project adheres to all California Fire Code requirements. Therefore, the project would not result in inadequate emergency access. This issue will not be addressed further in the EIR.

Transportation issues will not be addressed further in the EIR.

18. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
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, or 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:				
(1) 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 (2)	☐	☐	☐	☒
(2) 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. (2)	☐	☐	☐	☒

Comments:

a. The CEQA statute as amended by Assembly Bill 52 (AB 52) (Public Resources Code Sections 21073 and 21074) defines "tribal cultural resources", and "California Native American tribe" as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission. Public Resources Code Section 21080.3.1 outlines procedures for tribal consultation as part of the environmental review process. The Town of Los Gatos requested consultation initiation from Native American tribes and individuals with geographic associations to the Town of Los Gatos per the requirements of Senate Bill 18 (SB 18) and AB 52 during the preparation of the general plan EIR. However, no response was received. No California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1.

19. UTILITIES AND SERVICES SYSTEMS

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (2, 4)	☐	☐	☐	☒
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (2, 4)	☐	☐	☐	☒
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? (2, 4)	☐	☐	☐	☒
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? (2, 4, 21)	☐	☐	☐	☒
e.	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (2, 4, 21)	☐	☐	☐	☒

Comments:

a. The project site is currently served by water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunication facilities. The proposed project would result in replacement of the existing 205-unit senior community facility with a 191-unit senior community facility of relatively comparable size. The proposed project would not result in an increase in population compared to the existing facility. Therefore, the proposed project would not require relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunication facilities. This issue will not be addressed further in the EIR.

b. Water service to the project is provided by San Jose Water. The proposed project would result in replacement of the existing 205-unit senior community facility with a 191-unit senior community facility of relatively comparable size. The proposed project would not result in an increase in population compared to the existing facility. Therefore, the project would not result in an increase in water supply and would have no impact on the capacity of water supply facilities. No physical improvements would be necessary to serve the proposed project. This issue will not be addressed further in the EIR.

c. The West Valley Sanitation District provides wastewater collection and disposal services for the Town of Los Gatos, including the project site. The West Valley Sanitation District's collection systems ultimately connect to the San Jose/Santa Clara Water Pollution Control Plant located in Alviso for wastewater treatment and disposal. The San Jose/Santa Clara Water Pollution Control Plant has the capacity to treat 167 million gallons per day of wastewater.

The proposed project replaces 205 senior living units with 191 senior living units, thereby resulting in a likely decrease in wastewater demand. Therefore, there would be no impact on wastewater treatment facilities. No physical improvements would be necessary to serve the proposed project. This issue will not be addressed further in the EIR.

d/e. State mandates such as AB 939, AB 341, AB 1826 and SB 1383 require all California jurisdictions to implement organics recycling programs, business/residential recycling programs, and meet mandatory diversion from landfill or face potential compliance schedules and/or fines.

The West Valley Collection & Recycling, LLC (WVCR) is the exclusive recycling, green waste and garbage hauler for the Town of Los Gatos, the Cities of Campbell, Monte Sereno and Saratoga and unincorporated Santa Clara County. All recycling, green waste and garbage are picked up by WVCR and transported directly to the Guadalupe Landfill. According to the California Department of Resources Recycling and Recovery (hereinafter "CalRecycle"), the Guadalupe Landfill has a maximum permitted capacity of 26.8 million cubic yards. As of January 1, 2018, the landfill has a remaining capacity of approximately 11 million cubic yards. The landfill has a cease operation date of January 1, 2048. The maximum permitted throughput is 1,300 tons per day.

The project site is currently developed with total of 205 independent residential apartments and supporting health care units. The project proposes to redevelop the site with a total of 191 independent residential apartments, memory care units, and

assisted living units. The project would replace an existing senior community facility with a similar senior community facility and would not result in an increase in population compared to the existing facility.

Therefore, the proposed project would not result in an increase in solid waste generation and would not exceed the landfill capacity. Further, the proposed project would be required to comply with federal, state, and local statutes and regulations related to solid waste. No physical improvements would be necessary to serve the proposed project. This issue will not be addressed further in the EIR.

Utilities will not be addressed further in the EIR.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan? (2, 3)	☒	☐	☐	☐
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 wildfire? (2, 3)	☒	☐	☐	☐
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? (2, 3)	☒	☐	☐	☐
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? (2, 3)	☒	☐	☐	☐

Comments:

a-d. According to the general plan EIR Figure SAF-3, the project site is within "State Mandated Local Responsibility Area (Very High Fire Hazard Area). The EIR will evaluate these issues.

21. MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Does the project 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 an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory? (3)	☒	☐	☐	☐
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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) (3)	☒	☐	☐	☐
c.	Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (3)	☒	☐	☐	☐

Comments:

a. The project's impacts on biological and cultural resources will be evaluated in the EIR.

b. The proposed project has the potential to result in cumulatively considerable air quality and greenhouse gas emissions construction-related impacts. The proposed project's cumulatively considerable impacts will be addressed in the EIR.

c. The proposed project has the potential to result in adverse environmental effects that could cause substantial adverse effects on human beings from the following: demolition of existing buildings that results in the release of lead-based paint and asbestos into the air and mechanical and construction noise at nearby sensitive receptors that exceed noise thresholds. The air quality and noise effects will be evaluated in the EIR.

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APPENDIX A

TRANSPORTATION DOCUMENTATION

Kimley»Horn

MEMORANDUM

From: Frederik Venter, P.E. and Anthony Nuti, Kimley-Horn and Associates

To: Frank Rockwood, Rockwood Pacific Inc

Date: January 21, 2020

Re: **Los Gatos Meadows – Transportation Analysis**

The purpose of this Memorandum is to present the traffic analysis findings for the proposed redevelopment of the Los Gatos Meadows Senior Community (the "Project"). Traffic count data was collected over several days to determine the baseline conditions for the proposed Project. Trip generation, distribution, and assignment for the proposed Project are presented below as well as a level of service (LOS) analysis for the intersection of South Santa Cruz Avenue and Wood Road.

1. Introduction

The Project site is located on Wood Road approximately 350 feet west of South Santa Cruz Avenue in the Town of Los Gatos.

The existing site includes 129 independent senior living units (111 single units and 18 combined units), 39 skilled nursing facility beds, 27 assisted living units, and 10 memory support units (7 single units and 3 combined units). As of September 30th, 2019, the existing facility on the Los Gatos site were closed and is currently unoccupied. The analysis was conducted when the site was still operational and this accurately reflects baseline conditions used in this analysis.

In February of 1968, the site was approved for 184 independent senior living units and 38 skilled nursing facility beds. This is the current entitlement that the Los Gatos Meadows site was approved for.

The proposed Project would result in the demolition of all buildings onsite and replacement with new structures including 174 independent senior living and 17 units (one bed per unit) specializing in assisted living, memory support, or respite care. **Table 1** summarizes a comparison between the current entitlement, existing conditions, and the proposed conditions. The proposed Project would also convert the existing exit only driveway on Broadway to a pedestrian/bicycle walkway.

Table 1 - Land Use Summary

Land Use[1]		Current Entitlement	Existing Condition[2]	2018 Proposed
Independent Senior Living Unit	Single Units	184	111	174
	Combined Units	0	18	0
Skilled Nursing Facility Beds	Single Units	38	39	0
Assisted Living Beds	Single Units	0	27	6
Memory Support Beds	Single Units	0	7	6
	Combined Units	0	3	0
Respite Beds	Single Units	0	0	5
	Total Units	**222**	**205**	**191**

Notes:

1. Combined Units reflect the count of applicable units prior to combination.
2. Through unit combinations and conversions, the original (1968) 222 approved units were converted to 193 units.

For this analysis, skilled nursing facility beds would be classified under nursing home. This approach is consistent with the methodology set forth in the *Institute of Transportation Engineers (ITE)Trip Generation Handbook, 10th Edition (2017)*. The skilled nursing facilities would operate with 24-hour care and the *ITE Trip Generation Handbook* states: "A nursing home is any facility whose primary function is to provide care for persons who are unable to care for themselves…skilled nurses and nursing aides are present 24 hours a day at these sites."

Assisted living, memory support units, and respite would be considered assisted living. This approach is consistent with the methodology set forth in the *ITE Trip Generation Handbook, 10th Edition (2017)* which states:

> "An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons...Staff may be available at an assisted care facility 24 hours a day, but skilled medical care is not required."

The land uses for the site are consistent with the General Plan Buildout assumptions for the Town of Los Gatos.

2. Existing Conditions

Los Gatos Meadows currently has two driveways: one located at Wood Road and an "exit only" driveway along Broadway. Wood Road, from the Los Gatos Meadows driveway to South Santa Cruz Avenue, has an elevation change of approximately 69 feet over a distance of 528 feet. This results in a vertical grade of about 13%.

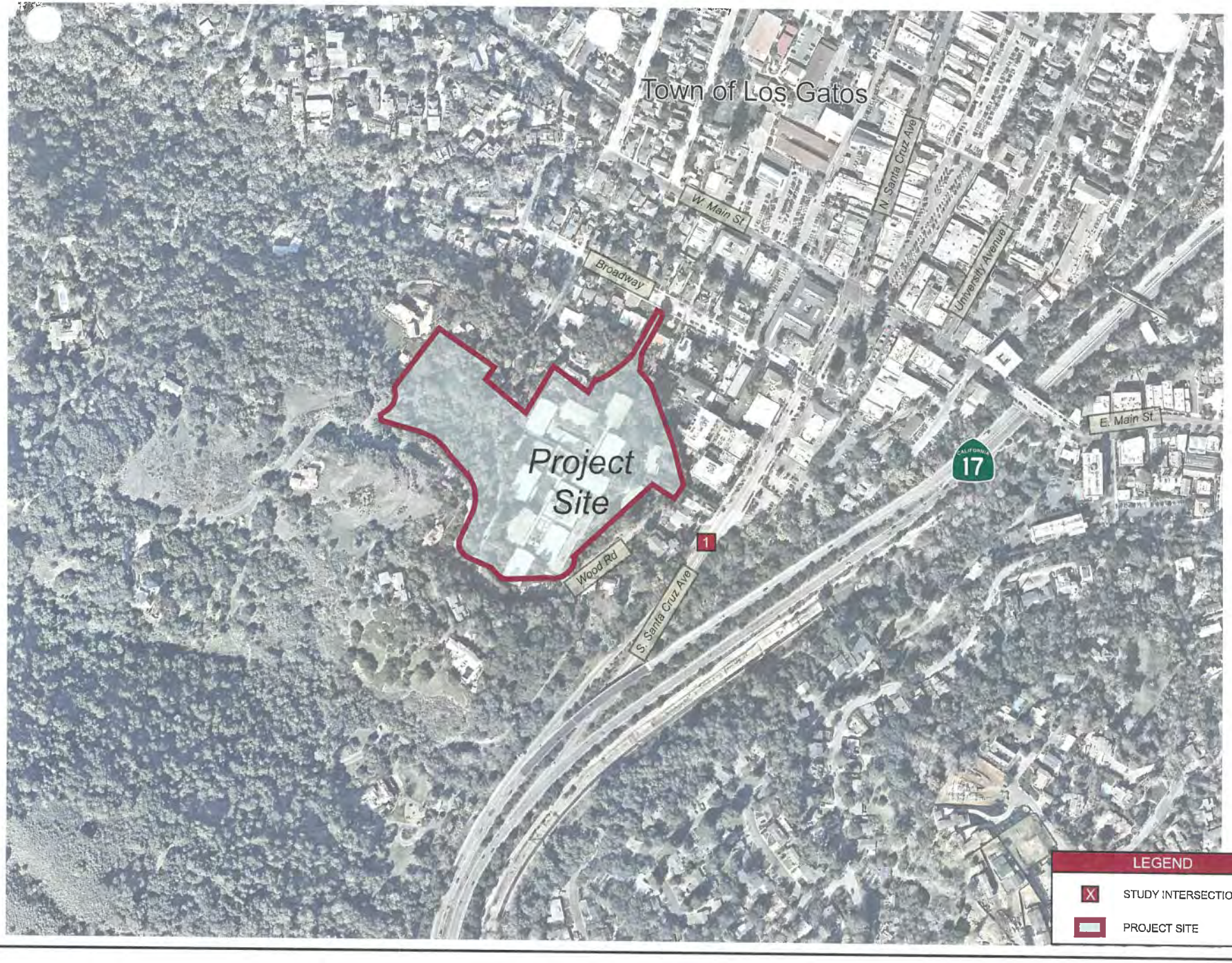
Figure 1 shows the location of the Project site in the Town of Los Gatos. **Figure 2** shows the existing roadway volumes and conditions. More information regarding the traffic analysis is provided in **Section 6**.

Side street stop control exists at the intersection of Wood Road and South Santa Cruz Avenue. Traffic counts were collected on Thursday May 5th, 2018 at Santa Cruz Avenue and Wood Road

and 7-day tube counts were collected around the Project site during the week of May 14th, 2018. Existing traffic data was provided by National Data & Surveying Services (NDS) and is included in the **Appendix** of this Memorandum.

From the count data provided it was determined that the peak hours occurred during the following time periods:

- AM peak hour: 7:30 AM to 8:30 AM
- Midday peak hour: 12:15 PM to 1:15 PM
- PM peak hour: 4:00 PM to 5:00 PM
- Saturday Midday: 1:15 PM to 2:15 PM



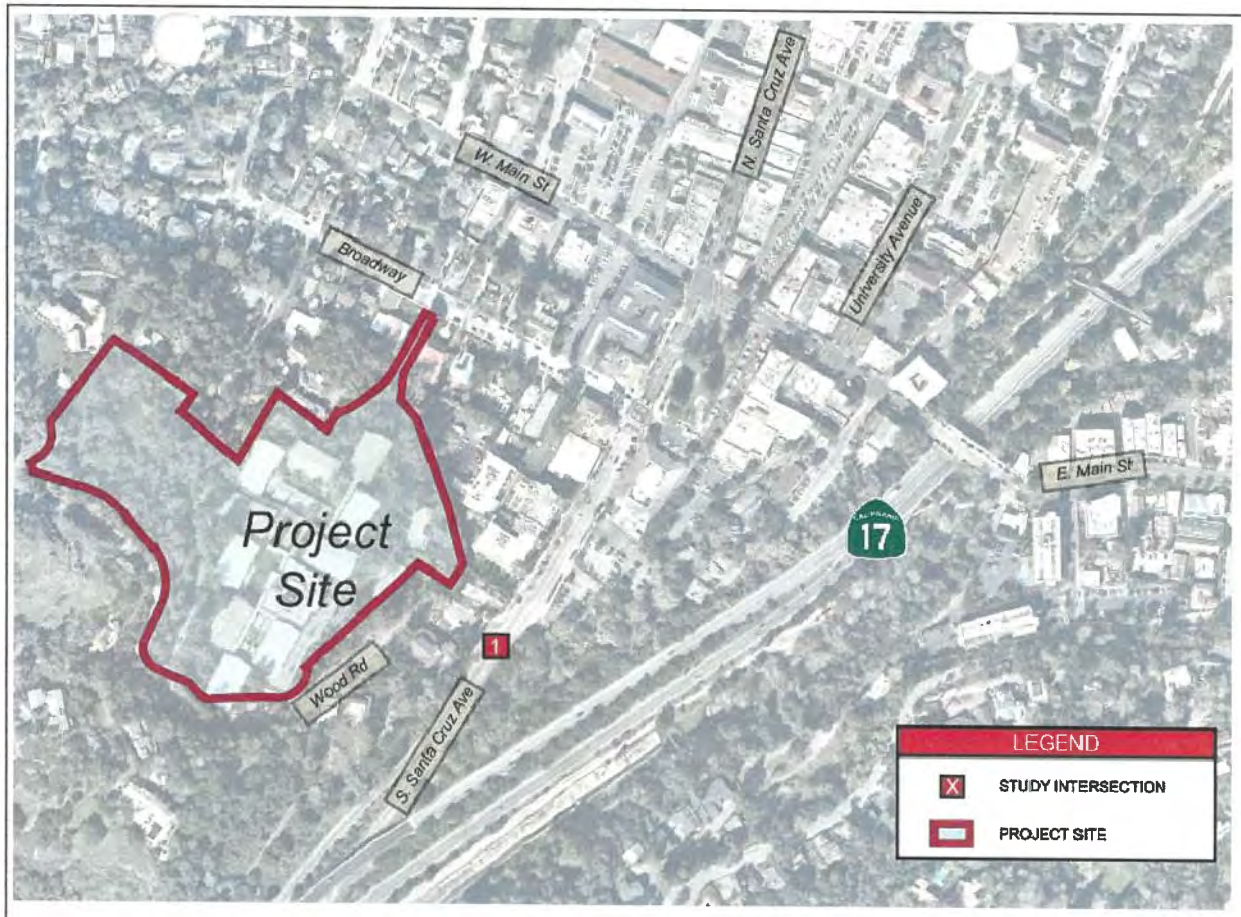
Kimley»Horn
Expect More. Experience Better.

N

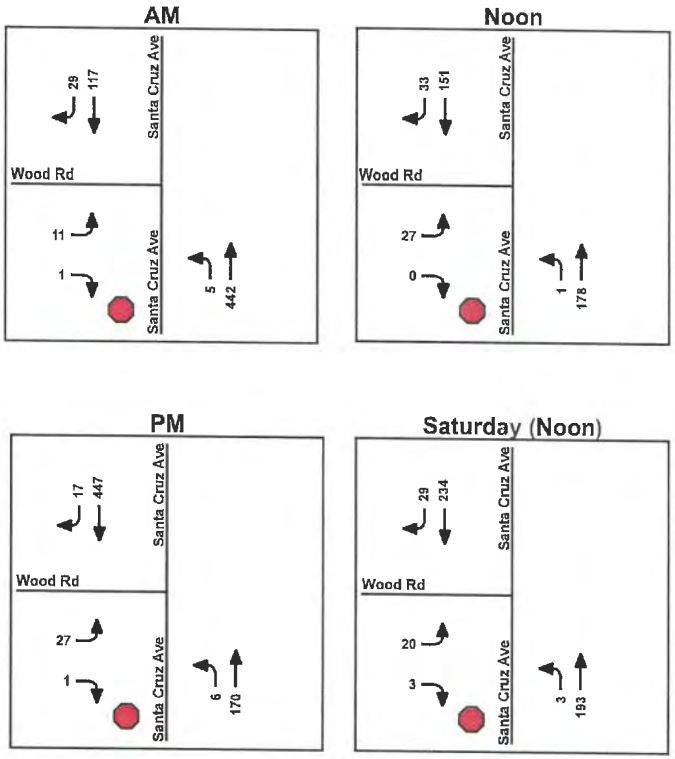
Los Gatos Meadows

Figure 1

Project Location Map



Peak Hour Traffic Volumes



Existing Stop Control Level Of Service (Existing Volumes)

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing (2018)							
					AM Peak		Midday		PM		Saturday	
					LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	Wood Rd & Santa Cruz Ave	D	Town	SSSC	-	0.4	-	0.8	-	0.7	-	0.6
	Worst Approach				B	14.1	B	11.6	B	14.3	B	11.7

1 Side Street Stop Control

Planned Roundabout Level Of Service (Existing Volumes)

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing+Project											
					AM Peak			Midday			PM			Saturday		
					LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C
1	Wood Rd & Santa Cruz Ave	D	Town	RAB	A	5.5	.387	A	3.9	.150	A	5.6	.379	A	4.3	.214
	Worst Approach				A	6.1		A	4.0		A	6.2		A	4.5	

1 Roundabout

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Los Gatos Meadows

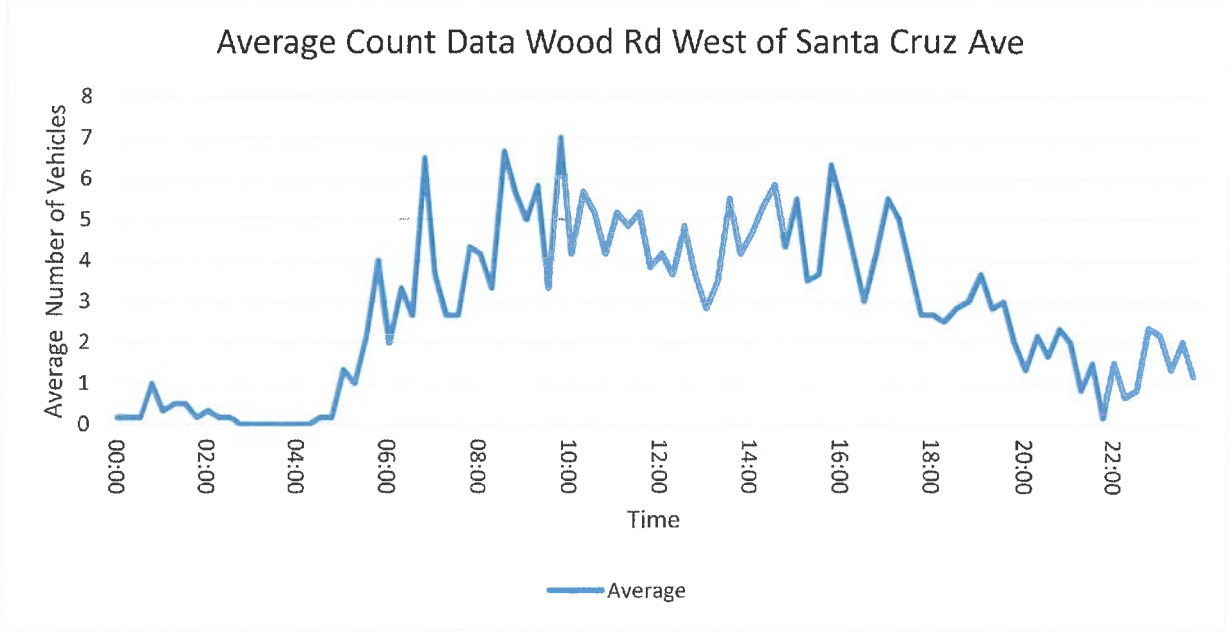
Figure 2

Existing Conditions and Project Site

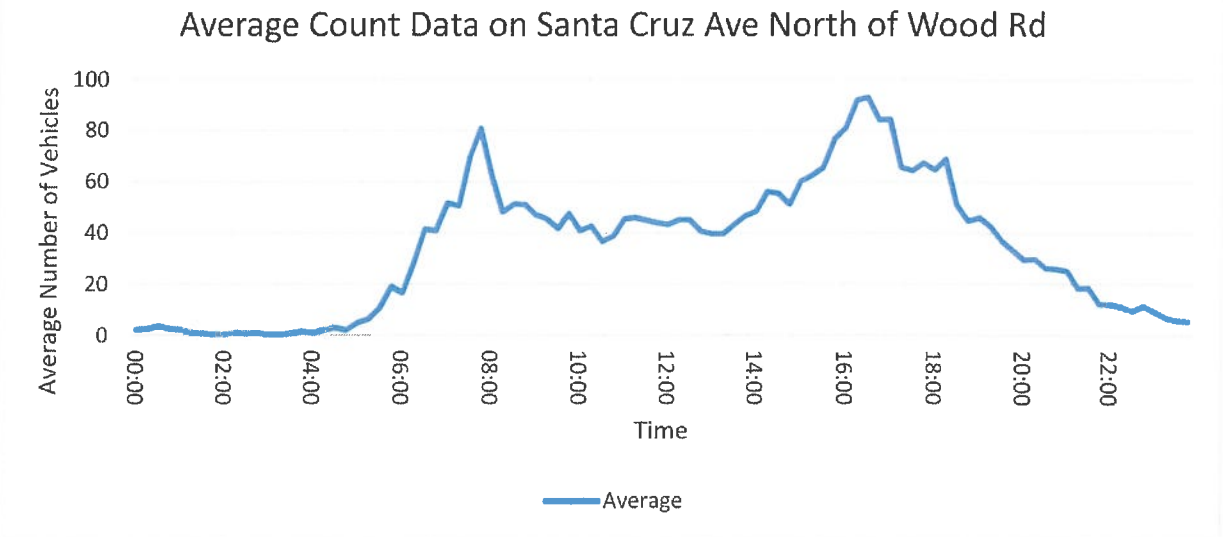
2.1 Existing Tube Count Data

The following sections provide the average hourly traffic data, from Tuesday to Thursday (May 2018), from the existing tube count data provided by NDS.

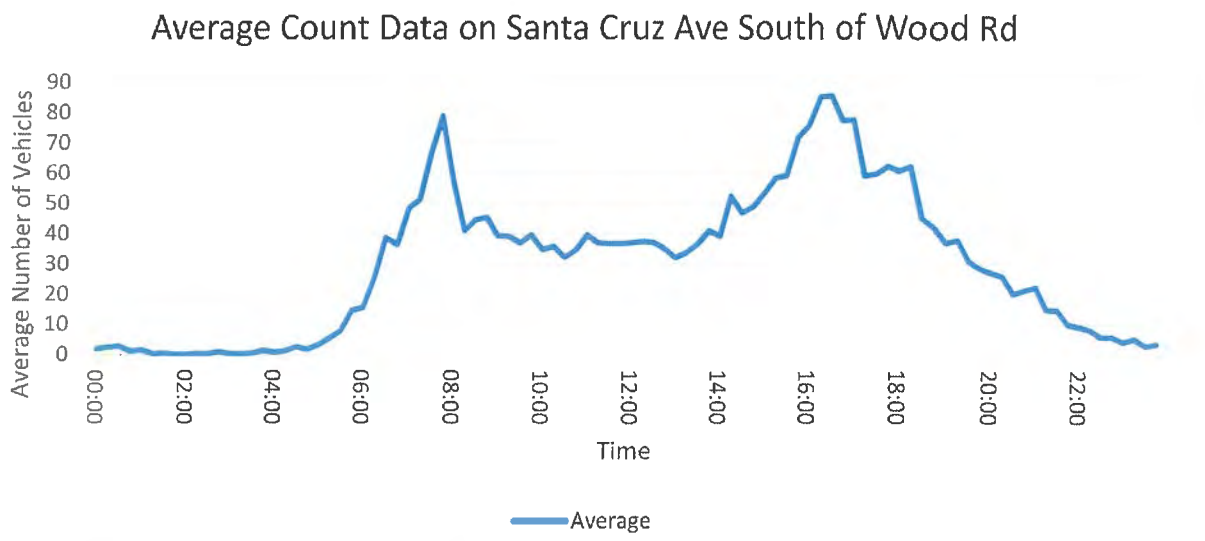
Wood Road West of Santa Cruz



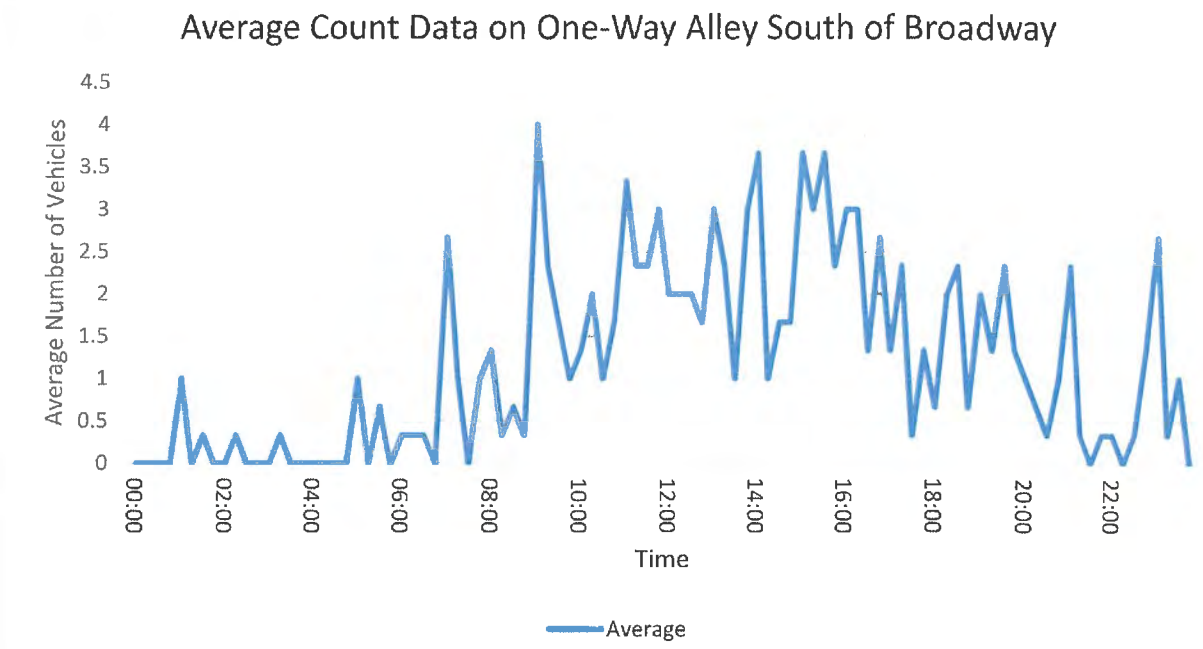
Santa Cruz Avenue North of Wood Road



Santa Cruz Avenue South of Wood Road



One Way Driveway South of Broadway



3. Current Entitlement vs Existing Conditions

The existing site, as built, is slightly different from the current entitlement approved for the site in 1968. This section describes the trip generation difference between the current entitlement and the existing site.

The difference in the number of peak hour trips under current entitlement conditions vs existing conditions was calculated utilizing *The Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10th Edition (2017)*. The difference was determined by comparing the weekday Daily peak hour, AM peak hour, Midday peak hour, PM peak hour, and Saturday Midday peak hour

data of both the current entitlement and the existing conditions. Existing count data was used to create trip generation for the weekday Midday peak hour since no ITE data is available for Midday peak hour.

The current entitlement generates approximately 830 daily trips, 43 AM peak hour (17 IN / 26 OUT), 48 Midday peak hour (22 IN / 26 OUT), 54 PM peak hour (28 IN / 26 OUT), 77 Saturday Midday (47 IN / 30 OUT).

The existing site generates approximately 708 daily trips, 40 AM peak hour (18 IN / 22 OUT), 44 Midday peak hour (20 IN / 24 OUT), 52 PM peak hour (25 IN / 27 OUT), 67 Saturday Midday (40 IN / 27 OUT).

The difference between the current entitlement and the existing site is approximately -122 daily trips, -3 AM peak hour (1 IN / -4 OUT), -4 Midday peak hour (-2 IN / -2 OUT), -2 PM peak hour (-3 IN / 1 OUT), and -10 Saturday Midday peak hour (-7 IN / -3 OUT). **Table 2** shows the trip generation comparison between current entitlement and existing conditions.

When compared to the current entitlement, the existing site produces less vehicular trips; however, existing site trips have been used in this analysis, because at present, Los Gatos Meadows is not currently using the full number of units approved under the current entitlement.

Table 2 - Trip Generation: Current Entitlement vs. Existing Conditions

Land Uses[1]	ITE Land Use Code	Project Size	Daily Trips	AM PEAK HOUR		MID-DAY PEAK HOUR[2]		PM PEAK HOUR		SATURDAY PEAK HOUR	
				Total Peak Hour	IN / OUT	Total Peak Hour	IN / OUT	Total Peak Hour	IN / OUT	Total Peak Hour	IN / OUT
Trip Generation Rates											
Senior Adult Housing-Attached[3]	252	- DU	3.88	0.20	35% / 65%	0.21	45% / 55%	0.25	55% / 45%	0.34	62% / 38%
Nursing Home[4]	620	- Bed(s)	3.06	0.17	72% / 28%			0.22	33% / 67%	0.36	57% / 43%
Assisted Living[5]	254	- Bed(s)	2.60	0.19	63% / 37%			0.26	38% / 62%	0.27	46% / 54%
Current Entitlement Conditions Trip Generation											
Senior Adult Housing-Attached	252	184 DU	714	37	13 / 24	48	22 / 26	46	25 / 21	63	39 / 24
Nursing Home	254	38 Bed(s)	116	6	4 / 2			8	3 / 5	14	8 / 6
Subtotal		*222*	*830*	*43*	*17 / 26*	*48*	*22 / 26*	*54*	*28 / 26*	*77*	*47 / 30*
Existing Conditions Trip Generation											
Senior Adult Housing-Attached	252	129 DU	493	26	9 / 17	44	20 / 24	33	18 / 15	43	27 / 16
Nursing Home	620	39 Bed(s)	119	7	5 / 2			9	3 / 6	14	8 / 6
Assisted Living/Memory Support/Respite	254	37 Bed(s)	96	7	4 / 3			10	4 / 6	10	5 / 5
Subtotal		*205*	*708*	*40*	*18 / 22*	*44*	*20 / 24*	*52*	*25 / 27*	*67*	*40 / 27*
Net Project Trips			**(122)**	**(3)**	**1 / (4)**	**(4)**	**(2) / (2)**	**(2)**	**(3) / 1**	**(10)**	**(7) / (3)**

Notes:

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation," 10th Edition, 2017. Setting/Location: General Urban/Suburban.
2. Trip Generation Rate for Midday peak hour were calculated using tube count data during the Midday peak hour counted on 5/17/2018.
3. Senior Adult Housing-Attached consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities.
4. A nursing home is any facility whose primary function is to provide care for persons who are unable to care for themselves and require 24-hour care. There is no distribution available for Saturday peak hour so Sunday peak hour was used
5. Assisted Living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons.
6. Senior Adult Housing-Attached Daily Equation: T = 4.02(x)-25.37
7. Senior Adult Housing-Attached AM Equation: T = 0.2(x)-.18
8. Senior Adult Housing-Attached PM Equation: T = 0.24(x)+2.26
9. Senior Adult Housing-Attached Saturday Equation: T = 0.35(x)-1.67

Source: Kimley-Horn and Associates, Inc., 2017

4. Project Trip Generation

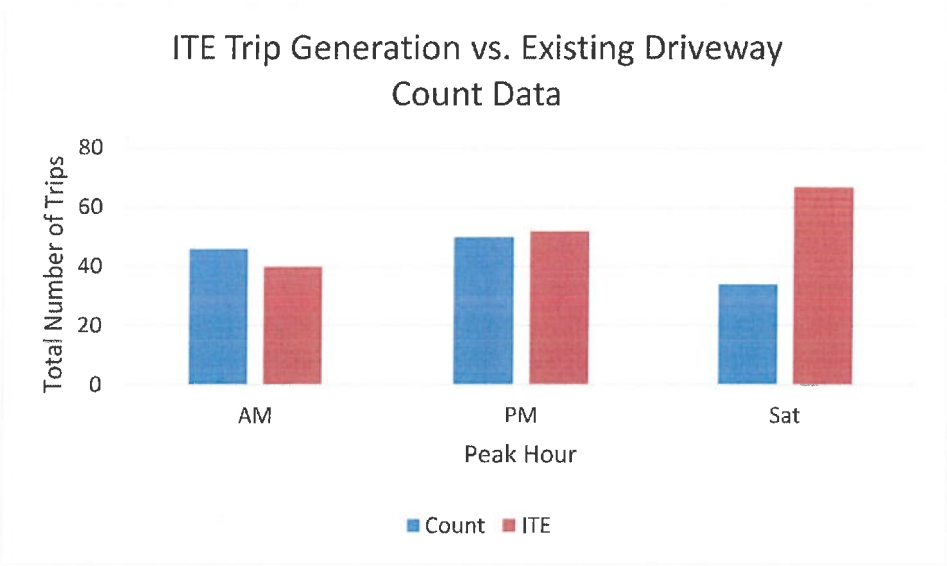
This section describes the net increase/decrease in trip generation and analysis between the existing site and the proposed Project.

The difference in the number of peak hour trips under existing conditions vs proposed 2018 conditions was calculated utilizing *The Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10th Edition (2017)*. The difference was determined by comparing the weekday Daily peak hour, AM peak hour, Midday peak hour, PM peak hour, and Saturday Midday peak hour data of both the current entitlement and the existing conditions. Existing count data was used to create trip generation for the weekday Midday peak hour since no ITE data is available for Midday peak hour.

The existing site generates approximately 708 daily trips, 40 AM peak hour trips (18 IN / 22 OUT), 44 Midday peak hour trips (20 IN / 24 OUT), 52 PM peak hour trips (25 IN / 27 OUT), and 67 Saturday Midday peak hour trips (40 IN / 27 OUT).

Figure 3 compares the ITE trip generation with the existing driveway count data. As shown in **Figure 3**, the ITE data is more conservative than counts taken at Project site during the peak periods. Weekday midday was not compared to ITE because there is no ITE data available for weekday midday peak periods. The count data has a few more trips in the AM; however, ITE data is more conservative in the PM and Saturday peak hour.

Figure 3 – ITE Trip Generation vs. Existing Driveway Count Data



The proposed Project is anticipated to generate approximately 718 daily trips, 38 AM peak hour (14 IN / 24 OUT), 41 Midday peak hour trips (19 IN / 22 OUT), 48 PM peak hour trips (26 IN / 22 OUT), and 64 Saturday Midday peak hour trips (39 IN / 25 OUT).

The difference between the existing site and the proposed site is approximately 10 daily trips, -2 AM peak hour trips (-4 IN / 2 OUT), -3 Midday peak hour trips (-1 IN / -2 OUT), -4 PM peak hour trips (1 IN / -5 OUT), -3 Saturday Midday peak hour trips (-1 IN / -2 OUT).

Table 3 summarizes the trip generation calculations.

Table 3 – Project Trip Generation

Land Uses[1]	ITE Land Use Code	Project Size		Daily Trips	AM PEAK HOUR				MID-DAY PEAK HOUR[2]				PM PEAK HOUR				SATURDAY PEAK HOUR			
					Total Peak Hour	IN	/	OUT	Total Peak Hour	IN	/	OUT	Total Peak Hour	IN	/	OUT	Total Peak Hour	IN	/	OUT
Trip Generation Rates																				
Senior Adult Housing-Attached[3]	252	-	DU	3.82	0.20	35%	/	65%	0.21	45%	/	55%	0.26	55%	/	45%	0.33	62%	/	38%
Nursing Home[4]	620	-	Bed(s)	3.06	0.17	72%	/	28%					0.22	33%	/	67%	0.36	57%	/	43%
Assisted Living[5]	254	-	Bed(s)	2.60	0.19	63%	/	37%					0.26	38%	/	62%	0.27	46%	/	54%
Existing Trip Generation																				
Senior Adult Housing-Attached	252	129	DU	493	26	9	/	17	44	20	/	24	33	18	/	15	43	27	/	16
Nursing Home	620	39	Bed(s)	119	7	5	/	2					9	3	/	6	14	8	/	6
Assisted Living/Memory Support/Respite	254	37	Bed(s)	96	7	4	/	3					10	4	/	6	10	5	/	5
Subtotal		*205*		*708*	*40*	*18*	/	*22*	*44*	*20*	/	*24*	*52*	*25*	/	*27*	*67*	*40*	/	*27*
Proposed Trip Generation																				
Senior Adult Housing-Attached	252	174	DU	674	35	12	/	23	41	19	/	22	44	24	/	20	59	37	/	22
Assisted Living/Memory Support/Respite	254	17	Bed(s)	44	3	2	/	1					4	2	/	2	5	2	/	3
Subtotal		*191*		*718*	*38*	*14*	/	*24*	*41*	*19*	/	*22*	*48*	*26*	/	*22*	*64*	*39*	/	*25*
			Net Project Trips	**10**	**(2)**	**(4)**	/	**2**	**(3)**	**(1)**	/	**(2)**	**(4)**	**1**	/	**(5)**	**(3)**	**(1)**	/	**(2)**

Notes:

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation," 10th Edition, 2017. Setting/Location: General Urban/Suburban.
2. Trip Generation Rate for Midday peak hour were calculated using tube count data during the Midday peak hour counted on 5/17/2018.
3. Senior Adult Housing-Attached consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities.
4. A nursing home is any facility whose primary function is to provide care for persons who are unable to care for themselves and require 24-hour care. There is no distribution available for Saturday peak hour so Sunday peak hour was used
5. Assisted Living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons.
5. Senior Adult Housing-Attached Daily Equation: T = 4.02(x)-25.37
6. Senior Adult Housing-Attached AM Equation: T = 0.2(x)-.18
7. Senior Adult Housing-Attached PM Equation: T = 0.24(x)+2.26
8. Senior Adult Housing-Attached Saturday Equation: T = 0.35(x)-1.67

Source: Kimley-Horn and Associates, Inc., 2017

5. Trip Distribution and Assignment

Traffic counts were collected at the intersection of Wood Road and Santa Cruz Avenue and the data was used to estimate the trip assignment and distribution. **Figure 5** illustrates the trip distribution for the AM peak period, Midday peak period, PM peak period, and Saturday Midday peak period.

For the proposed Project conditions, the "exit only" driveway on Broadway would be closed and the trips that currently exit the Broadway entrance would be redistributed onto Wood Road. Under existing conditions, the traffic counts indicated the following: 4 cars exit in the AM peak, 10 cars exit in Midday peak, 11 cars exit in the PM peak, and 12 cars exit in the Weekend Midday peak. These trips were redistributed to Wood Road.

Figure 4a illustrates the net Project trip assignment for weekday conditions and **Figure 4b** illustrates the net Project trip assignment for Saturday conditions. **Figure 6** illustrates the existing plus Project volumes.

Figure 4a: Net Weekday Peak Hour Trip Assignment

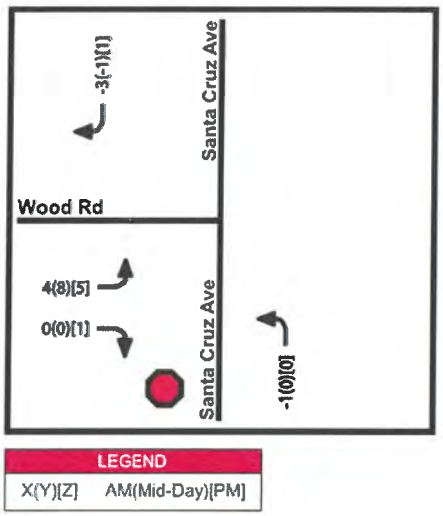
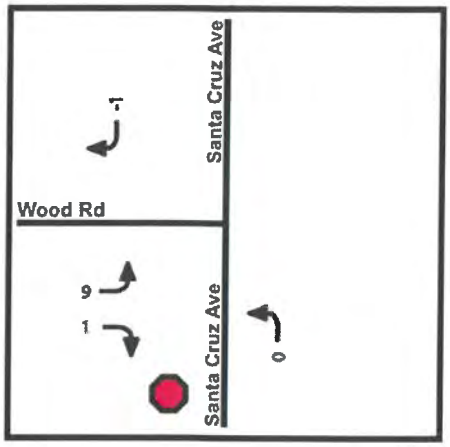
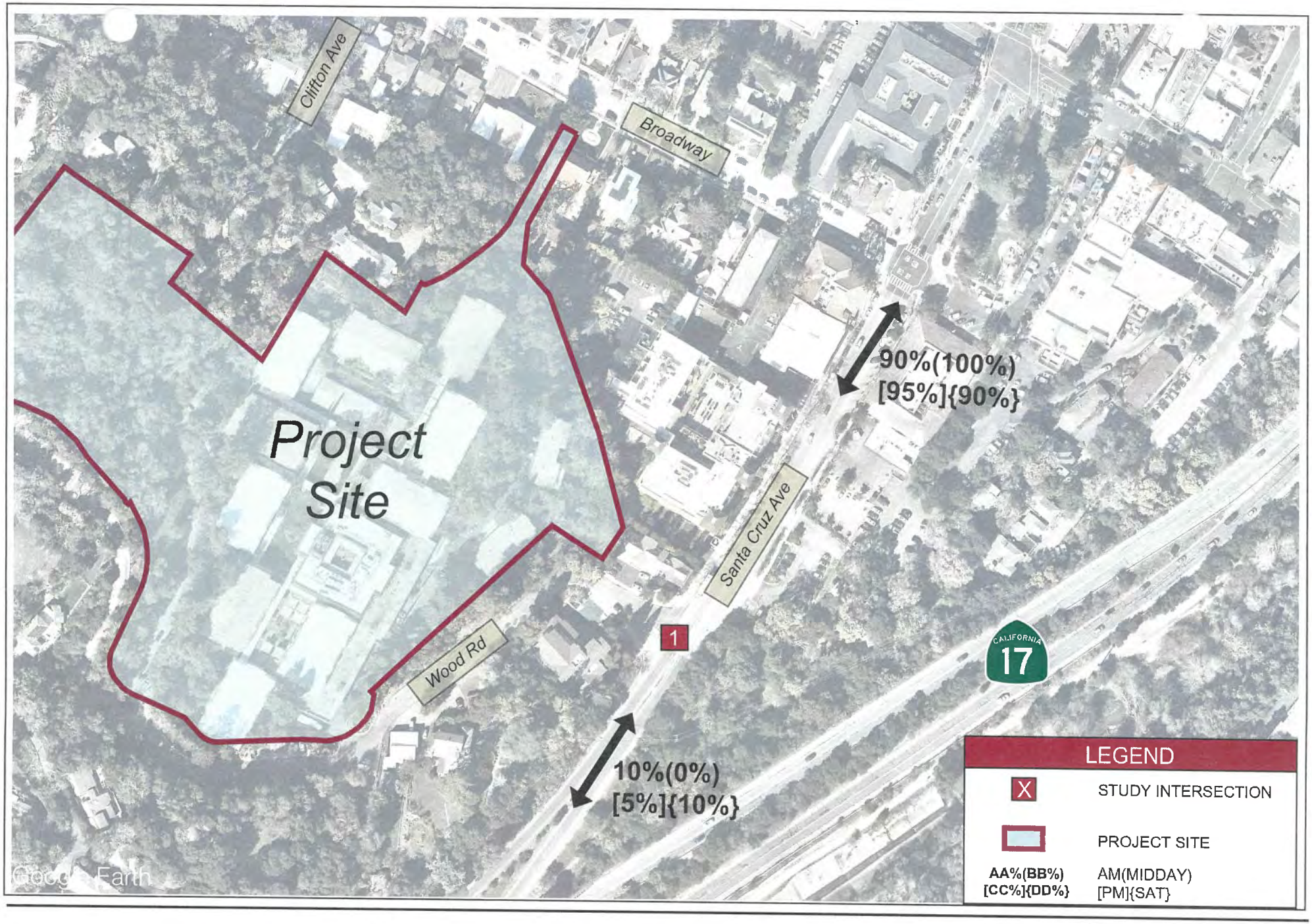


Figure 4b: Saturday Peak Hour Trip Assignment





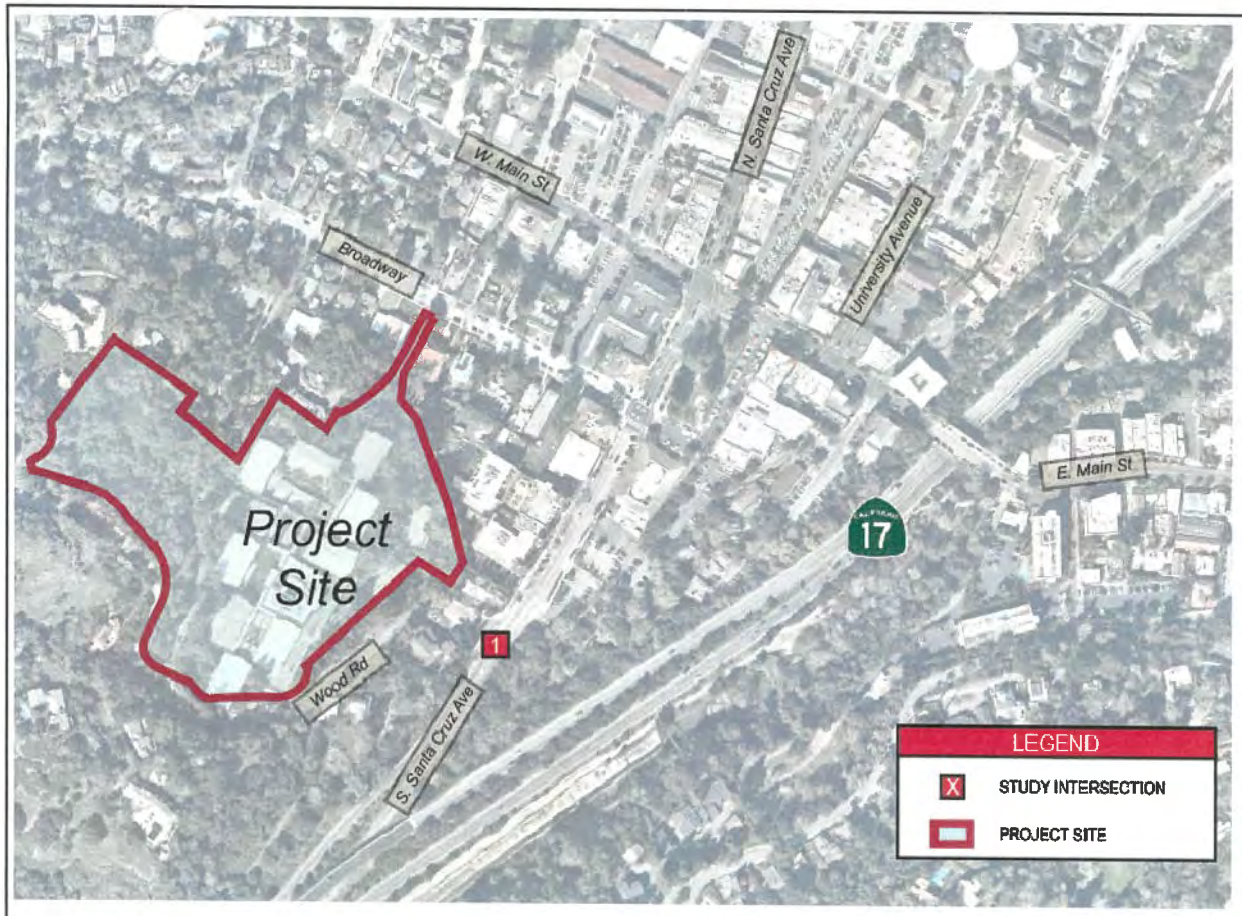
Kimley»Horn
Expect More. Experience Better.

N

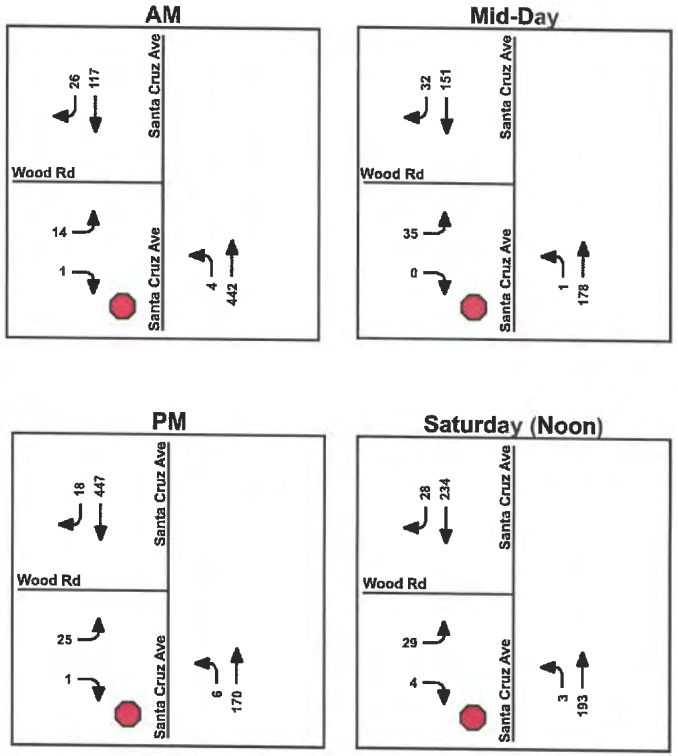
Los Gatos Meadows

Figure 4

Trip Distribution



Peak Hour Traffic Volumes



Existing Plus Project Stop Control Level Of Service

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing (2018)							
					AM Peak		Midday		PM		Saturday	
					LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	Wood Rd & Santa Cruz Ave	D	Town	SSSC	-	0.4	-	1.0	-	0.6	-	0.8
	Worst Approach				B	14.1	B	11.7	B	14.3	B	11.9

1 Side Street Stop Control

Planned Roundabout Level Of Service

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing + Project											
					AM Peak			Midday			PM			Saturday		
					LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C
1	Wood Rd & Santa Cruz Ave	D	Town	RAB	A	5.2	0.352	A	3.7	0.145	A	5.3	0.364	A	4.1	0.204
	Worst Approach				A	5.8		A	3.9		A	5.9		A	4.3	

1 Roundabout

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Los Gatos Meadows

Figure 6

Existing Plus Project Study Intersection

6. Traffic Analysis

Analysis of roadway intersections is based on the concept of level of service (LOS). The LOS of an intersection is a qualitative measure used to describe operational conditions. LOS ranges from A (best), which represents minimal delay, to F (worst), which represents heavy delay and a facility that is operating at or near its functional capacity. Intersection delays and LOS for this study have been determined using methods defined in the Highway Capacity Manual 6 (HCM). **Table 4** relates the operational characteristics associated with each LOS category for signalized and unsignalized intersections. LOS conditions have been analyzed for the existing stop control and a potential roundabout.

Table 4 – Intersection Level of Service Definitions

Level of Service	Description	Signalized (Avg. control delay per vehicle sec/veh.)	Unsignalized (Avg. control delay per vehicle sec/veh.)
A	Free flow with no delays. Users are virtually unaffected by others in the traffic stream	Less than 10	less than 10
B	Stable traffic. Traffic flows smoothly with few delays.	less than or equal to 10 to 20	less than or equal to 10 to 15
C	Stable flow but the operation of individual users becomes affected by other vehicles. Modest delays.	less than or equal to 20 to 35	less than or equal to 15 to 25
D	Approaching unstable flow. Operation of individual users becomes significantly affected by other vehicles. Delays may be more than one cycle during peak hours.	less than or equal to 35 to 55	less than or equal to 25 to 35
E	Unstable flow with operating conditions at or near the capacity level. Long delays and vehicle queuing.	less than or equal to 55 to 80	less than or equal to 35 to 50
F	Forced or breakdown flow that causes reduced capacity. Stop and go traffic conditions. Excessive long delays and vehicle queuing.	greater than or equal to 80	greater than or equal to 50

Sources: Transportation Research Board, *Highway Capacity Manual 6*, National Research Council.

According to the Town of Los Gatos General Plan 2020 Transportation Element (TR-5), "LOS D is an acceptable level of traffic operation at intersections in Los Gatos."

For the existing side street stop control intersection, Synchro traffic analysis software version 10 was used. The Town plans to install a roundabout at the intersection of Santa Cruz Avenue and Wood Road. To address the future condition of a roundabout at this intersection, an analysis was

also conducted for roundabout control using Sidra version 8. The analysis has been conducted for the weekday AM, Midday, PM, and weekend Midday peak hours.

Roundabouts: An Information Guide (June 2000) by the Federal Highway Administration (FHWA) was used for additional roundabout guidance. In this guide, the FHWA states that for acceptable roundabout operation, it is advised that the critical volume-to-capacity (V/C) ratio not exceed 0.85 on any leg of a roundabout. A V/C over 0.85 is considered overcapacity and a LOS F. Therefore, all roundabouts must operate at a volume to capacity ratio of 0.85 or better for any leg regardless of intersection LOS.

6.1 Stop Control Analysis

Existing Conditions

Existing Conditions traffic operations were evaluated using existing lane geometry, traffic control, and peak hour traffic volumes at Wood Road and Santa Cruz Avenue, a side street stop controlled (SSSC) intersection. Peak hour traffic was collected by National Data & Surveying Services (NDS) on Thursday May 10, 2018 from 7am-9am, 12pm-2pm, and 4pm-6pm as well as Saturday May 12, 2018 from 10am-3pm. **Table 5** illustrates the LOS and delay under Existing Conditions.

The existing intersection was determined to result in an acceptable LOS B in the AM peak hour period (14.1 second delay), Midday peak hour period (11.6 second delay), PM peak hour period (14.3 second delay), and Saturday Midday period (11.7 second delay).

Table 5 – Existing Conditions Level of Service (Side Street Stop Control)

Intersection		LOS Criteria	Jurisdiction	Control[1]	Existing (2018)							
					AM Peak		Midday		PM		Saturday	
					LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	Wood Rd & Santa Cruz Ave	D	Town	SSSC	-	0.4	-	0.8	-	0.7	-	0.6
	Worst Approach				B	14.1	B	11.6	B	14.3	B	11.7

1 Side Street Stop Control

Existing Plus Project Conditions

Existing Plus Project Conditions traffic operations were evaluated using existing lane geometry, traffic control, and the rerouted Project volumes.

Table 6 illustrates the LOS and delay under Existing Plus Project Conditions.

The SSSC intersection was determined to be an acceptable LOS B in the AM peak hour period (14.1 second delay), Midday peak hour period (11.7 second delay), PM peak hour period (14.3 second delay), and Saturday Midday period (11.9 second delay).

Table 6 – Existing Plus Project Level of Service (Side Street Stop Control)

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing (2018)							
					AM Peak		Midday		PM		Saturday	
					LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	Wood Rd & Santa Cruz Ave	D	Town	SSSC	-	0.4	-	1.0	-	0.6	-	0.8
	Worst Approach				B	14.1	B	11.7	B	14.3	B	11.9

1 Side Street Stop Control

6.2 Roundabout Analysis

Existing

Roundabout control was evaluated assuming one lane approaches, and peak hour traffic volumes. The analysis is based on the preferred roundabout design as shown in Downtown Gateway Project Final Report dated April 23, 2004.

Peak hour traffic was collected by National Data & Surveying Services (NDS) on Thursday May 10, 2018 from 7am-9am, 12pm-2pm, and 4pm-6pm as well as Saturday May 12, 2018 from 10am-3pm.

Table 5 illustrates the LOS and delay under Existing Conditions for the proposed roundabout.

The existing intersection was determined to result in an acceptable LOS A in the AM peak hour period (V/C = 0.367), Midday peak hour period (V/C = 0.150), PM peak hour period (V/C = 0.379), and Saturday Midday period (V/C = 0.214).

Table 5 - Existing Conditions Level of Service (Roundabout)

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing + Project											
					AM Peak			Midday			PM			Saturday		
					LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C
1	Wood Rd & Santa Cruz Ave	D	Town	RAB	A	5.5	0.367	A	3.9	0.150	A	5.6	0.379	A	4.3	0.214
	Worst Approach				A	6.1		A	4.0		A	6.2		A	4.5	

1 Roundabout

Existing Plus Project

Existing Plus Project Conditions traffic operations were evaluated for a roundabout based on the proposed roundabout design as shown in the Downtown Gateway Project Final Report, dated April 23, 2004, and the rerouted Project volumes. **Table 6** illustrates the LOS and delay under Existing Plus Project Conditions. The intersection was determined to be an acceptable LOS A in the AM peak hour period (V/C = 0.352), Midday peak hour period (V/C = 0.145), PM peak hour period (V/C = 0.364), and Saturday Midday period (V/C = 0.204).

Table 6 – Existing Plus Project Conditions Level of Service (Roundabout)

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing + Project											
					AM Peak			Midday			PM			Saturday		
					LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C
1	Wood Rd & Santa Cruz Ave	D	Town	RAB	A	5.2	0.352	A	3.7	0.145	A	5.3	0.364	A	4.1	0.204
	Worst Approach				A	5.8		A	3.9		A	5.9		A	4.3	

1 Roundabout

7. Pedestrian Mobility

The Wood Road and Santa Cruz Avenue intersection provides a marked crossing for pedestrians on the east approach. Sidewalks exist along Wood Road, Santa Cruz Avenue, and Broadway; however, on Wood Road the sidewalk ends about 150 feet before the Los Gatos Meadows driveway and pedestrians have to cross Wood Road to access the driveway. A steep slope exists on Wood Road which results in non-ADA compliant sidewalk access. Subsequently, to improve pedestrian access to Los Gatos Meadows, a hillevator (funicular), located behind the Toll House Hotel, is proposed. This would provide access from South Santa Cruz Avenue to Los Gatos Meadows. The proposed funicular is attached to this memorandum.

Pedestrian count data was collected by NDS at the intersection of Wood Road and Santa Cruz Avenue. During the weekday, a total of 14 pedestrians were counted. During the weekend, a total of one pedestrian was counted.

8. Bicycle Mobility

Bicycle facilities do not currently exist in the Project vicinity and biking may be difficult up Wood Road due to the steep slope. The closest bicycle facility is the Los Gatos Creek Trail which can be accessed from Lundy Lane, 0.4 miles from the Project site.

Bicycle counts were collected by NDS at the intersection of Wood Road and Santa Cruz Avenue. During the weekday, a total of 7 bicycles were counted. During the weekend, a total of zero bicycles were counted.

The Project does not propose to install any new bicycle facilities; however, bicycle access to the site would be available on Wood Road and the Broadway driveway.

9. Vehicle Miles Traveled (VMT)

The Project's proposed land use would remain senior living facilities and is anticipated to generate fewer net trips than existing land use.

10. Parking

10.1 Standard Parking Requirements

To determine the required amount of parking needed for the Los Gatos Meadows development, the *Town of Los Gatos Municipal Code* Sec. 29.10.150 was reviewed. According to the municipal code, Los Gatos does not have required parking for the land uses provided on the Project site.

Since the Town of Los Gatos does not provide parking requirements for these land uses, the applicant provided parking ratios from a site with similar land uses to determine the required parking on site. A ratio was determined based on employment from other sites and **Table 7** and **Table 8** lists the data provided by the client.

Table 7 – Employment Parking Demand

Employment	Full Time Employees (FTE)	Units	FTE/Units
Assisted Living	6.5	6	1.1
Independent Senior Housing	14.3	174	0.08
Memory Care	5.9	11	1
Total	**106.1**	**191**	**0.6**

Table 8 – Parking Supply Ratios

Parking Spaces Provided	**238**
Parking Supply to Units	**1.25**
Parking Supply to FTE	2.24
Parking Supply to (Capacity + FTE)	0.80

As shown in **Table 8**, 238 spaces would be provided for the Los Gatos Meadows site. To determine how accurate the provided parking ratios are, parking requirements from surrounding cities were reviewed. **Table 9** provides the parking requirements from the *Los Altos Municipal Code (Section 14.74)* and the *Sunnyvale Municipal Code (Sec. 19.35.080)*.

Table 9 – Parking Requirements

Land Use	Code Requirement
Senior Housing (Sunnyvale)	½ spaces for each dwelling unit
Retirement Home (Los Altos)	¾ spaces for each living dwelling unit

In addition, the 4th Edition of the ITE Parking Generation (2010) was reviewed as well. **Table 10** provides the parking ratios that ITE recommends.

Table 10 – ITE Parking Ratios

Land Use	85th Percentile Parking Demand
Senior Adult Housing - Attached	0.66 vehicles per dwelling unit
Assisted Living	0.54 vehicles per dwelling unit

The data in **Table 9** and **Table 10** indicates that the supply parking ratio for the proposed project is higher than ITE empirical data and also parking requirements of adjacent cities for similar facilities.

10.2 ADA Parking Requirements

The Project anticipates including 10 ADA spaces on site (8 vehicle spaces and 2 van spaces).

According to the *Americans with Disabilities Act (ADA) Compliance BRIEF: Restriping Parking Spaces* (December 2015), a site that includes 201 to 300 parking spaces requires 7 ADA parking stalls and 2 van spaces.

The Project site will provide enough parking spaces per ADA guidelines.

11. Conclusions

The proposed Project was evaluated to determine if potentially significant impacts would result at adjacent intersections from the redevelopment of the Project site.

The evaluation determined that the proposed Project would redirect trips to Wood Road and South Santa Cruz Avenue; however, there would be few net trips added to the roadway network. The net Project trips would approximately be -2 AM peak hour trips (-4 IN / 2 OUT), -3 Midday peak hour trips (-1 IN / -2 OUT), -4 PM peak hour trips (1 IN / -5 OUT), and -3 Saturday peak hour trips (-1 IN / -2 OUT).

The LOS at Wood Road and Santa Cruz Avenue would remain at an acceptable level of service of B. If a roundabout is installed, the intersection would operate at an acceptable level of service of A.

Based on the analyses conducted in this study, no significant impacts are anticipated to occur due to the proposed Project.

12. Appendix

1. Existing Counts

Prepared by National Data & Surveying Services

Santa Cruz Ave & Wood Rd

Peak Hour Turning Movement Count

ID: 18-08238-001
City: Los Gatos

Day: Thursday
Date: 05/10/2018

Santa Cruz Ave — SOUTHBOUND

PEAK HOURS								COUNT PERIODS
07:30 AM - 08:30 AM	AM	29	113	0	4	457	AM	07:00 AM - 09:00 AM
12:15 PM - 01:15 PM	NOON	33	146	0	5	210	NOON	12:00 PM - 02:00 PM
04:00 PM - 05:00 PM	PM	17	443	0	4	201	PM	04:00 PM - 06:00 PM

EASTBOUND (Wood Rd)

AM	NOON	PM	
34	33	19	⇦
0	0	0	↶ 0
11	27	27	↱ 0
0	0	0	→ 0.5
1	0	1	↴ 0.5
AM	NOON	PM	

WESTBOUND (Wood Rd)

PM	NOON	AM	
0	0	0	↰ 0
0	0	0	← 0
0	0	0	↰ 0
0	0	0	↶ 0
0	0	0	⇨
PM	NOON	AM	

CONTROL: 1-Way Stop(EB)

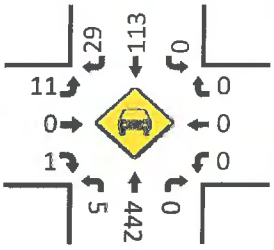
	AM	NOON	PM
TEV	605	390	668
PHF	0.81	0.83	0.94

NORTHBOUND — Santa Cruz Ave

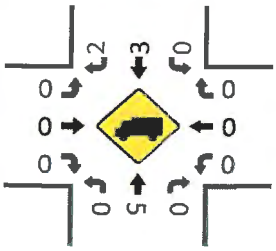
PM	448	4	2	170	0
NOON	147	1	0	178	0
AM	114	0	5	442	0

Turning movements: 0 1 0 0 (SB) · 0 1 1 0 (NB) · 0 0 0 0 (EB) · 0 0 0 0 (WB)

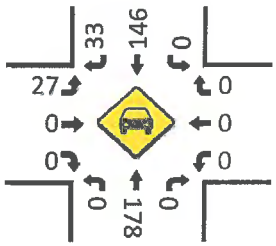
Total Vehicles (AM)



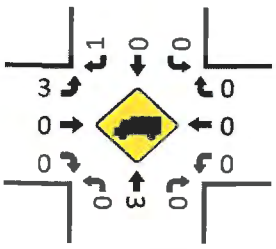
HT (AM)



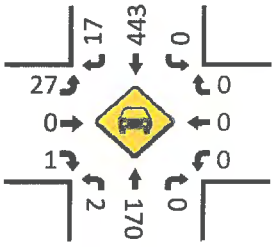
Total Vehicles (Noon)



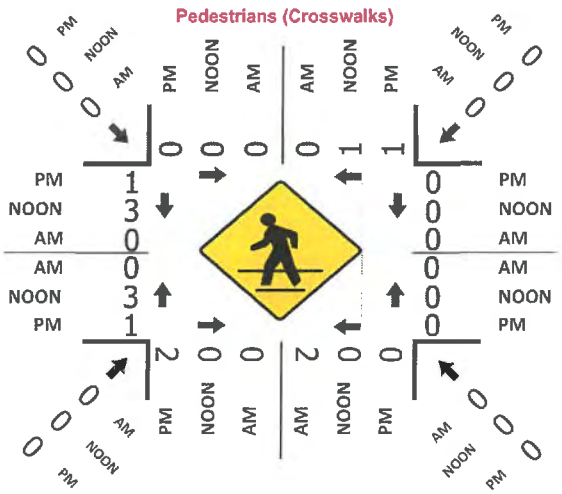
HT (NOON)



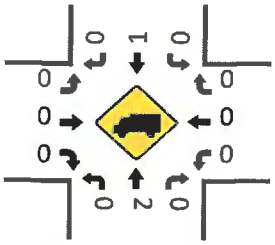
Total Vehicles (PM)



Pedestrians (Crosswalks)



HT (PM)



Prepared by National Data & Surveying Services

Santa Cruz Ave & Wood Rd

Peak Hour Turning Movement Count

ID: 18-08238-001
City: Los Gatos

Day: Saturday
Date: 05/12/2018

PEAK HOURS

AM	NONE
NOON	01:15 PM - 02:15 PM
PM	NONE

COUNT PERIODS

AM	NONE
NOON	10:00 AM - 03:00 PM
PM	NONE

Santa Cruz Ave — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	29	234	0	0	213	NOON
PM	0	0	0	0	0	PM

0 1 0 0

Wood Rd — EASTBOUND

AM	NOON	PM	
0	32	0	
0	0	0	0
0	20	0	0
0	0	0	0.5
0	3	0	0.5
AM	NOON	PM	

CONTROL

1-Way Stop(EB)

TEV	0 AM	482 NOON	0 PM
PHF		0.91	

WESTBOUND — Wood Rd

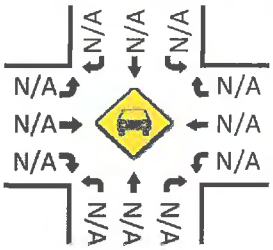
PM	NOON	AM	
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	
PM	NOON	AM	

Santa Cruz Ave — NORTHBOUND

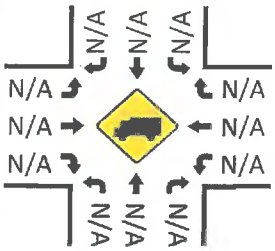
0 1 1 0

PM	0	0	0	0	0	PM
NOON	237	0	3	193	0	NOON
AM	0	0	0	0	0	AM

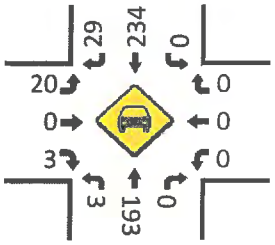
Total Vehicles (AM)



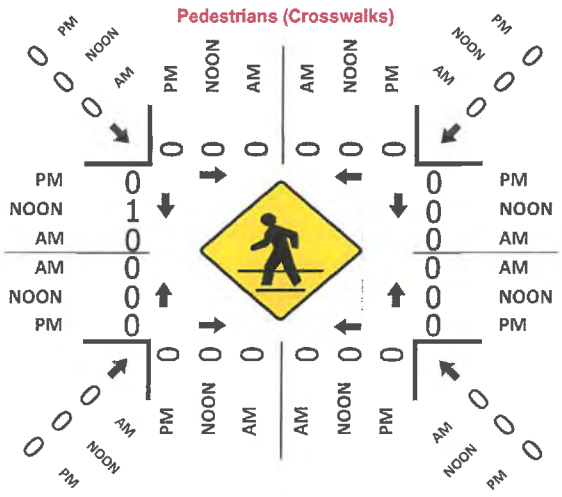
HT (AM)



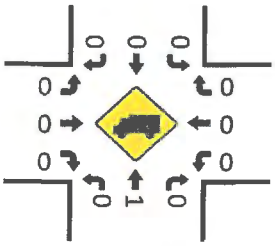
Total Vehicles (Noon)



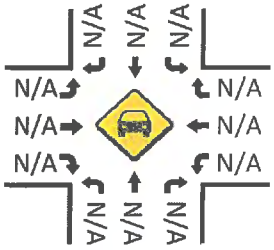
Pedestrians (Crosswalks)



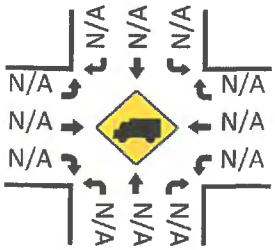
HT (NOON)



Total Vehicles (PM)



HT (PM)



Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Tuesday
Date: 5/15/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	234	345	579

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			3		7		10	
00:15			0		0		0		12:15			1		3		4	
00:30			1		0		1		12:30			5		7		12	
00:45			0	1	3	3	3	4	12:45			5	14	5	22	10	36
01:00			1		1		2		13:00			4		2		6	
01:15			0		0		0		13:15			1		6		7	
01:30			1		0		1		13:30			4		8		12	
01:45			0	2	1	2	1	4	13:45			1	10	8	24	9	34
02:00			0		0		0		14:00			5		7		12	
02:15			0		0		0		14:15			3		6		9	
02:30			0		0		0		14:30			8		7		15	
02:45			0		0		0		14:45			3	19	7	27	10	46
03:00			0		0		0		15:00			4		8		12	
03:15			0		0		0		15:15			4		6		10	
03:30			0		0		0		15:30			4		8		12	
03:45			0		0		0		15:45			10	22	7	29	17	51
04:00			0		0		0		16:00			3		6		9	
04:15			0		0		0		16:15			3		6		9	
04:30			0		0		0		16:30			3		3		6	
04:45			0		0		0		16:45			7	16	3	18	10	34
05:00			1		3		4		17:00			3		7		10	
05:15			1		1		2		17:15			5		5		10	
05:30			1		1		2		17:30			4		4		8	
05:45			5	8	5	10	10	18	17:45			2	14	3	19	5	33
06:00			2		2		4		18:00			1		5		6	
06:15			2		6		8		18:15			0		3		3	
06:30			3		2		5		18:30			3		2		5	
06:45			6	13	8	18	14	31	18:45			3	7	4	14	7	21
07:00			5		6		11		19:00			2		4		6	
07:15			1		5		6		19:15			2		3		5	
07:30			1		4		5		19:30			4		0		4	
07:45			2	9	6	21	8	30	19:45			2	10	3	10	5	20
08:00			2		4		6		20:00			0		2		2	
08:15			1		4		5		20:15			4		1		5	
08:30			6		6		12		20:30			0		1		1	
08:45			3	12	8	22	11	34	20:45			3	7	5	9	8	16
09:00			4		8		12		21:00			2		2		4	
09:15			5		6		11		21:15			0		1		1	
09:30			9		5		14		21:30			1		1		2	
09:45			5	23	10	29	15	52	21:45			0	3	0	4	0	7
10:00			1		5		6		22:00			1		1		2	
10:15			4		6		10		22:15			1		1		2	
10:30			7		5		12		22:30			0		3		3	
10:45			3	15	5	21	8	36	22:45			2	4	4	9	6	13
11:00			5		5		10		23:00			1		4		5	
11:15			4		10		14		23:15			2		1		3	
11:30			7		6		13		23:30			1		1		2	
11:45			4	20	5	26	9	46	23:45			1	5	2	8	3	13
TOTALS				103		152		255	TOTALS				131		193		324
SPLIT %				40.4%		59.6%		44.0%	SPLIT %				40.4%		59.6%		56.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	234	345	579

AM Peak Hour			09:00	09:00	09:00	PM Peak Hour	15:00	13:15	15:00
AM Pk Volume			23	29	52	PM Pk Volume	22	29	51
Pk Hr Factor			0.639	0.725	0.867	Pk Hr Factor	0.550	0.906	0.750
7 - 9 Volume	0	0	21	43	64	4 - 6 Volume	0	0	30	37	67
7 - 9 Peak Hour			08:00	08:00	08:00	4 - 6 Peak Hour			16:45	16:15	16:45
7 - 9 Pk Volume	0	0	12	22	34	4 - 6 Pk Volume	0	0	19	19	38
Pk Hr Factor	0.000	0.000	0.500	0.688	0.708	Pk Hr Factor	0.000	0.000	0.679	0.679	0.950

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Wednesday
Date: 5/16/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	204	310	514

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			2		6		8	
00:15			0		0		0		12:15			1		6		7	
00:30			0		0		0		12:30			3		8		11	
00:45			1	1	1	1	2	2	12:45			2	8	4	24	6	32
01:00			0		0		0		13:00			4		2		6	
01:15			0		0		0		13:15			2		4		6	
01:30			0		0		0		13:30			2		6		8	
01:45			0		0		0		13:45			5	13	5	17	10	30
02:00			1		1		2		14:00			1		3		4	
02:15			0		0		0		14:15			1		8		9	
02:30			0		0		0		14:30			4		5		9	
02:45			0	1	0	1	0	2	14:45			1	7	8	24	9	31
03:00			0		0		0		15:00			1		9		10	
03:15			0		0		0		15:15			1		5		6	
03:30			0		0		0		15:30			1		1		2	
03:45			0		0		0		15:45			6	9	5	20	11	29
04:00			0		0		0		16:00			5		4		9	
04:15			0		0		0		16:15			1		6		7	
04:30			0		0		0		16:30			3		2		5	
04:45			0		1	1	1	1	16:45			3	12	4	16	7	28
05:00			1		3		4		17:00			6		2		8	
05:15			1		1		2		17:15			6		5		11	
05:30			3		3		6		17:30			6		2		8	
05:45			4	9	5	12	9	21	17:45			4	22	6	15	10	37
06:00			2		4		6		18:00			1		1		2	
06:15			3		4		7		18:15			2		3		5	
06:30			2		6		8		18:30			4		2		6	
06:45			10	17	7	21	17	38	18:45			1	8	3	9	4	17
07:00			2		5		7		19:00			3		4		7	
07:15			0		1		1		19:15			3		3		6	
07:30			2		1		3		19:30			2		3		5	
07:45			2	6	6	13	8	19	19:45			2	10	3	13	5	23
08:00			4		5		9		20:00			2		2		4	
08:15			1		8		9		20:15			1		1		2	
08:30			4		10		14		20:30			1		2		3	
08:45			1	10	8	31	9	41	20:45			0	4	5	10	5	14
09:00			2		7		9		21:00			2		2		4	
09:15			9		3		12		21:15			2		1		3	
09:30			1		2		3		21:30			1		2		3	
09:45			2	14	11	23	13	37	21:45			0	5	0	5	0	10
10:00			5		6		11		22:00			2		3		5	
10:15			6		6		12		22:15			1		0		1	
10:30			6		7		13		22:30			0		0		0	
10:45			5	22	3	22	8	44	22:45			1	4	3	6	4	10
11:00			3		6		9		23:00			0		5		5	
11:15			6		3		9		23:15			1		2		3	
11:30			5		5		10		23:30			1		2		3	
11:45			4	18	3	17	7	35	23:45			2	4	0	9	2	13
TOTALS				98		142		240	TOTALS				106		168		274
SPLIT %				40.8%		59.2%		46.7%	SPLIT %				38.7%		61.3%		53.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	204	310	514

AM Peak Hour			10:00	08:15	09:45	PM Peak Hour	17:00	14:15	14:15
AM Pk Volume			22	33	49	PM Pk Volume	22	30	37
Pk Hr Factor			0.917	0.825	0.942	Pk Hr Factor	0.917	0.833	0.925
7 - 9 Volume	0	0	16	44	60	4 - 6 Volume	34	31	65
7 - 9 Peak Hour			07:45	08:00	08:00	4 - 6 Peak Hour	17:00	16:00	17:00
7 - 9 Pk Volume	0	0	11	31	41	4 - 6 Pk Volume	22	16	37
Pk Hr Factor	0.000	0.000	0.688	0.775	0.732	Pk Hr Factor	0.917	0.667	0.841

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Thursday
Date: 5/17/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	210	324	534

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		1		1		12:00			4		3		7	
00:15			0		1		1		12:15			4		7		11	
00:30			0		0		0		12:30			1		5		6	
00:45			0		1	3	1	3	12:45			1	10	5	20	6	30
01:00			0		0		0		13:00			2		3		5	
01:15			2		1		3		13:15			3		5		8	
01:30			1		1		2		13:30			4		9		13	
01:45			0	3	0	2	0	5	13:45			3	12	3	20	6	32
02:00			0		0		0		14:00			4		8		12	
02:15			0		1		1		14:15			4		10		14	
02:30			0		1		1		14:30			3		8		11	
02:45			0		0	2	0	2	14:45			3	14	4	30	7	44
03:00			0		0		0		15:00			3		8		11	
03:15			0		0		0		15:15			3		2		5	
03:30			0		0		0		15:30			3		5		8	
03:45			0		0		0		15:45			4	13	6	21	10	34
04:00			0		0		0		16:00			9		5		14	
04:15			0		0		0		16:15			1		8		9	
04:30			0		1		1		16:30			3		4		7	
04:45			0		0	1	0	1	16:45			2	15	6	23	8	38
05:00			0		0		0		17:00			12		3		15	
05:15			1		1		2		17:15			4		5		9	
05:30			3		2		5		17:30			3		4		7	
05:45			2	6	3	6	5	12	17:45			1	20	0	12	1	32
06:00			1		1		2		18:00			3		5		8	
06:15			1		4		5		18:15			3		4		7	
06:30			2		1		3		18:30			1		5		6	
06:45			3	7	5	11	8	18	18:45			4	11	3	17	7	28
07:00			1		3		4		19:00			4		5		9	
07:15			5		4		9		19:15			3		3		6	
07:30			3		5		8		19:30			3		6		9	
07:45			4	13	6	18	10	31	19:45			0	10	2	16	2	26
08:00			2		8		10		20:00			1		1		2	
08:15			3		3		6		20:15			2		4		6	
08:30			5		9		14		20:30			3		3		6	
08:45			3	13	11	31	14	44	20:45			1	7	0	8	1	15
09:00			1		8		9		21:00			2		2		4	
09:15			5		7		12		21:15			0		1		1	
09:30			2		1		3		21:30			2		2		4	
09:45			4	12	10	26	14	38	21:45			1	5	0	5	1	10
10:00			2		6		8		22:00			2		0		2	
10:15			4		8		12		22:15			1		0		1	
10:30			3		3		6		22:30			0		2		2	
10:45			3	12	6	23	9	35	22:45			1	4	3	5	4	9
11:00			6		6		12		23:00			1		2		3	
11:15			1		5		6		23:15			1		1		2	
11:30			6		2		8		23:30			2		5		7	
11:45			4	17	3	16	7	33	23:45			2	6	0	8	2	14
TOTALS				83		139		222	TOTALS				127		185		312
SPLIT %				37.4%		62.6%		41.6%	SPLIT %				40.7%		59.3%		58.4%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	210	324	534

AM Peak Hour			11:30	08:30	08:30	PM Peak Hour	16:30	13:30	13:30
AM Pk Volume			18	35	49	PM Pk Volume	21	30	45
Pk Hr Factor			0.750	0.795	0.875	Pk Hr Factor	0.438	0.750	0.804
7 - 9 Volume	0	0	26	49	75	4 - 6 Volume	35	35	70
7 - 9 Peak Hour			07:15	08:00	08:00	4 - 6 Peak Hour	16:30	16:00	16:15
7 - 9 Pk Volume	0	0	14	31	44	4 - 6 Pk Volume	21	23	39
Pk Hr Factor	0.000	0.000	0.700	0.705	0.786	Pk Hr Factor	0.438	0.719	0.650

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Friday
Date: 5/18/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	241	366	607

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			8		6		14	
00:15			2		1		3		12:15			6		4		10	
00:30			1		1		2		12:30			3		8		11	
00:45			0	3	0	2	0	5	12:45			5	22	5	23	10	45
01:00			0		0		0		13:00			3		8		11	
01:15			0		1		1		13:15			6		4		10	
01:30			0		0		0		13:30			1		3		4	
01:45			0		0	1	0	1	13:45			8	18	10	25	18	43
02:00			0		1		1		14:00			4		5		9	
02:15			0		0		0		14:15			1		9		10	
02:30			0		0		0		14:30			5		9		14	
02:45			0		1	2	1	2	14:45			5	15	8	31	13	46
03:00			0		0		0		15:00			8		6		14	
03:15			0		0		0		15:15			4		5		9	
03:30			0		0		0		15:30			3		5		8	
03:45			0		0		0		15:45			5	20	6	22	11	42
04:00			0		0		0		16:00			5		8		13	
04:15			0		0		0		16:15			2		11		13	
04:30			0		0		0		16:30			3		4		7	
04:45			1	1	1	1	2	2	16:45			8	18	3	26	11	44
05:00			0		1		1		17:00			4		4		8	
05:15			0		0		0		17:15			8		10		18	
05:30			2		5		7		17:30			6		8		14	
05:45			7	9	6	12	13	21	17:45			5	23	6	28	11	51
06:00			0		3		3		18:00			3		3		6	
06:15			0		2		2		18:15			1		3		4	
06:30			1		2		3		18:30			2		2		4	
06:45			8	9	10	17	18	26	18:45			1	7	1	9	2	16
07:00			2		3		5		19:00			4		1		5	
07:15			1		3		4		19:15			1		2		3	
07:30			4		5		9		19:30			0		1		1	
07:45			3	10	7	18	10	28	19:45			2	7	4	8	6	15
08:00			3		5		8		20:00			4		5		9	
08:15			4		8		12		20:15			2		1		3	
08:30			3		13		16		20:30			2		4		6	
08:45			0	10	2	28	2	38	20:45			5	13	6	16	11	29
09:00			4		6		10		21:00			2		0		2	
09:15			5		2		7		21:15			0		2		2	
09:30			4		6		10		21:30			3		3		6	
09:45			5	18	10	24	15	42	21:45			0	5	1	6	1	11
10:00			2		2		4		22:00			1		1		2	
10:15			1		7		8		22:15			2		0		2	
10:30			4		5		9		22:30			1		4		5	
10:45			2	9	7	21	9	30	22:45			2	6	6	11	8	17
11:00			0		6		6		23:00			1		3		4	
11:15			5		8		13		23:15			2		1		3	
11:30			2		6		8		23:30			2		4		6	
11:45			5	12	6	26	11	38	23:45			1	6	1	9	2	15
TOTALS				81		152		233	TOTALS				160		214		374
SPLIT %				34.8%		65.2%		38.4%	SPLIT %				42.8%		57.2%		61.6%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	241	366	607

AM Peak Hour			11:45	07:45	07:45	PM Peak Hour	16:45	13:45	13:45
AM Pk Volume			22	33	46	PM Pk Volume	26	33	51
Pk Hr Factor			0.688	0.635	0.719	Pk Hr Factor	0.813	0.825	0.708
7 - 9 Volume	0	0	20	46	66	4 - 6 Volume	41	54	95
7 - 9 Peak Hour			07:30	07:45	07:45	4 - 6 Peak Hour	16:45	17:00	16:45
7 - 9 Pk Volume	0	0	14	33	46	4 - 6 Pk Volume	26	28	51
Pk Hr Factor	0.000	0.000	0.875	0.635	0.719	Pk Hr Factor	0.813	0.700	0.708

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Saturday
Date: 5/19/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	181	258	439

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			8		5		13	
00:15			2		2		4		12:15			4		1		5	
00:30			2		0		2		12:30			3		1		4	
00:45			0	4	1	3	1	7	12:45			4	19	4	11	8	30
01:00			0		0		0		13:00			3		4		7	
01:15			0		1		1		13:15			2		4		6	
01:30			1		0		1		13:30			4		6		10	
01:45			0	1	0	1	0	2	13:45			2	11	2	16	4	27
02:00			0		0		0		14:00			3		11		14	
02:15			0		0		0		14:15			4		4		8	
02:30			0		1		1		14:30			3		1		4	
02:45			0		0	1	0	1	14:45			3	13	5	21	8	34
03:00			0		0		0		15:00			4		8		12	
03:15			0		0		0		15:15			3		8		11	
03:30			0		2		2		15:30			3		5		8	
03:45			1	1	1	3	2	4	15:45			2	12	7	28	9	40
04:00			0		0		0		16:00			3		2		5	
04:15			0		0		0		16:15			1		0		1	
04:30			0		0		0		16:30			2		2		4	
04:45			0		0		0		16:45			2	8	0	4	2	12
05:00			0		2		2		17:00			1		0		1	
05:15			0		0		0		17:15			3		2		5	
05:30			1		1		2		17:30			1		6		7	
05:45			4	5	4	7	8	12	17:45			3	8	4	12	7	20
06:00			1		2		3		18:00			5		2		7	
06:15			2		4		6		18:15			5		5		10	
06:30			3		4		7		18:30			2		3		5	
06:45			6	12	7	17	13	29	18:45			1	13	2	12	3	25
07:00			3		5		8		19:00			3		1		4	
07:15			0		2		2		19:15			2		2		4	
07:30			4		1		5		19:30			1		2		3	
07:45			1	8	1	9	2	17	19:45			1	7	2	7	3	14
08:00			3		3		6		20:00			4		4		8	
08:15			2		2		4		20:15			4		2		6	
08:30			2		5		7		20:30			2		5		7	
08:45			0	7	3	13	3	20	20:45			2	12	5	16	7	28
09:00			1		4		5		21:00			4		3		7	
09:15			1		4		5		21:15			0		2		2	
09:30			4		5		9		21:30			0		0		0	
09:45			1	7	3	16	4	23	21:45			0	4	1	6	1	10
10:00			2		4		6		22:00			1		1		2	
10:15			2		2		4		22:15			1		2		3	
10:30			2		11		13		22:30			2		2		4	
10:45			1	7	5	22	6	29	22:45			2	6	4	9	6	15
11:00			1		0		1		23:00			0		4		4	
11:15			3		5		8		23:15			1		1		2	
11:30			3		5		8		23:30			2		3		5	
11:45			5	12	5	15	10	27	23:45			1	4	1	9	2	13
TOTALS				64		107		171	TOTALS				117		151		268
SPLIT %				37.4%		62.6%		39.0%	SPLIT %				43.7%		56.3%		61.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	181	258	439

AM Peak Hour			11:30	10:00	11:15	PM Peak Hour			12:00	15:00	15:00
AM Pk Volume			20	22	39	PM Pk Volume			19	28	40
Pk Hr Factor			0.625	0.500	0.750	Pk Hr Factor			0.594	0.875	0.833
7 - 9 Volume	0	0	15	22	37	4 - 6 Volume	0	0	16	16	32
7 - 9 Peak Hour			07:30	08:00	08:00	4 - 6 Peak Hour			16:00	17:00	17:00
7 - 9 Pk Volume	0	0	10	13	20	4 - 6 Pk Volume	0	0	8	12	20
Pk Hr Factor	0.000	0.000	0.625	0.650	0.714	Pk Hr Factor	0.000	0.000	0.667	0.500	0.714

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Sunday
Date: 5/20/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	173	272	445

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			3		5		8	
00:15			0		0		0		12:15			1		4		5	
00:30			3		3		6		12:30			2		6		8	
00:45			3	6	3	6	6	12	12:45			1	7	4	19	5	26
01:00			1		2		3		13:00			1		8		9	
01:15			1		1		2		13:15			2		3		5	
01:30			1		0		1		13:30			5		3		8	
01:45			1	4	3	6	4	10	13:45			6	14	8	22	14	36
02:00			0		0		0		14:00			2		5		7	
02:15			0		0		0		14:15			3		7		10	
02:30			0		0		0		14:30			2		7		9	
02:45			0		1	1	1	1	14:45			2	9	12	31	14	40
03:00			0		0		0		15:00			5		5		10	
03:15			0		0		0		15:15			6		6		12	
03:30			0		0		0		15:30			1		3		4	
03:45			0		1	1	1	1	15:45			8	20	5	19	13	39
04:00			0		0		0		16:00			0		6		6	
04:15			0		0		0		16:15			0		4		4	
04:30			0		1		1		16:30			2		5		7	
04:45			0		1	2	1	2	16:45			4	6	5	20	9	26
05:00			0		0		0		17:00			4		2		6	
05:15			0		1		1		17:15			1		1		2	
05:30			2		2		4		17:30			3		2		5	
05:45			2	4	2	5	4	9	17:45			2	10	5	10	7	20
06:00			2		4		6		18:00			0		4		4	
06:15			1		2		3		18:15			1		1		2	
06:30			2		1		3		18:30			4		4		8	
06:45			4	9	5	12	9	21	18:45			1	6	2	11	3	17
07:00			1		5		6		19:00			1		3		4	
07:15			1		0		1		19:15			2		4		6	
07:30			4		0		4		19:30			2		2		4	
07:45			0	6	3	8	3	14	19:45			4	9	7	16	11	25
08:00			2		2		4		20:00			4		2		6	
08:15			1		1		2		20:15			2		6		8	
08:30			4		4		8		20:30			2		1		3	
08:45			3	10	4	11	7	21	20:45			1	9	1	10	2	19
09:00			1		4		5		21:00			1		0		1	
09:15			3		2		5		21:15			2		2		4	
09:30			4		2		6		21:30			1		0		1	
09:45			0	8	2	10	2	18	21:45			3	7	3	5	6	12
10:00			1		4		5		22:00			1		2		3	
10:15			2		2		4		22:15			0		2		2	
10:30			3		2		5		22:30			1		2		3	
10:45			4	10	2	10	6	20	22:45			2	4	4	10	6	14
11:00			3		9		12		23:00			1		1		2	
11:15			0		8		8		23:15			2		0		2	
11:30			3		4		7		23:30			1		2		3	
11:45			4	10	2	23	6	33	23:45			1	5	1	4	2	9
TOTALS				67		95		162	TOTALS				106		177		283
SPLIT %				41.4%		58.6%		36.4%	SPLIT %				37.5%		62.5%		63.6%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	173	272	445

AM Peak Hour			10:15	10:45	10:45	PM Peak Hour	15:00	14:00	14:30
AM Pk Volume			12	23	33	PM Pk Volume	20	31	45
Pk Hr Factor			0.750	0.639	0.688	Pk Hr Factor	0.625	0.646	0.804
7 - 9 Volume	0	0	16	19	35	4 - 6 Volume	0	0	16	30	46
7 - 9 Peak Hour			08:00	08:00	08:00	4 - 6 Peak Hour			16:45	16:00	16:00
7 - 9 Pk Volume	0	0	10	11	21	4 - 6 Pk Volume	0	0	12	20	26
Pk Hr Factor	0.000	0.000	0.625	0.688	0.656	Pk Hr Factor	0.000	0.000	0.750	0.833	0.722

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Monday
Date: 5/21/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	201	302	503

AM Period	NB		SB		EB		WB		TOTAL	
00:00					0		0		0	
00:15					0		0		0	
00:30					0		0		0	
00:45					3	3	1	1	4	4
01:00					1		1		2	
01:15					0		1		1	
01:30					0		0		0	
01:45					0	1	0	2	0	3
02:00					0		0		0	
02:15					0		0		0	
02:30					0		0		0	
02:45					0		0		0	
03:00					0		0		0	
03:15					0		0		0	
03:30					0		0		0	
03:45					0		1	1	1	1
04:00					0		0		0	
04:15					0		0		0	
04:30					0		0		0	
04:45					1	1	1	1	2	2
05:00					0		1		1	
05:15					1		2		3	
05:30					2		2		4	
05:45					3	6	5	10	8	16
06:00					1		2		3	
06:15					1		4		5	
06:30					1		4		5	
06:45					10	13	11	21	21	34
07:00					3		6		9	
07:15					2		4		6	
07:30					3		4		7	
07:45					3	11	4	18	7	29
08:00					3		6		9	
08:15					1		6		7	
08:30					0		6		6	
08:45					6	10	6	24	12	34
09:00					6		3		9	
09:15					5		3		8	
09:30					2		8		10	
09:45					2	15	6	20	8	35
10:00					6		8		14	
10:15					5		2		7	
10:30					3		1		4	
10:45					8	22	4	15	12	37
11:00					1		2		3	
11:15					5		7		12	
11:30					2		5		7	
11:45					8	16	4	18	12	34
TOTALS						98		131		229
SPLIT %						42.8%		57.2%		45.5%

PM Period	NB		SB		EB		WB		TOTAL	
12:00					0		5		5	
12:15					1		8		9	
12:30					3		4		7	
12:45					5	9	6	23	11	32
13:00					2		0		2	
13:15					2		3		5	
13:30					4		4		8	
13:45					5	13	3	10	8	23
14:00					2		2		4	
14:15					2		8		10	
14:30					1		9		10	
14:45					3	8	6	25	9	33
15:00					5		4		9	
15:15					2		5		7	
15:30					3		6		9	
15:45					5	15	8	23	13	38
16:00					6		7		13	
16:15					2		7		9	
16:30					1		7		8	
16:45					5	14	5	26	10	40
17:00					3		5		8	
17:15					3		2		5	
17:30					3		6		9	
17:45					4	13	3	16	7	29
18:00					6		4		10	
18:15					0		4		4	
18:30					1		1		2	
18:45					2	9	2	11	4	20
19:00					1		2		3	
19:15					4		5		9	
19:30					1		1		2	
19:45					1	7	3	11	4	18
20:00					2		6		8	
20:15					4		1		5	
20:30					1		4		5	
20:45					2	9	1	12	3	21
21:00					0		3		3	
21:15					3		2		5	
21:30					0		0		0	
21:45					1	4	1	6	2	10
22:00					0		0		0	
22:15					0		3		3	
22:30					2		0		2	
22:45					0	2	3	6	3	8
23:00					0		2		2	
23:15					0		0		0	
23:30					0		0		0	
23:45					0		0	2	0	2
TOTALS						103		171		274
SPLIT %						37.6%		62.4%		54.5%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	201	302	503

AM Peak Hour			10:00	06:15	06:45	PM Peak Hour	15:15	15:45	15:30
AM Pk Volume			22	25	43	PM Pk Volume	16	29	44
Pk Hr Factor			0.688	0.568	0.512	Pk Hr Factor	0.667	0.906	0.846
7 - 9 Volume	0	0	21	42	63	4 - 6 Volume	27	42	69
7 - 9 Peak Hour			07:00	08:00	08:00	4 - 6 Peak Hour	16:00	16:00	16:00
7 - 9 Pk Volume	0	0	11	24	34	4 - 6 Pk Volume	14	26	40
Pk Hr Factor	0.000	0.000	0.917	1.000	0.708	Pk Hr Factor	0.583	0.929	0.769

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Tuesday
Date: 5/15/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	2,940	3,866	0	0	6,806

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	0		4				4		12:00	41		40				81	
00:15	4		1				5		12:15	37		38				75	
00:30	1		7				8		12:30	51		33				84	
00:45	3	8	3	15			6	23	12:45	46	175	40	151			86	326
01:00	2		4				6		13:00	39		43				82	
01:15	0		2				2		13:15	24		48				72	
01:30	0		0				0		13:30	37		40				77	
01:45	0	2	1	7			1	9	13:45	44	144	36	167			80	311
02:00	0		0				0		14:00	52		44				96	
02:15	1		0				1		14:15	42		74				116	
02:30	0		0				0		14:30	41		67				108	
02:45	1	2	0				1	2	14:45	32	167	60	245			92	412
03:00	0		0				0		15:00	49		76				125	
03:15	1		1				2		15:15	44		70				114	
03:30	1		1				2		15:30	36		111				147	
03:45	1	3	2	4			3	7	15:45	42	171	145	402			187	573
04:00	2		0				2		16:00	35		179				214	
04:15	1		0				1		16:15	30		204				234	
04:30	4		1				5		16:30	39		200				239	
04:45	0	7	0	1			0	8	16:45	35	139	169	752			204	891
05:00	8		9				17		17:00	25		184				209	
05:15	10		1				11		17:15	37		130				167	
05:30	15		4				19		17:30	36		101				137	
05:45	33	66	10	24			43	90	17:45	40	138	123	538			163	676
06:00	21		3				24		18:00	31		120				151	
06:15	36		12				48		18:15	24		123				147	
06:30	73		18				91		18:30	32		86				118	
06:45	64	194	17	50			81	244	18:45	38	125	56	385			94	510
07:00	95		15				110		19:00	30		76				106	
07:15	86		22				108		19:15	21		52				73	
07:30	100		30				130		19:30	26		45				71	
07:45	111	392	36	103			147	495	19:45	19	96	37	210			56	306
08:00	103		33				136		20:00	12		36				48	
08:15	66		25				91		20:15	21		36				57	
08:30	65		28				93		20:30	11		33				44	
08:45	64	298	26	112			90	410	20:45	20	64	33	138			53	202
09:00	68		28				96		21:00	10		45				55	
09:15	65		22				87		21:15	3		29				32	
09:30	72		26				98		21:30	12		24				36	
09:45	57	262	29	105			86	367	21:45	9	34	13	111			22	145
10:00	51		24				75		22:00	4		11				15	
10:15	60		29				89		22:15	10		12				22	
10:30	49		29				78		22:30	4		10				14	
10:45	42	202	39	121			81	323	22:45	3	21	20	53			23	74
11:00	57		36				93		23:00	7		6				13	
11:15	44		39				83		23:15	5		10				15	
11:30	62		46				108		23:30	2		3				5	
11:45	49	212	28	149			77	361	23:45	4	18	4	23			8	41
TOTALS		1648		691				2339	TOTALS		1292		3175				4467
SPLIT %		70.5%		29.5%				34.4%	SPLIT %		28.9%		71.1%				65.6%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,940	3,866	0	0	6,806

AM Peak Hour	07:15	10:45					07:15		PM Peak Hour	13:45	16:15					16:00		
AM Pk Volume	400	160					521		PM Pk Volume	179	757					891		
Pk Hr Factor	0.901	0.870					0.886		Pk Hr Factor	0.861	0.928					0.932		
7 - 9 Volume	690	215	0	0			905		4 - 6 Volume	277	1290	0	0			1567		
7 - 9 Peak Hour	07:15	07:30					07:15		4 - 6 Peak Hour	16:00	16:15					16:00		
7 - 9 Pk Volume	400	124	0	0			521		4 - 6 Pk Volume	139	757	0	0			891		
Pk Hr Factor	0.901	0.861	0.000	0.000			0.886		Pk Hr Factor	0.891	0.928	0.000	0.000			0.932		

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Wednesday
Date: 5/16/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	3,069	3,187	0	0	6,256

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	3		5				8		12:00	47		35				82	
00:15	2		1				3		12:15	45		45				90	
00:30	1		5				6		12:30	55		47				102	
00:45	2	8	3	14			5	22	12:45	48	195	36	163			84	358
01:00	2		0				2		13:00	44		35				79	
01:15	0		0				0		13:15	34		41				75	
01:30	0		1				1		13:30	39		54				93	
01:45	0	2	0	1			0	3	13:45	46	163	45	175			91	338
02:00	1		1				2		14:00	39		41				80	
02:15	0		2				2		14:15	35		65				100	
02:30	2		1				3		14:30	44		63				107	
02:45	3	6	0	4			3	10	14:45	48	166	57	226			105	392
03:00	1		0				1		15:00	39		74				113	
03:15	0		0				0		15:15	34		94				128	
03:30	0		1				1		15:30	48		67				115	
03:45	4	5	0	1			4	6	15:45	54	175	83	318			137	493
04:00	1		0				1		16:00	41		85				126	
04:15	5		2				7		16:15	36		120				156	
04:30	3		1				4		16:30	47		117				164	
04:45	0	9	3	6			3	15	16:45	42	166	113	435			155	601
05:00	6		3				9		17:00	46		99				145	
05:15	11		4				15		17:15	39		78				117	
05:30	16		8				24		17:30	35		88				123	
05:45	20	53	8	23			28	76	17:45	33	153	88	353			121	506
06:00	38		9				47		18:00	35		72				107	
06:15	47		11				58		18:15	34		81				115	
06:30	64		12				76		18:30	28		65				93	
06:45	75	224	10	42			85	266	18:45	24	121	61	279			85	400
07:00	77		22				99		19:00	34		55				89	
07:15	80		11				91		19:15	28		74				102	
07:30	128		24				152		19:30	18		39				57	
07:45	119	404	40	97			159	501	19:45	15	95	45	213			60	308
08:00	84		35				119		20:00	16		41				57	
08:15	75		35				110		20:15	17		34				51	
08:30	99		32				131		20:30	11		37				48	
08:45	69	327	38	140			107	467	20:45	22	66	33	145			55	211
09:00	66		35				101		21:00	5		33				38	
09:15	60		36				96		21:15	12		25				37	
09:30	54		23				77		21:30	10		24				34	
09:45	68	248	29	123			97	371	21:45	9	36	14	96			23	132
10:00	47		33				80		22:00	9		20				29	
10:15	45		26				71		22:15	7		16				23	
10:30	40		19				59		22:30	5		7				12	
10:45	49	181	19	97			68	278	22:45	7	28	15	58			22	86
11:00	46		39				85		23:00	8		14				22	
11:15	63		36				99		23:15	1		9				10	
11:30	52		37				89		23:30	4		7				11	
11:45	59	220	30	142			89	362	23:45	5	18	6	36			11	54
TOTALS		1687		690				2377	TOTALS		1382		2497				3879
SPLIT %		71.0%		29.0%				38.0%	SPLIT %		35.6%		64.4%				62.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	3,069	3,187	0	0	6,256

AM Peak Hour	07:15	11:45					07:30		PM Peak Hour	12:00	16:15					16:15		
AM Pk Volume	411	157					540		PM Pk Volume	195	449					620		
Pk Hr Factor	0.803	0.835					0.849		Pk Hr Factor	0.886	0.935					0.945		
7 - 9 Volume	731	237	0	0			968		4 - 6 Volume	319	788	0	0			1107		
7 - 9 Peak Hour	07:15	07:45					07:30		4 - 6 Peak Hour	16:30	16:15					16:15		
7 - 9 Pk Volume	411	142	0	0			540		4 - 6 Pk Volume	174	449	0	0			620		
Pk Hr Factor	0.803	0.888	0.000	0.000			0.849		Pk Hr Factor	0.926	0.935	0.000	0.000			0.945		

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Thursday
Date: 5/17/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	3,210	3,422	0	0	6,632

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	0		0				0		12:00	61		36				97	
00:15	2		4				6		12:15	49		57				106	
00:30	4		2				6		12:30	33		52				85	
00:45	1	7	2	8			3	15	12:45	33	176	41	186			74	362
01:00	2		2				4		13:00	43		34				77	
01:15	2		1				3		13:15	51		40				91	
01:30	2		1				3		13:30	40		50				90	
01:45	0	6	1	5			1	11	13:45	53	187	56	180			109	367
02:00	0		0				0		14:00	50		65				115	
02:15	0		2				2		14:15	48		73				121	
02:30	0		1				1		14:30	39		79				118	
02:45	1	1	0	3			1	4	14:45	48	185	63	280			111	465
03:00	0		0				0		15:00	48		76				124	
03:15	0		0				0		15:15	52		81				133	
03:30	1		0				1		15:30	38		94				132	
03:45	2	3	0				2	3	15:45	46	184	90	341			136	525
04:00	1		2				3		16:00	37		110				147	
04:15	2		2				4		16:15	47		115				162	
04:30	6		3				9		16:30	48		107				155	
04:45	7	16	2	9			9	25	16:45	43	175	104	436			147	611
05:00	3		0				3		17:00	44		108				152	
05:15	7		5				12		17:15	34		76				110	
05:30	16		5				21		17:30	44		82				126	
05:45	32	58	11	21			43	79	17:45	40	162	80	346			120	508
06:00	27		2				29		18:00	36		94				130	
06:15	58		6				64		18:15	43		108				151	
06:30	68		14				82		18:30	38		58				96	
06:45	61	214	19	41			80	255	18:45	25	142	65	325			90	467
07:00	87		14				101		19:00	31		50				81	
07:15	88		17				105		19:15	25		55				80	
07:30	112		24				136		19:30	25		69				94	
07:45	139	426	41	96			180	522	19:45	20	101	64	238			84	339
08:00	79		43				122		20:00	17		56				73	
08:15	53		36				89		20:15	25		46				71	
08:30	49		35				84		20:30	22		44				66	
08:45	75	256	35	149			110	405	20:45	24	88	24	170			48	258
09:00	67		19				86		21:00	17		41				58	
09:15	57		33				90		21:15	9		33				42	
09:30	54		22				76		21:30	16		25				41	
09:45	66	244	37	111			103	355	21:45	11	53	18	117			29	170
10:00	59		32				91		22:00	15		13				28	
10:15	60		36				96		22:15	10		11				21	
10:30	55		28				83		22:30	8		23				31	
10:45	57	231	27	123			84	354	22:45	6	39	17	64			23	103
11:00	57		38				95		23:00	9		11				20	
11:15	55		39				94		23:15	7		9				16	
11:30	52		21				73		23:30	8		11				19	
11:45	61	225	37	135			98	360	23:45	7	31	7	38			14	69
TOTALS		1687		701				2388	TOTALS		1523		2721				4244
SPLIT %		70.6%		29.4%				36.0%	SPLIT %		35.9%		64.1%				64.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	3,210	3,422	0	0	6,632

AM Peak Hour	07:00	11:45			07:15	PM Peak Hour	13:15	16:00			16:15
AM Pk Volume	426	182			543	PM Pk Volume	194	436			616
Pk Hr Factor	0.766	0.798			0.754	Pk Hr Factor	0.915	0.948			0.951
7 - 9 Volume	682	245	0	0	927	4 - 6 Volume	337	782	0	0	1119
7 - 9 Peak Hour	07:00	07:45			07:15	4 - 6 Peak Hour	16:15	16:00			16:15
7 - 9 Pk Volume	426	155	0	0	543	4 - 6 Pk Volume	182	436	0	0	616
Pk Hr Factor	0.766	0.901	0.000	0.000	0.754	Pk Hr Factor	0.948	0.948	0.000	0.000	0.951

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Friday
Date: 5/18/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	3,140	3,573	0	0	6,713

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	2		5				7		12:00	40		50				90	
00:15	3		2				5		12:15	51		53				104	
00:30	2		6				8		12:30	41		48				89	
00:45	0	7	2	15			2	22	12:45	60	192	45	196			105	388
01:00	2		0				2		13:00	33		55				88	
01:15	2		4				6		13:15	48		52				100	
01:30	0		3				3		13:30	41		66				107	
01:45	1	5	3	10			4	15	13:45	59	181	55	228			114	409
02:00	3		1				4		14:00	50		71				121	
02:15	0		1				1		14:15	51		82				133	
02:30	0		0				0		14:30	47		92				139	
02:45	2	5	1	3			3	8	14:45	38	186	86	331			124	517
03:00	1		0				1		15:00	57		77				134	
03:15	1		0				1		15:15	48		92				140	
03:30	0		0				0		15:30	52		101				153	
03:45	3	5	0				3	5	15:45	52	209	122	392			174	601
04:00	0		2				2		16:00	40		111				151	
04:15	4		3				7		16:15	44		120				164	
04:30	5		1				6		16:30	48		104				152	
04:45	1	10	2	8			3	18	16:45	40	172	110	445			150	617
05:00	3		2				5		17:00	41		96				137	
05:15	12		2				14		17:15	41		101				142	
05:30	9		6				15		17:30	36		102				138	
05:45	22	46	11	21			33	67	17:45	41	159	74	373			115	532
06:00	29		6				35		18:00	34		80				114	
06:15	41		7				48		18:15	43		58				101	
06:30	38		11				49		18:30	30		61				91	
06:45	76	184	21	45			97	229	18:45	40	147	68	267			108	414
07:00	58		11				69		19:00	26		55				81	
07:15	80		16				96		19:15	29		47				76	
07:30	110		23				133		19:30	26		53				79	
07:45	100	348	41	91			141	439	19:45	28	109	35	190			63	299
08:00	86		33				119		20:00	28		51				79	
08:15	51		42				93		20:15	28		23				51	
08:30	61		31				92		20:30	24		34				58	
08:45	46	244	24	130			70	374	20:45	28	108	38	146			66	254
09:00	49		30				79		21:00	24		36				60	
09:15	57		22				79		21:15	22		37				59	
09:30	62		20				82		21:30	21		36				57	
09:45	55	223	34	106			89	329	21:45	21	88	30	139			51	227
10:00	58		29				87		22:00	18		30				48	
10:15	51		32				83		22:15	17		19				36	
10:30	44		34				78		22:30	13		20				33	
10:45	60	213	36	131			96	344	22:45	15	63	24	93			39	156
11:00	47		25				72		23:00	7		20				27	
11:15	57		38				95		23:15	13		16				29	
11:30	49		45				94		23:30	7		14				21	
11:45	50	203	43	151			93	354	23:45	6	33	12	62			18	95
TOTALS		1493		711				2204	TOTALS		1647		2862				4509
SPLIT %		67.7%		32.3%				32.8%	SPLIT %		36.5%		63.5%				67.2%

DAILY TOTALS	NB	SB	EB	WB	Total
	3,140	3,573	0	0	6,713

AM Peak Hour	07:15	11:45			07:15	PM Peak Hour	15:00	15:45			15:30
AM Pk Volume	376	194			489	PM Pk Volume	209	457			642
Pk Hr Factor	0.855	0.915			0.867	Pk Hr Factor	0.917	0.936			0.922
7 - 9 Volume	592	221	0	0	813	4 - 6 Volume	331	818	0	0	1149
7 - 9 Peak Hour	07:15	07:45			07:15	4 - 6 Peak Hour	16:15	16:00			16:00
7 - 9 Pk Volume	376	147	0	0	489	4 - 6 Pk Volume	173	445	0	0	617
Pk Hr Factor	0.855	0.875	0.000	0.000	0.867	Pk Hr Factor	0.901	0.927	0.000	0.000	0.941

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Saturday
Date: 5/19/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	2,872	2,609	0	0	5,481

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	4		8				12		12:00	66		51				117	
00:15	4		5				9		12:15	30		61				91	
00:30	6		10				16		12:30	44		52				96	
00:45	4	18	5	28			9	46	12:45	45	185	49	213			94	398
01:00	0		6				6		13:00	55		47				102	
01:15	6		5				11		13:15	40		53				93	
01:30	1		0				1		13:30	50		60				110	
01:45	5	12	1	12			6	24	13:45	50	195	49	209			99	404
02:00	4		7				11		14:00	69		56				125	
02:15	1		3				4		14:15	39		57				96	
02:30	1		6				7		14:30	52		44				96	
02:45	1	7	2	18			3	25	14:45	51	211	53	210			104	421
03:00	0		0				0		15:00	64		54				118	
03:15	1		1				2		15:15	56		49				105	
03:30	1		3				4		15:30	47		58				105	
03:45	3	5	1	5			4	10	15:45	44	211	49	210			93	421
04:00	2		0				2		16:00	60		46				106	
04:15	0		0				0		16:15	46		41				87	
04:30	1		2				3		16:30	53		48				101	
04:45	3	6	0	2			3	8	16:45	41	200	44	179			85	379
05:00	1		5				6		17:00	55		43				98	
05:15	4		1				5		17:15	56		29				85	
05:30	7		3				10		17:30	59		46				105	
05:45	6	18	9	18			15	36	17:45	55	225	27	145			82	370
06:00	9		4				13		18:00	54		32				86	
06:15	12		10				22		18:15	61		54				115	
06:30	12		17				29		18:30	60		46				106	
06:45	20	53	17	48			37	101	18:45	30	205	39	171			69	376
07:00	26		16				42		19:00	45		30				75	
07:15	8		7				15		19:15	42		31				73	
07:30	24		31				55		19:30	26		25				51	
07:45	25	83	20	74			45	157	19:45	44	157	37	123			81	280
08:00	35		20				55		20:00	35		35				70	
08:15	37		23				60		20:15	33		23				56	
08:30	37		24				61		20:30	22		30				52	
08:45	47	156	23	90			70	246	20:45	35	125	36	124			71	249
09:00	46		31				77		21:00	35		27				62	
09:15	53		30				83		21:15	21		28				49	
09:30	45		30				75		21:30	25		26				51	
09:45	45	189	31	122			76	311	21:45	16	97	25	106			41	203
10:00	39		31				70		22:00	21		22				43	
10:15	42		34				76		22:15	19		25				44	
10:30	38		54				92		22:30	21		13				34	
10:45	40	159	54	173			94	332	22:45	12	73	26	86			38	159
11:00	56		53				109		23:00	13		19				32	
11:15	50		41				91		23:15	19		16				35	
11:30	53		49				102		23:30	14		19				33	
11:45	63	222	34	177			97	399	23:45	14	60	12	66			26	126
TOTALS		928		767				1695	TOTALS		1944		1842				3786
SPLIT %		54.7%		45.3%				30.9%	SPLIT %		51.3%		48.7%				69.1%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,872	2,609	0	0	5,481

AM Peak Hour	11:15	10:30			11:15	PM Peak Hour	17:45	13:30		14:45
AM Pk Volume	232	202			407	PM Pk Volume	230	222		432
Pk Hr Factor	0.879	0.935			0.870	Pk Hr Factor	0.943	0.925		0.915
7 - 9 Volume	239	164	0	0	403	4 - 6 Volume	425	324	0	0	749
7 - 9 Peak Hour	08:00	07:30			08:00	4 - 6 Peak Hour	17:00	16:00			16:00
7 - 9 Pk Volume	156	94	0	0	246	4 - 6 Pk Volume	225	179	0	0	379
Pk Hr Factor	0.830	0.758	0.000	0.000	0.879	Pk Hr Factor	0.953	0.932	0.000	0.000	0.894

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Sunday
Date: 5/20/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	3,275	2,972	0	0	6,247

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	7		11				18		12:00	53		53				106	
00:15	6		12				18		12:15	59		37				96	
00:30	6		12				18		12:30	47		50				97	
00:45	7	26	13	48			20	74	12:45	46	205	37	177			83	382
01:00	3		10				13		13:00	64		48				112	
01:15	10		4				14		13:15	63		53				116	
01:30	10		3				13		13:30	50		63				113	
01:45	3	26	11	28			14	54	13:45	34	211	70	234			104	445
02:00	5		2				7		14:00	63		63				126	
02:15	6		2				8		14:15	49		69				118	
02:30	1		2				3		14:30	79		55				134	
02:45	0	12	4	10			4	22	14:45	88	279	46	233			134	512
03:00	1		1				2		15:00	73		31				104	
03:15	4		0				4		15:15	105		54				159	
03:30	4		2				6		15:30	100		48				148	
03:45	5	14	2	5			7	19	15:45	102	380	41	174			143	554
04:00	3		2				5		16:00	98		47				145	
04:15	1		0				1		16:15	76		48				124	
04:30	0		1				1		16:30	91		42				133	
04:45	3	7	3	6			6	13	16:45	89	354	35	172			124	526
05:00	3		1				4		17:00	90		50				140	
05:15	4		4				8		17:15	85		38				123	
05:30	5		5				10		17:30	83		50				133	
05:45	2	14	6	16			8	30	17:45	94	352	30	168			124	520
06:00	2		7				9		18:00	66		46				112	
06:15	4		7				11		18:15	83		23				106	
06:30	5		11				16		18:30	69		28				97	
06:45	19	30	9	34			28	64	18:45	63	281	30	127			93	408
07:00	11		18				29		19:00	50		27				77	
07:15	18		13				31		19:15	41		28				69	
07:30	25		10				35		19:30	29		25				54	
07:45	21	75	14	55			35	130	19:45	19	139	32	112			51	251
08:00	26		18				44		20:00	32		23				55	
08:15	21		21				42		20:15	19		65				84	
08:30	33		18				51		20:30	24		121				145	
08:45	31	111	27	84			58	195	20:45	16	91	126	335			142	426
09:00	35		30				65		21:00	5		120				125	
09:15	33		21				54		21:15	16		127				143	
09:30	42		27				69		21:30	20		118				138	
09:45	47	157	32	110			79	267	21:45	9	50	90	455			99	505
10:00	46		32				78		22:00	17		57				74	
10:15	40		25				65		22:15	5		22				27	
10:30	45		25				70		22:30	7		14				21	
10:45	53	184	32	114			85	298	22:45	5	34	9	102			14	136
11:00	52		55				107		23:00	3		3				6	
11:15	45		37				82		23:15	12		3				15	
11:30	61		34				95		23:30	3		4				7	
11:45	65	223	31	157			96	380	23:45	2	20	6	16			8	36
TOTALS		879		667				1546	TOTALS		2396		2305				4701
SPLIT %		56.9%		43.1%				24.7%	SPLIT %		51.0%		49.0%				75.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	3,275	2,972	0	0	6,247

AM Peak Hour	11:30	11:45						11:45	PM Peak Hour	15:15	20:30							15:15
AM Pk Volume	238	171						395	PM Pk Volume	405	494							595
Pk Hr Factor	0.915	0.807						0.932	Pk Hr Factor	0.964	0.972							0.936
7 - 9 Volume	186	139	0	0				325	4 - 6 Volume	706	340	0	0					1046
7 - 9 Peak Hour	08:00	08:00						08:00	4 - 6 Peak Hour	16:30	16:15							16:00
7 - 9 Pk Volume	111	84	0	0				195	4 - 6 Pk Volume	355	175	0	0					526
Pk Hr Factor	0.841	0.778	0.000	0.000				0.841	Pk Hr Factor	0.975	0.875	0.000	0.000					0.907

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Monday
Date: 5/21/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	2,895	2,928	0	0	5,823

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	1		4				5		12:00	37		40				77	
00:15	2		3				5		12:15	38		45				83	
00:30	2		2				4		12:30	41		38				79	
00:45	2	7	3	12			5	19	12:45	55	171	50	173			105	344
01:00	1		3				4		13:00	40		36				76	
01:15	0		8				8		13:15	44		43				87	
01:30	1		0				1		13:30	50		41				91	
01:45	0	2	0	11			0	13	13:45	51	185	37	157			88	342
02:00	0		1				1		14:00	54		46				100	
02:15	0		0				0		14:15	37		71				108	
02:30	0		1				1		14:30	54		88				142	
02:45	1	1	0	2			1	3	14:45	58	203	46	251			104	454
03:00	2		0				2		15:00	54		63				117	
03:15	1		0				1		15:15	42		82				124	
03:30	1		1				2		15:30	49		75				124	
03:45	2	6	1	2			3	8	15:45	39	184	82	302			121	486
04:00	1		3				4		16:00	48		81				129	
04:15	1		2				3		16:15	37		98				135	
04:30	3		0				3		16:30	38		91				129	
04:45	5	10	0	5			5	15	16:45	57	180	103	373			160	553
05:00	7		2				9		17:00	46		82				128	
05:15	9		4				13		17:15	39		82				121	
05:30	19		5				24		17:30	33		75				108	
05:45	27	62	6	17			33	79	17:45	38	156	83	322			121	478
06:00	33		3				36		18:00	41		79				120	
06:15	39		9				48		18:15	27		63				90	
06:30	53		10				63		18:30	24		57				81	
06:45	80	205	17	39			97	244	18:45	29	121	58	257			87	378
07:00	70		19				89		19:00	20		50				70	
07:15	66		15				81		19:15	19		61				80	
07:30	110		17				127		19:30	11		33				44	
07:45	127	373	26	77			153	450	19:45	14	64	39	183			53	247
08:00	96		40				136		20:00	20		52				72	
08:15	50		39				89		20:15	16		31				47	
08:30	65		32				97		20:30	15		30				45	
08:45	59	270	28	139			87	409	20:45	9	60	30	143			39	203
09:00	60		15				75		21:00	9		25				34	
09:15	60		19				79		21:15	15		25				40	
09:30	48		30				78		21:30	5		23				28	
09:45	51	219	27	91			78	310	21:45	6	35	25	98			31	133
10:00	48		29				77		22:00	15		8				23	
10:15	48		21				69		22:15	8		11				19	
10:30	45		25				70		22:30	5		9				14	
10:45	36	177	29	104			65	281	22:45	2	30	7	35			9	65
11:00	33		22				55		23:00	4		4				8	
11:15	40		29				69		23:15	1		5				6	
11:30	46		36				82		23:30	3		7				10	
11:45	45	164	30	117			75	281	23:45	2	10	2	18			4	28
TOTALS		1496		616				2112	TOTALS		1399		2312				3711
SPLIT %		70.8%		29.2%				36.3%	SPLIT %		37.7%		62.3%				63.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,895	2,928	0	0	5,823

AM Peak Hour	07:15	11:45			07:30	PM Peak Hour	14:30	16:15			16:00
AM Pk Volume	399	153			505	PM Pk Volume	208	374			553
Pk Hr Factor	0.785	0.850			0.825	Pk Hr Factor	0.897	0.908			0.864
7 - 9 Volume	643	216	0	0	859	4 - 6 Volume	336	695	0	0	1031
7 - 9 Peak Hour	07:15	08:00			07:30	4 - 6 Peak Hour	16:00	16:15			16:00
7 - 9 Pk Volume	399	139	0	0	505	4 - 6 Pk Volume	180	374	0	0	553
Pk Hr Factor	0.785	0.869	0.000	0.000	0.825	Pk Hr Factor	0.789	0.908	0.000	0.000	0.864

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Tuesday
Date: 5/15/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	2,725	3,282	0	0	6,007

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	0		2				2		12:00	35		35				70	
00:15	3		1				4		12:15	34		28				62	
00:30	1		5				6		12:30	50		21				71	
00:45	2	6	0	8			2	14	12:45	42	161	28	112			70	273
01:00	2		4				6		13:00	38		37				75	
01:15	0		1				1		13:15	20		39				59	
01:30	0		1				1		13:30	27		32				59	
01:45	0	2	0	6			0	8	13:45	41	126	30	138			71	264
02:00	0		0				0		14:00	40		32				72	
02:15	0		0				0		14:15	42		68				110	
02:30	1		0				1		14:30	33		59				92	
02:45	1	2	1	1			2	3	14:45	36	151	51	210			87	361
03:00	0		0				0		15:00	45		63				108	
03:15	1		1				2		15:15	41		65				106	
03:30	1		1				2		15:30	30		99				129	
03:45	1	3	2	4			3	7	15:45	38	154	135	362			173	516
04:00	2		0				2		16:00	31		175				206	
04:15	1		0				1		16:15	21		197				218	
04:30	4		1				5		16:30	29		192				221	
04:45	2	9	0	1			2	10	16:45	27	108	159	723			186	831
05:00	5		3				8		17:00	20		173				193	
05:15	10		1				11		17:15	31		114				145	
05:30	14		1				15		17:30	29		102				131	
05:45	32	61	1	6			33	67	17:45	35	115	117	506			152	621
06:00	24		0				24		18:00	26		109				135	
06:15	38		5				43		18:15	28		113				141	
06:30	73		11				84		18:30	30		79				109	
06:45	66	201	4	20			70	221	18:45	27	111	56	357			83	468
07:00	95		8				103		19:00	22		61				83	
07:15	89		11				100		19:15	22		42				64	
07:30	107		21				128		19:30	17		41				58	
07:45	118	409	22	62			140	471	19:45	17	78	33	177			50	255
08:00	104		27				131		20:00	10		33				43	
08:15	67		12				79		20:15	16		34				50	
08:30	62		14				76		20:30	11		28				39	
08:45	73	306	15	68			88	374	20:45	14	51	25	120			39	171
09:00	62		16				78		21:00	7		36				43	
09:15	63		11				74		21:15	2		25				27	
09:30	64		20				84		21:30	11		20				31	
09:45	51	240	18	65			69	305	21:45	8	28	11	92			19	120
10:00	50		20				70		22:00	2		8				10	
10:15	58		16				74		22:15	6		11				17	
10:30	45		26				71		22:30	2		4				6	
10:45	40	193	30	92			70	285	22:45	0	10	9	32			9	42
11:00	52		29				81		23:00	4		3				7	
11:15	43		22				65		23:15	3		7				10	
11:30	53		35				88		23:30	2		3				5	
11:45	41	189	20	106			61	295	23:45	2	11	1	14			3	25
TOTALS		1621		439				2060	TOTALS		1104		2843				3947
SPLIT %		78.7%		21.3%				34.3%	SPLIT %		28.0%		72.0%				65.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,725	3,282	0	0	6,007

AM Peak Hour	07:15	11:30					07:15		PM Peak Hour	12:15	16:00					16:00		
AM Pk Volume	418	118					499		PM Pk Volume	164	723					831		
Pk Hr Factor	0.886	0.843					0.891		Pk Hr Factor	0.820	0.918					0.940		
7 - 9 Volume	715	130	0	0			845		4 - 6 Volume	223	1229	0	0			1452		
7 - 9 Peak Hour	07:15	07:30					07:15		4 - 6 Peak Hour	17:00	16:00					16:00		
7 - 9 Pk Volume	418	82	0	0			499		4 - 6 Pk Volume	115	723	0	0			831		
Pk Hr Factor	0.886	0.759	0.000	0.000			0.891		Pk Hr Factor	0.821	0.918	0.000	0.000			0.940		

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Wednesday
Date: 5/16/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	2,898	2,656	0	0	5,554

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	2		5				7		12:00	43		25				68	
00:15	3		3				6		12:15	40		31				71	
00:30	1		3				4		12:30	45		34				79	
00:45	0	6	3	14			3	20	12:45	45	173	36	126			81	299
01:00	2		0				2		13:00	31		28				59	
01:15	0		1				1		13:15	32		34				66	
01:30	0		1				1		13:30	35		44				79	
01:45	0	2	0	2			0	4	13:45	42	140	38	144			80	284
02:00	1		0				1		14:00	31		37				68	
02:15	0		2				2		14:15	39		57				96	
02:30	1		0				1		14:30	36		57				93	
02:45	3	5	0	2			3	7	14:45	50	156	48	199			98	355
03:00	1		0				1		15:00	37		67				104	
03:15	0		0				0		15:15	33		88				121	
03:30	0		0				0		15:30	43		63				106	
03:45	4	5	0				4	5	15:45	45	158	80	298			125	456
04:00	1		0				1		16:00	37		80				117	
04:15	4		1				5		16:15	31		113				144	
04:30	3		1				4		16:30	40		110				150	
04:45	0	8	0	2			0	10	16:45	44	152	104	407			148	559
05:00	7		1				8		17:00	39		100				139	
05:15	11		1				12		17:15	36		82				118	
05:30	15		2				17		17:30	28		80				108	
05:45	20	53	1	5			21	58	17:45	26	129	78	340			104	469
06:00	38		3				41		18:00	36		70				106	
06:15	49		4				53		18:15	28		72				100	
06:30	70		4				74		18:30	23		55				78	
06:45	76	233	3	14			79	247	18:45	26	113	58	255			84	368
07:00	80		6				86		19:00	26		45				71	
07:15	94		7				101		19:15	25		68				93	
07:30	125		13				138		19:30	16		33				49	
07:45	126	425	32	58			158	483	19:45	11	78	37	183			48	261
08:00	85		23				108		20:00	17		37				54	
08:15	80		18				98		20:15	15		30				45	
08:30	116		15				131		20:30	6		27				33	
08:45	72	353	24	80			96	433	20:45	18	56	26	120			44	176
09:00	65		19				84		21:00	5		30				35	
09:15	51		29				80		21:15	6		20				26	
09:30	56		15				71		21:30	8		18				26	
09:45	71	243	18	81			89	324	21:45	7	26	13	81			20	107
10:00	42		20				62		22:00	6		17				23	
10:15	38		22				60		22:15	4		14				18	
10:30	38		14				52		22:30	4		4				8	
10:45	45	163	23	79			68	242	22:45	3	17	7	42			10	59
11:00	43		31				74		23:00	3		7				10	
11:15	56		24				80		23:15	1		7				8	
11:30	41		24				65		23:30	2		5				7	
11:45	56	196	20	99			76	295	23:45	2	8	6	25			8	33
TOTALS		1692		436				2128	TOTALS		1206		2220				3426
SPLIT %		79.5%		20.5%				38.3%	SPLIT %		35.2%		64.8%				61.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,898	2,656	0	0	5,554

AM Peak Hour	07:15	11:45						07:15	PM Peak Hour	12:00	16:15							16:15
AM Pk Volume	430	110						505	PM Pk Volume	173	427							581
Pk Hr Factor	0.853	0.809						0.799	Pk Hr Factor	0.961	0.945							0.968
7 - 9 Volume	778	138	0	0				916	4 - 6 Volume	281	747	0	0					1028
7 - 9 Peak Hour	07:15	07:45						07:15	4 - 6 Peak Hour	16:30	16:15							16:15
7 - 9 Pk Volume	430	88	0	0				505	4 - 6 Pk Volume	159	427	0	0					581
Pk Hr Factor	0.853	0.688	0.000	0.000				0.799	Pk Hr Factor	0.903	0.945	0.000	0.000					0.968

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Thursday
Date: 5/17/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	3,016	2,830	0	0	5,846

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	3		0				3		12:00	53		31				84	
00:15	2		3				5		12:15	51		41				92	
00:30	4		3				7		12:30	30		43				73	
00:45	1	10	1	7			2	17	12:45	28	162	32	147			60	309
01:00	0		2				2		13:00	36		23				59	
01:15	0		0				0		13:15	45		33				78	
01:30	1		0				1		13:30	44		38				82	
01:45	0	1	1	3			1	4	13:45	46	171	49	143			95	314
02:00	0		0				0		14:00	41		54				95	
02:15	0		0				0		14:15	49		60				109	
02:30	0		0				0		14:30	31		66				97	
02:45	1	1	0				1	1	14:45	50	171	59	239			109	410
03:00	1		0				1		15:00	45		64				109	
03:15	0		0				0		15:15	48		76				124	
03:30	1		0				1		15:30	36		85				121	
03:45	2	4	0				2	4	15:45	44	173	89	314			133	487
04:00	1		1				2		16:00	28		104				132	
04:15	1		1				2		16:15	44		106				150	
04:30	6		1				7		16:30	41		102				143	
04:45	7	15	2	5			9	20	16:45	38	151	93	405			131	556
05:00	4		0				4		17:00	29		105				134	
05:15	8		2				10		17:15	27		65				92	
05:30	14		1				15		17:30	39		81				120	
05:45	33	59	1	4			34	63	17:45	41	136	77	328			118	464
06:00	28		1				29		18:00	35		89				124	
06:15	56		1				57		18:15	40		93				133	
06:30	70		5				75		18:30	34		50				84	
06:45	63	217	7	14			70	231	18:45	23	132	63	295			86	427
07:00	94		8				102		19:00	26		42				68	
07:15	95		13				108		19:15	23		48				71	
07:30	122		14				136		19:30	22		57				79	
07:45	144	455	32	67			176	522	19:45	20	91	53	200			73	291
08:00	79		28				107		20:00	14		52				66	
08:15	51		19				70		20:15	24		37				61	
08:30	45		16				61		20:30	13		36				49	
08:45	74	249	15	78			89	327	20:45	22	73	24	149			46	222
09:00	64		10				74		21:00	18		38				56	
09:15	57		24				81		21:15	7		30				37	
09:30	50		17				67		21:30	12		20				32	
09:45	59	230	21	72			80	302	21:45	6	43	16	104			22	147
10:00	55		22				77		22:00	12		11				23	
10:15	58		23				81		22:15	8		7				15	
10:30	49		22				71		22:30	6		16				22	
10:45	51	213	19	86			70	299	22:45	6	32	11	45			17	77
11:00	54		29				83		23:00	5		4				9	
11:15	54		23				77		23:15	5		9				14	
11:30	48		20				68		23:30	3		3				6	
11:45	53	209	31	103			84	312	23:45	5	18	6	22			11	40
TOTALS		1663		439				2102	TOTALS		1353		2391				3744
SPLIT %		79.1%		20.9%				36.0%	SPLIT %		36.1%		63.9%				64.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	3,016	2,830	0	0	5,846

AM Peak Hour	07:00	11:45					07:15		PM Peak Hour	13:30	16:15					15:45		
AM Pk Volume	455	146					527		PM Pk Volume	180	406					558		
Pk Hr Factor	0.790	0.849					0.749		Pk Hr Factor	0.918	0.958					0.930		
7 - 9 Volume	704	145	0	0			849		4 - 6 Volume	287	733	0	0			1020		
7 - 9 Peak Hour	07:00	07:45					07:15		4 - 6 Peak Hour	16:15	16:15					16:15		
7 - 9 Pk Volume	455	95	0	0			527		4 - 6 Pk Volume	152	406	0	0			558		
Pk Hr Factor	0.790	0.742	0.000	0.000			0.749		Pk Hr Factor	0.864	0.958	0.000	0.000			0.930		

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Friday
Date: 5/18/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	2,922	2,947	0	0	5,869

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	2		5				7		12:00	32		38				70	
00:15	2		0				2		12:15	40		39				79	
00:30	2		5				7		12:30	36		37				73	
00:45	0	6	2	12			2	18	12:45	47	155	33	147			80	302
01:00	2		0				2		13:00	33		43				76	
01:15	1		3				4		13:15	47		47				94	
01:30	0		2				2		13:30	34		53				87	
01:45	1	4	2	7			3	11	13:45	46	160	47	190			93	350
02:00	2		1				3		14:00	36		62				98	
02:15	0		1				1		14:15	46		75				121	
02:30	0		0				0		14:30	41		80				121	
02:45	2	4	0	2			2	6	14:45	41	164	73	290			114	454
03:00	1		0				1		15:00	51		73				124	
03:15	1		0				1		15:15	41		82				123	
03:30	0		0				0		15:30	48		92				140	
03:45	3	5	0				3	5	15:45	41	181	102	349			143	530
04:00	0		1				1		16:00	38		109				147	
04:15	4		2				6		16:15	35		110				145	
04:30	4		0				4		16:30	42		94				136	
04:45	3	11	3	6			6	17	16:45	37	152	107	420			144	572
05:00	3		0				3		17:00	42		92				134	
05:15	12		2				14		17:15	35		88				123	
05:30	8		1				9		17:30	31		90				121	
05:45	20	43	1	4			21	47	17:45	40	148	71	341			111	489
06:00	33		1				34		18:00	31		79				110	
06:15	44		3				47		18:15	42		53				95	
06:30	44		4				48		18:30	28		48				76	
06:45	71	192	2	10			73	202	18:45	35	136	52	232			87	368
07:00	63		9				72		19:00	19		49				68	
07:15	88		11				99		19:15	29		36				65	
07:30	112		13				125		19:30	24		47				71	
07:45	104	367	35	68			139	435	19:45	20	92	28	160			48	252
08:00	89		25				114		20:00	26		40				66	
08:15	51		27				78		20:15	26		14				40	
08:30	61		13				74		20:30	25		26				51	
08:45	47	248	14	79			61	327	20:45	22	99	27	107			49	206
09:00	50		21				71		21:00	20		27				47	
09:15	55		19				74		21:15	20		34				54	
09:30	59		16				75		21:30	17		28				45	
09:45	51	215	23	79			74	294	21:45	18	75	24	113			42	188
10:00	56		23				79		22:00	15		28				43	
10:15	45		16				61		22:15	16		15				31	
10:30	40		26				66		22:30	7		14				21	
10:45	58	199	30	95			88	294	22:45	14	52	13	70			27	122
11:00	45		17				62		23:00	4		18				22	
11:15	48		22				70		23:15	10		12				22	
11:30	49		37				86		23:30	5		12				17	
11:45	49	191	36	112			85	303	23:45	4	23	12	54			16	77
TOTALS		1485		474				1959	TOTALS		1437		2473				3910
SPLIT %		75.8%		24.2%				33.4%	SPLIT %		36.8%		63.2%				66.6%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,922	2,947	0	0	5,869

AM Peak Hour	07:15	11:30			07:15	PM Peak Hour	14:45	16:00			15:30
AM Pk Volume	393	150			477	PM Pk Volume	181	420			575
Pk Hr Factor	0.877	0.962			0.858	Pk Hr Factor	0.887	0.955			0.978
7 - 9 Volume	615	147	0	0	762	4 - 6 Volume	300	761	0	0	1061
7 - 9 Peak Hour	07:15	07:30			07:15	4 - 6 Peak Hour	16:15	16:00			16:00
7 - 9 Pk Volume	393	100	0	0	477	4 - 6 Pk Volume	156	420	0	0	572
Pk Hr Factor	0.877	0.714	0.000	0.000	0.858	Pk Hr Factor	0.929	0.955	0.000	0.000	0.973

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Saturday
Date: 5/19/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	2,690	2,039	0	0	4,729

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	3		6				9		12:00	55		43				98	
00:15	4		3				7		12:15	32		57				89	
00:30	1		9				10		12:30	40		49				89	
00:45	5	13	4	22			9	35	12:45	43	170	40	189			83	359
01:00	0		4				4		13:00	50		38				88	
01:15	4		3				7		13:15	40		44				84	
01:30	1		1				2		13:30	45		50				95	
01:45	6	11	1	9			7	20	13:45	48	183	44	176			92	359
02:00	3		5				8		14:00	65		43				108	
02:15	1		5				6		14:15	39		50				89	
02:30	1		4				5		14:30	44		33				77	
02:45	1	6	2	16			3	22	14:45	50	198	39	165			89	363
03:00	0		1				1		15:00	73		46				119	
03:15	1		1				2		15:15	46		36				82	
03:30	1		1				2		15:30	44		46				90	
03:45	3	5	0	3			3	8	15:45	45	208	35	163			80	371
04:00	2		0				2		16:00	54		37				91	
04:15	0		0				0		16:15	51		36				87	
04:30	0		1				1		16:30	52		36				88	
04:45	3	5	1	2			4	7	16:45	41	198	43	152			84	350
05:00	2		3				5		17:00	50		43				93	
05:15	4		0				4		17:15	54		20				74	
05:30	7		0				7		17:30	57		35				92	
05:45	6	19	2	5			8	24	17:45	57	218	21	119			78	337
06:00	9		1				10		18:00	53		26				79	
06:15	11		1				12		18:15	53		41				94	
06:30	9		7				16		18:30	57		41				98	
06:45	17	46	3	12			20	58	18:45	29	192	31	139			60	331
07:00	24		5				29		19:00	42		28				70	
07:15	9		2				11		19:15	38		29				67	
07:30	21		24				45		19:30	22		21				43	
07:45	23	77	11	42			34	119	19:45	42	144	28	106			70	250
08:00	31		14				45		20:00	28		23				51	
08:15	35		17				52		20:15	28		15				43	
08:30	42		13				55		20:30	19		23				42	
08:45	46	154	19	63			65	217	20:45	32	107	25	86			57	193
09:00	47		24				71		21:00	32		17				49	
09:15	54		24				78		21:15	21		22				43	
09:30	42		29				71		21:30	21		20				41	
09:45	47	190	27	104			74	294	21:45	11	85	16	75			27	160
10:00	38		25				63		22:00	17		17				34	
10:15	41		30				71		22:15	14		16				30	
10:30	38		41				79		22:30	18		7				25	
10:45	39	156	46	142			85	298	22:45	10	59	16	56			26	115
11:00	52		44				96		23:00	8		11				19	
11:15	48		34				82		23:15	15		12				27	
11:30	51		42				93		23:30	10		13				23	
11:45	54	205	27	147			81	352	23:45	8	41	10	46			18	87
TOTALS		887		567				1454	TOTALS		1803		1472				3275
SPLIT %		61.0%		39.0%				30.7%	SPLIT %		55.1%		44.9%				69.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,690	2,039	0	0	4,729

AM Peak Hour	11:15	11:45			11:30	PM Peak Hour	17:15	12:00		13:30
AM Pk Volume	208	176			361	PM Pk Volume	221	189		384
Pk Hr Factor	0.945	0.772			0.921	Pk Hr Factor	0.969	0.829		0.889
7 - 9 Volume	231	105	0	0	336	4 - 6 Volume	416	271	0	687
7 - 9 Peak Hour	08:00	07:30			08:00	4 - 6 Peak Hour	17:00	16:15		16:15
7 - 9 Pk Volume	154	66	0	0	217	4 - 6 Pk Volume	218	158	0	352
Pk Hr Factor	0.837	0.688	0.000	0.000	0.835	Pk Hr Factor	0.956	0.919	0.000	0.946

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Sunday
Date: 5/20/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	3,073	2,406	0	0	5,479

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	7		11				18		12:00	44		38				82	
00:15	5		12				17		12:15	59		27				86	
00:30	3		8				11		12:30	39		36				75	
00:45	3	18	8	39			11	57	12:45	40	182	27	128			67	310
01:00	2		8				10		13:00	53		39				92	
01:15	9		2				11		13:15	62		45				107	
01:30	5		2				7		13:30	44		53				97	
01:45	3	19	8	20			11	39	13:45	19	178	55	192			74	370
02:00	3		1				4		14:00	66		58				124	
02:15	5		1				6		14:15	49		65				114	
02:30	1		3				4		14:30	72		44				116	
02:45	0	9	3	8			3	17	14:45	82	269	32	199			114	468
03:00	2		1				3		15:00	71		22				93	
03:15	4		0				4		15:15	97		36				133	
03:30	3		1				4		15:30	103		42				145	
03:45	5	14	1	3			6	17	15:45	99	370	31	131			130	501
04:00	3		2				5		16:00	98		27				125	
04:15	1		0				1		16:15	86		37				123	
04:30	0		0				0		16:30	89		34				123	
04:45	3	7	1	3			4	10	16:45	84	357	28	126			112	483
05:00	3		0				3		17:00	88		49				137	
05:15	3		2				5		17:15	82		40				122	
05:30	4		2				6		17:30	82		39				121	
05:45	2	12	4	8			6	20	17:45	97	349	28	156			125	505
06:00	1		2				3		18:00	67		36				103	
06:15	2		4				6		18:15	78		21				99	
06:30	6		6				12		18:30	66		24				90	
06:45	15	24	2	14			17	38	18:45	61	272	28	109			89	381
07:00	12		9				21		19:00	46		24				70	
07:15	17		8				25		19:15	39		22				61	
07:30	22		9				31		19:30	28		20				48	
07:45	20	71	9	35			29	106	19:45	14	127	20	86			34	213
08:00	26		15				41		20:00	26		18				44	
08:15	25		11				36		20:15	15		54				69	
08:30	31		13				44		20:30	21		115				136	
08:45	32	114	14	53			46	167	20:45	16	78	121	308			137	386
09:00	32		21				53		21:00	5		105				110	
09:15	29		11				40		21:15	21		120				141	
09:30	38		23				61		21:30	18		116				134	
09:45	45	144	22	77			67	221	21:45	9	53	85	426			94	479
10:00	39		17				56		22:00	13		50				63	
10:15	42		22				64		22:15	6		20				26	
10:30	41		22				63		22:30	6		10				16	
10:45	46	168	21	82			67	250	22:45	2	27	3	83			5	110
11:00	48		39				87		23:00	0		2				2	
11:15	42		27				69		23:15	8		0				8	
11:30	59		29				88		23:30	1		1				2	
11:45	53	202	18	113			71	315	23:45	0	9	4	7			4	16
TOTALS		802		455				1257	TOTALS		2271		1951				4222
SPLIT %		63.8%		36.2%				22.9%	SPLIT %		53.8%		46.2%				77.1%

DAILY TOTALS	NB	SB	EB	WB	Total
	3,073	2,406	0	0	5,479

AM Peak Hour	11:30	11:45			11:30	PM Peak Hour	15:15	20:45			15:15
AM Pk Volume	215	119			327	PM Pk Volume	397	462			533
Pk Hr Factor	0.911	0.783			0.929	Pk Hr Factor	0.964	0.955			0.919
7 - 9 Volume	185	88	0	0	273	4 - 6 Volume	706	282	0	0	988
7 - 9 Peak Hour	08:00	08:00			08:00	4 - 6 Peak Hour	16:00	16:45			17:00
7 - 9 Pk Volume	114	53	0	0	167	4 - 6 Pk Volume	357	156	0	0	505
Pk Hr Factor	0.891	0.883	0.000	0.000	0.908	Pk Hr Factor	0.911	0.796	0.000	0.000	0.922

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Monday
Date: 5/21/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	2,748	2,486	0	0	5,234

AM Period	NB		SB		EB	WB	TOTAL	
00:00	2		2				4	
00:15	2		2				4	
00:30	2		1				3	
00:45	0	6	2	7			2	13
01:00	0		0				0	
01:15	0		6				6	
01:30	1		0				1	
01:45	0	1	0	6			0	7
02:00	0		1				1	
02:15	1		0				1	
02:30	0		0				0	
02:45	1	2	0	1			1	3
03:00	2		0				2	
03:15	1		0				1	
03:30	2		1				3	
03:45	2	7	0	1			2	8
04:00	0		1				1	
04:15	3		4				7	
04:30	3		0				3	
04:45	5	11	0	5			5	16
05:00	7		0				7	
05:15	8		0				8	
05:30	20		2				22	
05:45	27	62	1	3			28	65
06:00	33		1				34	
06:15	42		4				46	
06:30	61		3				64	
06:45	73	209	5	13			78	222
07:00	69		4				73	
07:15	76		5				81	
07:30	107		13				120	
07:45	133	385	23	45			156	430
08:00	96		28				124	
08:15	53		25				78	
08:30	66		18				84	
08:45	55	270	13	84			68	354
09:00	58		10				68	
09:15	56		11				67	
09:30	44		19				63	
09:45	52	210	21	61			73	271
10:00	48		21				69	
10:15	43		20				63	
10:30	43		19				62	
10:45	31	165	31	91			62	256
11:00	33		19				52	
11:15	31		17				48	
11:30	36		23				59	
11:45	34	134	24	83			58	217
TOTALS		1462		400				1862
SPLIT %		78.5%		21.5%				35.6%

PM Period	NB		SB		EB	WB	TOTAL	
12:00	36		29				65	
12:15	38		36				74	
12:30	40		29				69	
12:45	46	160	41	135			87	295
13:00	43		34				77	
13:15	39		39				78	
13:30	47		35				82	
13:45	46	175	31	139			77	314
14:00	47		41				88	
14:15	40		63				103	
14:30	51		71				122	
14:45	59	197	40	215			99	412
15:00	48		63				111	
15:15	44		72				116	
15:30	52		73				125	
15:45	34	178	87	295			121	473
16:00	43		74				117	
16:15	32		88				120	
16:30	42		82				124	
16:45	48	165	90	334			138	499
17:00	41		82				123	
17:15	35		82				117	
17:30	32		68				100	
17:45	36	144	68	300			104	444
18:00	32		70				102	
18:15	26		54				80	
18:30	21		57				78	
18:45	24	103	52	233			76	336
19:00	20		44				64	
19:15	16		51				67	
19:30	9		33				42	
19:45	14	59	36	164			50	223
20:00	16		42				58	
20:15	8		27				35	
20:30	13		27				40	
20:45	5	42	29	125			34	167
21:00	10		22				32	
21:15	12		18				30	
21:30	5		24				29	
21:45	4	31	22	86			26	117
22:00	13		15				28	
22:15	2		10				12	
22:30	3		7				10	
22:45	3	21	10	42			13	63
23:00	3		7				10	
23:15	4		5				9	
23:30	2		4				6	
23:45	2	11	2	18			4	29
TOTALS		1286		2086				3372
SPLIT %		38.1%		61.9%				64.4%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,748	2,486	0	0	5,234

AM Peak Hour	07:15	11:45			07:15	PM Peak Hour	14:45	16:15			16:15
AM Pk Volume	412	118			481	PM Pk Volume	203	342			505
Pk Hr Factor	0.774	0.819			0.771	Pk Hr Factor	0.860	0.950			0.915
7 - 9 Volume	655	129	0	0	784	4 - 6 Volume	309	634	0	0	943
7 - 9 Peak Hour	07:15	07:45			07:15	4 - 6 Peak Hour	16:30	16:15			16:15
7 - 9 Pk Volume	412	94	0	0	481	4 - 6 Pk Volume	166	342	0	0	505
Pk Hr Factor	0.774	0.839	0.000	0.000	0.771	Pk Hr Factor	0.865	0.950	0.000	0.000	0.915

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Tuesday
Date: 5/15/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	118	0	0	0	118

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	2		0			2	
00:15	0		0			0		12:15	2		0			2	
00:30	0		0			0		12:30	4		0			4	
00:45	0		0			0		12:45	1	9	0			1	9
01:00	1		0			1		13:00	3		0			3	
01:15	0		0			0		13:15	2		0			2	
01:30	0		0			0		13:30	1		0			1	
01:45	0	1	0			0	1	13:45	4	10	0			4	10
02:00	0		0			0		14:00	5		0			5	
02:15	0		0			0		14:15	0		0			0	
02:30	0		0			0		14:30	1		0			1	
02:45	0		0			0		14:45	2	8	0			2	8
03:00	0		0			0		15:00	1		0			1	
03:15	0		0			0		15:15	4		0			4	
03:30	0		0			0		15:30	5		0			5	
03:45	0		0			0		15:45	0	10	0			0	10
04:00	0		0			0		16:00	3		0			3	
04:15	0		0			0		16:15	2		0			2	
04:30	0		0			0		16:30	0		0			0	
04:45	0		0			0		16:45	3	8	0			3	8
05:00	3		0			3		17:00	1		0			1	
05:15	0		0			0		17:15	3		0			3	
05:30	0		0			0		17:30	1		0			1	
05:45	0	3	0			0	3	17:45	2	7	0			2	7
06:00	0		0			0		18:00	1		0			1	
06:15	1		0			1		18:15	3		0			3	
06:30	1		0			1		18:30	4		0			4	
06:45	0	2	0			0	2	18:45	1	9	0			1	9
07:00	2		0			2		19:00	1		0			1	
07:15	1		0			1		19:15	1		0			1	
07:30	0		0			0		19:30	5		0			5	
07:45	1	4	0			1	4	19:45	1	8	0			1	8
08:00	2		0			2		20:00	1		0			1	
08:15	1		0			1		20:15	1		0			1	
08:30	0		0			0		20:30	0		0			0	
08:45	0	3	0			0	3	20:45	1	3	0			1	3
09:00	3		0			3		21:00	3		0			3	
09:15	1		0			1		21:15	0		0			0	
09:30	2		0			2		21:30	0		0			0	
09:45	1	7	0			1	7	21:45	0	3	0			0	3
10:00	0		0			0		22:00	0		0			0	
10:15	2		0			2		22:15	0		0			0	
10:30	1		0			1		22:30	1		0			1	
10:45	0	3	0			0	3	22:45	2	3	0			2	3
11:00	4		0			4		23:00	3		0			3	
11:15	3		0			3		23:15	1		0			1	
11:30	3		0			3		23:30	1		0			1	
11:45	2	12	0			2	12	23:45	0	5	0			0	5
TOTALS		35					35	TOTALS		83					83
SPLIT %		100.0%					29.7%	SPLIT %		100.0%					70.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	118	0	0	0	118

AM Peak Hour	11:00					11:00	PM Peak Hour	13:15					13:15
AM Pk Volume	12					12	PM Pk Volume	12					12
Pk Hr Factor	0.750					0.750	Pk Hr Factor	0.600					0.600
7 - 9 Volume	7	0	0	0		7	4 - 6 Volume	15	0	0	0		15
7 - 9 Peak Hour	07:00					07:00	4 - 6 Peak Hour	16:00					16:00
7 - 9 Pk Volume	4	0	0	0		4	4 - 6 Pk Volume	8	0	0	0		8
Pk Hr Factor	0.500	0.000	0.000	0.000		0.500	Pk Hr Factor	0.667	0.000	0.000	0.000		0.667

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Wednesday
Date: 5/16/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	105	0	0	0	105

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	1		0			1	
00:15	0		0			0		12:15	3		0			3	
00:30	0		0			0		12:30	2		0			2	
00:45	0		0			0		12:45	2	8	0			2	8
01:00	1		0			1		13:00	0		0			0	
01:15	0		0			0		13:15	3		0			3	
01:30	1		0			1		13:30	1		0			1	
01:45	0	2	0			0	2	13:45	2	6	0			2	6
02:00	0		0			0		14:00	1		0			1	
02:15	0		0			0		14:15	1		0			1	
02:30	0		0			0		14:30	2		0			2	
02:45	0		0			0		14:45	1	5	0			1	5
03:00	0		0			0		15:00	6		0			6	
03:15	0		0			0		15:15	2		0			2	
03:30	0		0			0		15:30	4		0			4	
03:45	0		0			0		15:45	3	15	0			3	15
04:00	0		0			0		16:00	3		0			3	
04:15	0		0			0		16:15	3		0			3	
04:30	0		0			0		16:30	3		0			3	
04:45	0		0			0		16:45	2	11	0			2	11
05:00	0		0			0		17:00	0		0			0	
05:15	0		0			0		17:15	2		0			2	
05:30	1		0			1		17:30	0		0			0	
05:45	0	1	0			0	1	17:45	1	3	0			1	3
06:00	1		0			1		18:00	1		0			1	
06:15	0		0			0		18:15	2		0			2	
06:30	0		0			0		18:30	0		0			0	
06:45	0	1	0			0	1	18:45	0	3	0			0	3
07:00	4		0			4		19:00	2		0			2	
07:15	0		0			0		19:15	1		0			1	
07:30	0		0			0		19:30	2		0			2	
07:45	1	5	0			1	5	19:45	1	6	0			1	6
08:00	1		0			1		20:00	0		0			0	
08:15	0		0			0		20:15	1		0			1	
08:30	2		0			2		20:30	0		0			0	
08:45	0	3	0			0	3	20:45	0	1	0			0	1
09:00	5		0			5		21:00	3		0			3	
09:15	2		0			2		21:15	1		0			1	
09:30	1		0			1		21:30	0		0			0	
09:45	0	8	0			0	8	21:45	0	4	0			0	4
10:00	4		0			4		22:00	1		0			1	
10:15	1		0			1		22:15	0		0			0	
10:30	0		0			0		22:30	0		0			0	
10:45	3	8	0			3	8	22:45	2	3	0			2	3
11:00	5		0			5		23:00	2		0			2	
11:15	1		0			1		23:15	0		0			0	
11:30	3		0			3		23:30	1		0			1	
11:45	0	9	0			0	9	23:45	0	3	0			0	3
TOTALS		37					37	TOTALS		68					68
SPLIT %		100.0%					35.2%	SPLIT %		100.0%					64.8%

DAILY TOTALS	NB	SB	EB	WB	Total
	105	0	0	0	105

AM Peak Hour	10:45					10:45		PM Peak Hour	15:00					15:00	
AM Pk Volume	12					12		PM Pk Volume	15					15	
Pk Hr Factor	0.600					0.600		Pk Hr Factor	0.625					0.625	
7 - 9 Volume	8	0	0	0		8		4 - 6 Volume	14	0	0	0		14	
7 - 9 Peak Hour	07:00					07:00		4 - 6 Peak Hour	16:00					16:00	
7 - 9 Pk Volume	5	0	0	0		5		4 - 6 Pk Volume	11	0	0	0		11	
Pk Hr Factor	0.313	0.000	0.000	0.000		0.313		Pk Hr Factor	0.917	0.000	0.000	0.000		0.917	

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Thursday
Date: 5/17/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	124	0	0	0	124

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	3		0			3	
00:15	0		0			0		12:15	1		0			1	
00:30	0		0			0		12:30	0		0			0	
00:45	0		0			0		12:45	2	6	0			2	6
01:00	1		0			1		13:00	6		0			6	
01:15	0		0			0		13:15	2		0			2	
01:30	0		0			0		13:30	1		0			1	
01:45	0	1	0			0	1	13:45	3	12	0			3	12
02:00	0		0			0		14:00	5		0			5	
02:15	1		0			1		14:15	2		0			2	
02:30	0		0			0		14:30	2		0			2	
02:45	0	1	0			0	1	14:45	2	11	0			2	11
03:00	0		0			0		15:00	4		0			4	
03:15	1		0			1		15:15	3		0			3	
03:30	0		0			0		15:30	2		0			2	
03:45	0	1	0			0	1	15:45	4	13	0			4	13
04:00	0		0			0		16:00	3		0			3	
04:15	0		0			0		16:15	4		0			4	
04:30	0		0			0		16:30	1		0			1	
04:45	0		0			0		16:45	3	11	0			3	11
05:00	0		0			0		17:00	3		0			3	
05:15	0		0			0		17:15	2		0			2	
05:30	1		0			1		17:30	0		0			0	
05:45	0	1	0			0	1	17:45	1	6	0			1	6
06:00	0		0			0		18:00	0		0			0	
06:15	0		0			0		18:15	1		0			1	
06:30	0		0			0		18:30	3		0			3	
06:45	0		0			0		18:45	1	5	0			1	5
07:00	2		0			2		19:00	3		0			3	
07:15	2		0			2		19:15	2		0			2	
07:30	0		0			0		19:30	0		0			0	
07:45	1	5	0			1	5	19:45	2	7	0			2	7
08:00	1		0			1		20:00	2		0			2	
08:15	0		0			0		20:15	0		0			0	
08:30	0		0			0		20:30	1		0			1	
08:45	1	2	0			1	2	20:45	2	5	0			2	5
09:00	4		0			4		21:00	1		0			1	
09:15	4		0			4		21:15	0		0			0	
09:30	2		0			2		21:30	0		0			0	
09:45	2	12	0			2	12	21:45	1	2	0			1	2
10:00	0		0			0		22:00	0		0			0	
10:15	3		0			3		22:15	0		0			0	
10:30	2		0			2		22:30	0		0			0	
10:45	2	7	0			2	7	22:45	0		0			0	
11:00	1		0			1		23:00	3		0			3	
11:15	3		0			3		23:15	0		0			0	
11:30	1		0			1		23:30	1		0			1	
11:45	7	12	0			7	12	23:45	0	4	0			0	4
TOTALS		42					42	TOTALS		82					82
SPLIT %		100.0%					33.9%	SPLIT %		100.0%					66.1%

DAILY TOTALS	NB	SB	EB	WB	Total
	124	0	0	0	124

AM Peak Hour	11:15					11:15		PM Peak Hour	15:00					15:00	
AM Pk Volume	14					14		PM Pk Volume	13					13	
Pk Hr Factor	0.500					0.500		Pk Hr Factor	0.813					0.813	
7 - 9 Volume	7	0	0	0		7		4 - 6 Volume	17	0	0	0		17	
7 - 9 Peak Hour	07:00					07:00		4 - 6 Peak Hour	16:00					16:00	
7 - 9 Pk Volume	5	0	0	0		5		4 - 6 Pk Volume	11	0	0	0		11	
Pk Hr Factor	0.625	0.000	0.000	0.000		0.625		Pk Hr Factor	0.688	0.000	0.000	0.000		0.688	

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Friday
Date: 5/18/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	126	0	0	0	126

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	6		0			6	
00:15	0		0			0		12:15	3		0			3	
00:30	0		0			0		12:30	3		0			3	
00:45	0		0			0		12:45	4	16	0			4	16
01:00	1		0			1		13:00	1		0			1	
01:15	0		0			0		13:15	1		0			1	
01:30	0		0			0		13:30	2		0			2	
01:45	0	1	0			0	1	13:45	2	6	0			2	6
02:00	0		0			0		14:00	2		0			2	
02:15	0		0			0		14:15	3		0			3	
02:30	0		0			0		14:30	2		0			2	
02:45	1	1	0			1	1	14:45	3	10	0			3	10
03:00	0		0			0		15:00	5		0			5	
03:15	0		0			0		15:15	3		0			3	
03:30	0		0			0		15:30	3		0			3	
03:45	0		0			0		15:45	5	16	0			5	16
04:00	0		0			0		16:00	2		0			2	
04:15	0		0			0		16:15	0		0			0	
04:30	0		0			0		16:30	0		0			0	
04:45	0		0			0		16:45	1	3	0			1	3
05:00	1		0			1		17:00	3		0			3	
05:15	0		0			0		17:15	1		0			1	
05:30	0		0			0		17:30	3		0			3	
05:45	0	1	0			0	1	17:45	3	10	0			3	10
06:00	1		0			1		18:00	0		0			0	
06:15	0		0			0		18:15	1		0			1	
06:30	0		0			0		18:30	0		0			0	
06:45	1	2	0			1	2	18:45	1	2	0			1	2
07:00	2		0			2		19:00	4		0			4	
07:15	2		0			2		19:15	3		0			3	
07:30	1		0			1		19:30	2		0			2	
07:45	1	6	0			1	6	19:45	0	9	0			0	9
08:00	1		0			1		20:00	2		0			2	
08:15	1		0			1		20:15	2		0			2	
08:30	1		0			1		20:30	1		0			1	
08:45	2	5	0			2	5	20:45	1	6	0			1	6
09:00	3		0			3		21:00	2		0			2	
09:15	0		0			0		21:15	0		0			0	
09:30	1		0			1		21:30	0		0			0	
09:45	1	5	0			1	5	21:45	0	2	0			0	2
10:00	1		0			1		22:00	1		0			1	
10:15	2		0			2		22:15	0		0			0	
10:30	1		0			1		22:30	0		0			0	
10:45	4	8	0			4	8	22:45	0	1	0			0	1
11:00	3		0			3		23:00	2		0			2	
11:15	1		0			1		23:15	0		0			0	
11:30	3		0			3		23:30	3		0			3	
11:45	4	11	0			4	11	23:45	0	5	0			0	5
TOTALS		40					40	TOTALS		86					86
SPLIT %		100.0%					31.7%	SPLIT %		100.0%					68.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	126	0	0	0	126

AM Peak Hour	11:30					11:30		PM Peak Hour	12:00					12:00	
AM Pk Volume	16					16		PM Pk Volume	16					16	
Pk Hr Factor	0.667					0.667		Pk Hr Factor	0.667					0.667	
7 - 9 Volume	11	0	0	0		11		4 - 6 Volume	13	0	0	0		13	
7 - 9 Peak Hour	07:00					07:00		4 - 6 Peak Hour	17:00					17:00	
7 - 9 Pk Volume	6	0	0	0		6		4 - 6 Pk Volume	10	0	0	0		10	
Pk Hr Factor	0.750	0.000	0.000	0.000		0.750		Pk Hr Factor	0.833	0.000	0.000	0.000		0.833	

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Saturday
Date: 5/19/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	91	0	0	0	91

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	3		0			3	
00:15	0		0			0		12:15	0		0			0	
00:30	1		0			1		12:30	2		0			2	
00:45	0	1	0			0	1	12:45	1	6	0			1	6
01:00	1		0			1		13:00	1		0			1	
01:15	0		0			0		13:15	2		0			2	
01:30	0		0			0		13:30	3		0			3	
01:45	0	1	0			0	1	13:45	2	8	0			2	8
02:00	0		0			0		14:00	5		0			5	
02:15	1		0			1		14:15	0		0			0	
02:30	0		0			0		14:30	1		0			1	
02:45	0	1	0			0	1	14:45	1	7	0			1	7
03:00	0		0			0		15:00	2		0			2	
03:15	0		0			0		15:15	1		0			1	
03:30	0		0			0		15:30	1		0			1	
03:45	2	2	0			2	2	15:45	0	4	0			0	4
04:00	0		0			0		16:00	1		0			1	
04:15	0		0			0		16:15	3		0			3	
04:30	0		0			0		16:30	2		0			2	
04:45	0		0			0		16:45	2	8	0			2	8
05:00	0		0			0		17:00	0		0			0	
05:15	0		0			0		17:15	1		0			1	
05:30	1		0			1		17:30	3		0			3	
05:45	0	1	0			0	1	17:45	1	5	0			1	5
06:00	0		0			0		18:00	0		0			0	
06:15	1		0			1		18:15	0		0			0	
06:30	1		0			1		18:30	0		0			0	
06:45	1	3	0			1	3	18:45	0		0			0	
07:00	4		0			4		19:00	0		0			0	
07:15	3		0			3		19:15	0		0			0	
07:30	1		0			1		19:30	1		0			1	
07:45	1	9	0			1	9	19:45	0	1	0			0	1
08:00	1		0			1		20:00	4		0			4	
08:15	0		0			0		20:15	3		0			3	
08:30	0		0			0		20:30	2		0			2	
08:45	0	1	0			0	1	20:45	0	9	0			0	9
09:00	2		0			2		21:00	3		0			3	
09:15	0		0			0		21:15	2		0			2	
09:30	0		0			0		21:30	1		0			1	
09:45	1	3	0			1	3	21:45	0	6	0			0	6
10:00	1		0			1		22:00	0		0			0	
10:15	0		0			0		22:15	0		0			0	
10:30	3		0			3		22:30	0		0			0	
10:45	0	4	0			0	4	22:45	0		0			0	
11:00	1		0			1		23:00	3		0			3	
11:15	1		0			1		23:15	0		0			0	
11:30	3		0			3		23:30	2		0			2	
11:45	1	6	0			1	6	23:45	0	5	0			0	5
TOTALS		32					32	TOTALS		59					59
SPLIT %		100.0%					35.2%	SPLIT %		100.0%					64.8%

DAILY TOTALS	NB	SB	EB	WB	Total
	91	0	0	0	91

AM Peak Hour	06:30					06:30		PM Peak Hour	13:15					13:15	
AM Pk Volume	9					9		PM Pk Volume	12					12	
Pk Hr Factor	0.563					0.563		Pk Hr Factor	0.600					0.600	
7 - 9 Volume	10	0	0	0		10		4 - 6 Volume	13	0	0	0		13	
7 - 9 Peak Hour	07:00					07:00		4 - 6 Peak Hour	16:00					16:00	
7 - 9 Pk Volume	9	0	0	0		9		4 - 6 Pk Volume	8	0	0	0		8	
Pk Hr Factor	0.563	0.000	0.000	0.000		0.563		Pk Hr Factor	0.667	0.000	0.000	0.000		0.667	

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Sunday
Date: 5/20/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	100	0	0	0	100

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	2		0			2	
00:15	0		0			0		12:15	2		0			2	
00:30	0		0			0		12:30	1		0			1	
00:45	1	1	0			1	1	12:45	1	6	0			1	6
01:00	0		0			0		13:00	3		0			3	
01:15	0		0			0		13:15	2		0			2	
01:30	1		0			1		13:30	0		0			0	
01:45	0	1	0			0	1	13:45	1	6	0			1	6
02:00	0		0			0		14:00	2		0			2	
02:15	0		0			0		14:15	0		0			0	
02:30	0		0			0		14:30	1		0			1	
02:45	0		0			0		14:45	3	6	0			3	6
03:00	0		0			0		15:00	2		0			2	
03:15	0		0			0		15:15	4		0			4	
03:30	0		0			0		15:30	2		0			2	
03:45	0		0			0		15:45	1	9	0			1	9
04:00	0		0			0		16:00	7		0			7	
04:15	0		0			0		16:15	5		0			5	
04:30	0		0			0		16:30	1		0			1	
04:45	0		0			0		16:45	1	14	0			1	14
05:00	1		0			1		17:00	2		0			2	
05:15	0		0			0		17:15	2		0			2	
05:30	0		0			0		17:30	0		0			0	
05:45	0	1	0			0	1	17:45	2	6	0			2	6
06:00	1		0			1		18:00	1		0			1	
06:15	0		0			0		18:15	1		0			1	
06:30	1		0			1		18:30	1		0			1	
06:45	0	2	0			0	2	18:45	1	4	0			1	4
07:00	2		0			2		19:00	3		0			3	
07:15	1		0			1		19:15	0		0			0	
07:30	3		0			3		19:30	1		0			1	
07:45	0	6	0			0	6	19:45	2	6	0			2	6
08:00	1		0			1		20:00	3		0			3	
08:15	0		0			0		20:15	2		0			2	
08:30	2		0			2		20:30	1		0			1	
08:45	2	5	0			2	5	20:45	1	7	0			1	7
09:00	2		0			2		21:00	1		0			1	
09:15	1		0			1		21:15	0		0			0	
09:30	1		0			1		21:30	0		0			0	
09:45	0	4	0			0	4	21:45	0	1	0			0	1
10:00	0		0			0		22:00	0		0			0	
10:15	0		0			0		22:15	0		0			0	
10:30	0		0			0		22:30	2		0			2	
10:45	1	1	0			1	1	22:45	1	3	0			1	3
11:00	2		0			2		23:00	0		0			0	
11:15	2		0			2		23:15	0		0			0	
11:30	1		0			1		23:30	1		0			1	
11:45	3	8	0			3	8	23:45	2	3	0			2	3
TOTALS		29					29	TOTALS		71					71
SPLIT %		100.0%					29.0%	SPLIT %		100.0%					71.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	100	0	0	0	100

AM Peak Hour	11:00					11:00		PM Peak Hour	15:30					15:30	
AM Pk Volume	8					8		PM Pk Volume	15					15	
Pk Hr Factor	0.667					0.667		Pk Hr Factor	0.536					0.536	
7 - 9 Volume	11	0	0	0		11		4 - 6 Volume	20	0	0	0		20	
7 - 9 Peak Hour	07:00					07:00		4 - 6 Peak Hour	16:00					16:00	
7 - 9 Pk Volume	6	0	0	0		6		4 - 6 Pk Volume	14	0	0	0		14	
Pk Hr Factor	0.500	0.000	0.000	0.000		0.500		Pk Hr Factor	0.500	0.000	0.000	0.000		0.500	

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Monday
Date: 5/21/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	105	0	0	0	105

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	0		0			0	
00:15	0		0			0		12:15	1		0			1	
00:30	0		0			0		12:30	3		0			3	
00:45	0		0			0		12:45	1	5	0			1	5
01:00	0		0			0		13:00	1		0			1	
01:15	0		0			0		13:15	1		0			1	
01:30	0		0			0		13:30	4		0			4	
01:45	0		0			0		13:45	1	7	0			1	7
02:00	0		0			0		14:00	0		0			0	
02:15	0		0			0		14:15	3		0			3	
02:30	0		0			0		14:30	0		0			0	
02:45	0		0			0		14:45	3	6	0			3	6
03:00	0		0			0		15:00	4		0			4	
03:15	0		0			0		15:15	1		0			1	
03:30	0		0			0		15:30	2		0			2	
03:45	0		0			0		15:45	2	9	0			2	9
04:00	0		0			0		16:00	0		0			0	
04:15	0		0			0		16:15	6		0			6	
04:30	0		0			0		16:30	3		0			3	
04:45	0		0			0		16:45	4	13	0			4	13
05:00	0		0			0		17:00	3		0			3	
05:15	0		0			0		17:15	3		0			3	
05:30	1		0			1		17:30	0		0			0	
05:45	0	1	0			0	1	17:45	1	7	0			1	7
06:00	0		0			0		18:00	1		0			1	
06:15	2		0			2		18:15	2		0			2	
06:30	0		0			0		18:30	0		0			0	
06:45	1	3	0			1	3	18:45	2	5	0			2	5
07:00	4		0			4		19:00	3		0			3	
07:15	2		0			2		19:15	2		0			2	
07:30	1		0			1		19:30	2		0			2	
07:45	1	8	0			1	8	19:45	3	10	0			3	10
08:00	2		0			2		20:00	4		0			4	
08:15	0		0			0		20:15	1		0			1	
08:30	0		0			0		20:30	0		0			0	
08:45	3	5	0			3	5	20:45	2	7	0			2	7
09:00	1		0			1		21:00	2		0			2	
09:15	1		0			1		21:15	0		0			0	
09:30	1		0			1		21:30	0		0			0	
09:45	0	3	0			0	3	21:45	0	2	0			0	2
10:00	2		0			2		22:00	0		0			0	
10:15	2		0			2		22:15	1		0			1	
10:30	0		0			0		22:30	0		0			0	
10:45	0	4	0			0	4	22:45	2	3	0			2	3
11:00	1		0			1		23:00	2		0			2	
11:15	1		0			1		23:15	1		0			1	
11:30	0		0			0		23:30	0		0			0	
11:45	2	4	0			2	4	23:45	0	3	0			0	3
TOTALS		28					28	TOTALS		77					77
SPLIT %		100.0%					26.7%	SPLIT %		100.0%					73.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	105	0	0	0	105

AM Peak Hour	06:45					06:45	PM Peak Hour	16:15					16:15
AM Pk Volume	8					8	PM Pk Volume	16					16
Pk Hr Factor	0.500					0.500	Pk Hr Factor	0.667					0.667
7 - 9 Volume	13	0	0	0		13	4 - 6 Volume	20	0	0	0		20
7 - 9 Peak Hour	07:00					07:00	4 - 6 Peak Hour	16:15					16:15
7 - 9 Pk Volume	8	0	0	0		8	4 - 6 Pk Volume	16	0	0	0		16
Pk Hr Factor	0.500	0.000	0.000	0.000		0.500	Pk Hr Factor	0.667	0.000	0.000	0.000		0.667

National Data & Surveying Services

Intersection Turning Movement Count

Location: Santa Cruz Ave & Wood Rd
City: Los Gatos
Control: 1-Way Stop(EB)

Project ID: 18-08238-001
Date: 5/10/2018

Bikes

NS/EW Streets:	Santa Cruz Ave				Santa Cruz Ave				Wood Rd				Wood Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	1	0	0	0	1	0	0	0	0.5	0.5	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
APPROACH %'s :					0.00%	0.00%	100.00%	0.00%									
PEAK HR :	07:30 AM - 08:30 AM																
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TOTAL 0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	1	0	0	0	1	0	0	0	0.5	0.5	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	12:15 PM - 01:15 PM																
PEAK HR VOL :	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	TOTAL 2
PEAK HR FACTOR :	0.00	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
	0.250				0.250												

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	1	0	0	0	1	0	0	0	0.5	0.5	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	0	0	0	2	0	0	1	0	0	0	0	0	0	0	4
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%					
PEAK HR :	04:00 PM - 05:00 PM																
PEAK HR VOL :	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	TOTAL 2
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
					0.250				0.250								

National Data & Surveying Services

Intersection Turning Movement Count

Location: Santa Cruz Ave & Wood Rd
City: Los Gatos
Control: 1-Way Stop(EB)

Project ID: 18-08238-001
Date: 2018-05-12

Bikes

NS/EW Streets:	Santa Cruz Ave				Santa Cruz Ave				Wood Rd				Wood Rd				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	1	0	0	0	1	0	0	0	0.5	0.5	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
PEAK HR :	01:15 PM - 02:15 PM																
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TOTAL
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0

2. Existing Synchro Reports

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	1	5	442	117	29
Future Vol, veh/h	11	1	5	442	117	29
Conflicting Peds, #/hr	0	2	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	1	6	546	144	36

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	720	164	180	0	-	0
Stage 1	162	-	-	-	-	-
Stage 2	558	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	395	881	1396	-	-	-
Stage 1	867	-	-	-	-	-
Stage 2	573	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	393	879	1396	-	-	-
Mov Cap-2 Maneuver	393	-	-	-	-	-
Stage 1	864	-	-	-	-	-
Stage 2	573	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.1	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1396	-	393	879	-	-
HCM Lane V/C Ratio	0.004	-	0.035	0.001	-	-
HCM Control Delay (s)	7.6	-	14.5	9.1	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	27	0	1	178	151	33
Future Vol, veh/h	27	0	1	178	151	33
Conflicting Peds, #/hr	1	0	6	0	0	6
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	0	1	214	182	40

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	425	208	228	0	-	0
Stage 1	208	-	-	-	-	-
Stage 2	217	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	586	832	1340	-	-	-
Stage 1	827	-	-	-	-	-
Stage 2	819	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	578	827	1332	-	-	-
Mov Cap-2 Maneuver	578	-	-	-	-	-
Stage 1	821	-	-	-	-	-
Stage 2	814	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1332	-	578	-	-	-
HCM Lane V/C Ratio	0.001	-	0.056	-	-	-
HCM Control Delay (s)	7.7	-	11.6	0	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	27	1	6	170	447	17
Future Vol, veh/h	27	1	6	170	447	17
Conflicting Peds, #/hr	1	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	1	6	181	476	18

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	681	487	496	0	-	0
Stage 1	487	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	416	581	1068	-	-	-
Stage 1	618	-	-	-	-	-
Stage 2	839	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	412	580	1066	-	-	-
Mov Cap-2 Maneuver	412	-	-	-	-	-
Stage 1	613	-	-	-	-	-
Stage 2	837	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.3	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1066	-	412	580	-	-
HCM Lane V/C Ratio	0.006	-	0.07	0.002	-	-
HCM Control Delay (s)	8.4	-	14.4	11.2	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	20	3	3	193	234	29
Future Vol, veh/h	20	3	3	193	234	29
Conflicting Peds, #/hr	0	0	1	0	0	1
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	3	3	212	257	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	492	274	290	0	-	0
Stage 1	274	-	-	-	-	-
Stage 2	218	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	536	765	1272	-	-	-
Stage 1	772	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	534	764	1271	-	-	-
Mov Cap-2 Maneuver	534	-	-	-	-	-
Stage 1	770	-	-	-	-	-
Stage 2	817	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.7	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1271	-	534	764	-	-
HCM Lane V/C Ratio	0.003	-	0.041	0.004	-	-
HCM Control Delay (s)	7.8	-	12	9.7	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0	-	-

3. Existing Sidra Reports

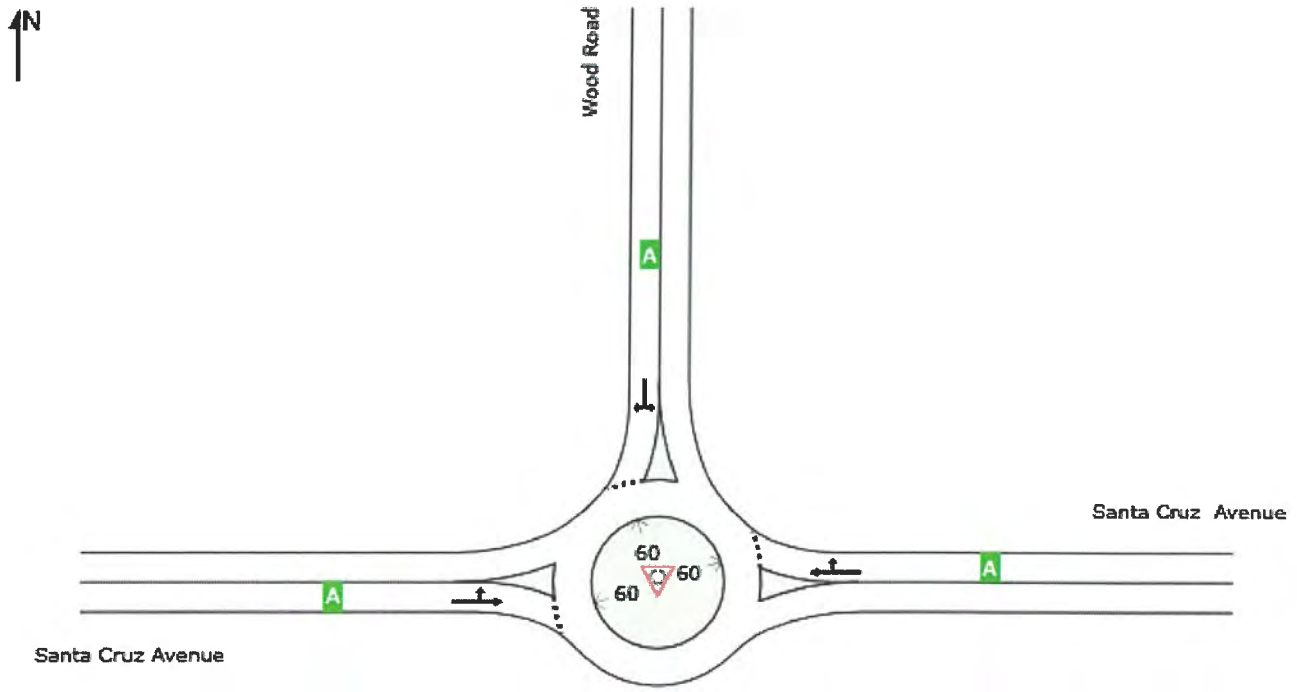
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road (AM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road (AM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	127	3.0	0.119	3.7	LOS A	0.5	14.0	0.05	0.01	0.05	30.4
16	R2	32	3.0	0.119	3.7	LOS A	0.5	14.0	0.05	0.01	0.05	29.5
Approach		159	3.0	0.119	3.7	LOS A	0.5	14.0	0.05	0.01	0.05	30.2
North: Wood Road												
7	L2	12	3.0	0.011	3.2	LOS A	0.0	1.1	0.26	0.11	0.26	28.4
14	R2	1	3.0	0.011	3.2	LOS A	0.0	1.1	0.26	0.11	0.26	29.7
Approach		13	3.0	0.011	3.2	LOS A	0.0	1.1	0.26	0.11	0.26	28.6
West: Santa Cruz Avenue												
5	L2	5	3.0	0.367	6.1	LOS A	2.3	59.0	0.10	0.02	0.10	30.6
2	T1	480	3.0	0.367	6.1	LOS A	2.3	59.0	0.10	0.02	0.10	28.9
Approach		486	3.0	0.367	6.1	LOS A	2.3	59.0	0.10	0.02	0.10	28.9
All Vehicles		658	3.0	0.367	5.5	LOS A	2.3	59.0	0.09	0.02	0.09	29.2

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 6.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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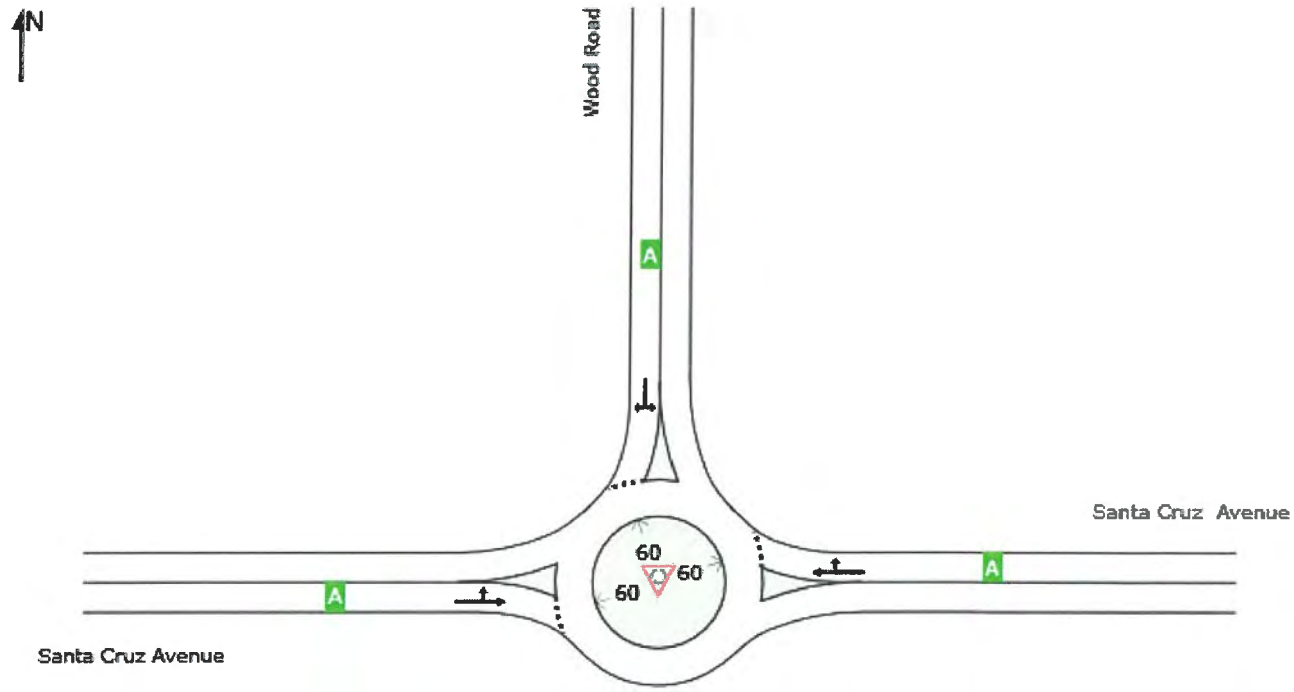
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road (Midday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road (Midday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	164	3.0	0.149	3.9	LOS A	0.7	18.2	0.02	0.00	0.02	30.3
16	R2	36	3.0	0.149	3.9	LOS A	0.7	18.2	0.02	0.00	0.02	29.3
Approach		200	3.0	0.149	3.9	LOS A	0.7	18.2	0.02	0.00	0.02	30.1
North: Wood Road												
7	L2	29	3.0	0.027	3.4	LOS A	0.1	2.8	0.30	0.15	0.30	28.2
14	R2	1	3.0	0.027	3.4	LOS A	0.1	2.8	0.30	0.15	0.30	29.5
Approach		30	3.0	0.027	3.4	LOS A	0.1	2.8	0.30	0.15	0.30	28.3
West: Santa Cruz Avenue												
5	L2	1	3.0	0.150	4.0	LOS A	0.7	18.1	0.13	0.04	0.13	31.6
2	T1	193	3.0	0.150	4.0	LOS A	0.7	18.1	0.13	0.04	0.13	30.1
Approach		195	3.0	0.150	4.0	LOS A	0.7	18.1	0.13	0.04	0.13	30.1
All Vehicles		425	3.0	0.150	3.9	LOS A	0.7	18.2	0.09	0.03	0.09	30.0

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 6.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

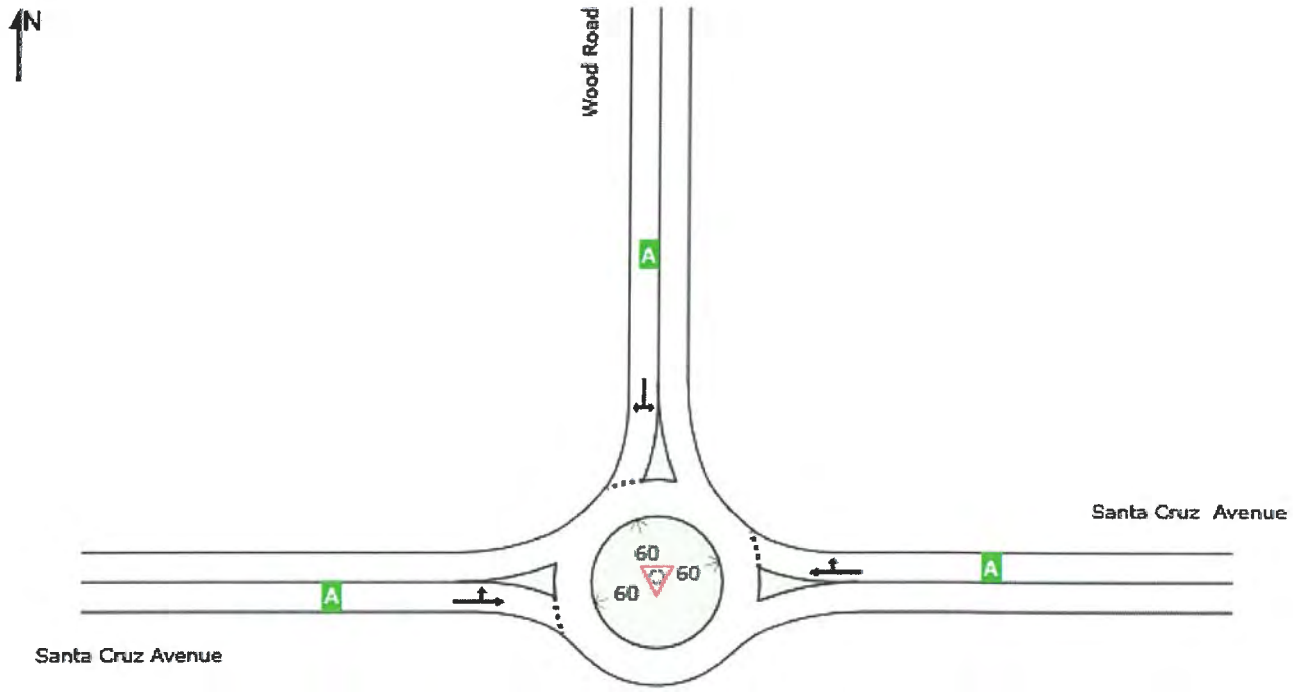
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road (PM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road (PM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	486	3.0	0.379	6.2	LOS A	2.4	62.3	0.07	0.01	0.07	28.9
16	R2	18	3.0	0.379	6.2	LOS A	2.4	62.3	0.07	0.01	0.07	28.1
Approach		504	3.0	0.379	6.2	LOS A	2.4	62.3	0.07	0.01	0.07	28.9
North: Wood Road												
7	L2	29	3.0	0.038	4.8	LOS A	0.1	3.7	0.51	0.40	0.51	27.5
14	R2	1	3.0	0.038	4.8	LOS A	0.1	3.7	0.51	0.40	0.51	29.0
Approach		30	3.0	0.038	4.8	LOS A	0.1	3.7	0.51	0.40	0.51	27.6
West: Santa Cruz Avenue												
5	L2	7	3.0	0.147	4.0	LOS A	0.7	17.8	0.13	0.04	0.13	31.5
2	T1	185	3.0	0.147	4.0	LOS A	0.7	17.8	0.13	0.04	0.13	30.0
Approach		191	3.0	0.147	4.0	LOS A	0.7	17.8	0.13	0.04	0.13	30.1
All Vehicles		726	3.0	0.379	5.6	LOS A	2.4	62.3	0.10	0.04	0.10	29.2

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 6.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

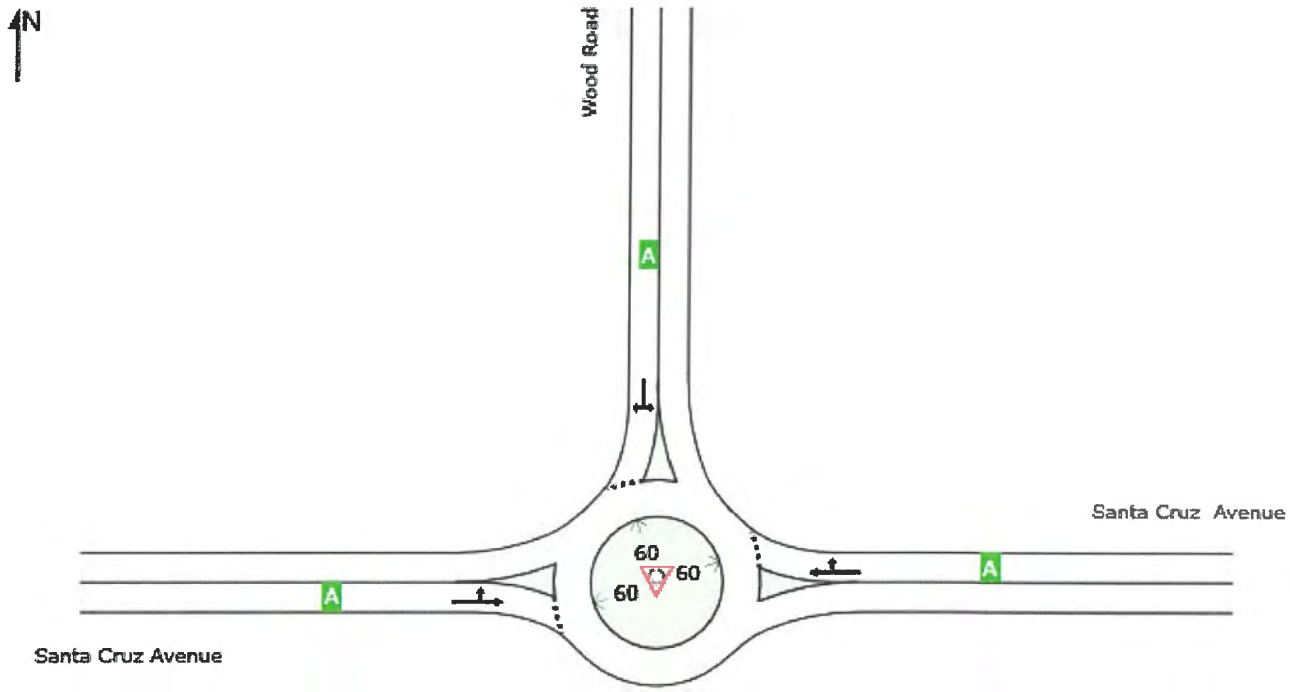
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road (Saturday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road (Saturday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	254	3.0	0.214	4.5	LOS A	1.1	28.2	0.04	0.00	0.04	29.9
16	R2	32	3.0	0.214	4.5	LOS A	1.1	28.2	0.04	0.00	0.04	29.0
Approach		286	3.0	0.214	4.5	LOS A	1.1	28.2	0.04	0.00	0.04	29.8
North: Wood Road												
7	L2	22	3.0	0.024	3.7	LOS A	0.1	2.5	0.38	0.22	0.38	28.2
14	R2	3	3.0	0.024	3.7	LOS A	0.1	2.5	0.38	0.22	0.38	29.5
Approach		25	3.0	0.024	3.7	LOS A	0.1	2.5	0.38	0.22	0.38	28.5
West: Santa Cruz Avenue												
5	L2	3	3.0	0.163	4.1	LOS A	0.8	20.0	0.11	0.03	0.11	31.5
2	T1	210	3.0	0.163	4.1	LOS A	0.8	20.0	0.11	0.03	0.11	30.0
Approach		213	3.0	0.163	4.1	LOS A	0.8	20.0	0.11	0.03	0.11	30.0
All Vehicles		524	3.0	0.214	4.3	LOS A	1.1	28.2	0.08	0.03	0.08	29.8

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 6.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

4. Existing Plus Project Synchro Reports

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	1	4	442	117	26
Future Vol, veh/h	14	1	4	442	117	26
Conflicting Peds, #/hr	0	2	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	1	5	546	144	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	716	162	176	0	-	0
Stage 1	160	-	-	-	-	-
Stage 2	556	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	397	883	1400	-	-	-
Stage 1	869	-	-	-	-	-
Stage 2	574	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	395	881	1400	-	-	-
Mov Cap-2 Maneuver	395	-	-	-	-	-
Stage 1	866	-	-	-	-	-
Stage 2	574	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.1	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1400	-	395	881	-	-
HCM Lane V/C Ratio	0.004	-	0.044	0.001	-	-
HCM Control Delay (s)	7.6	-	14.5	9.1	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	0	1	178	151	32
Future Vol, veh/h	35	0	1	178	151	32
Conflicting Peds, #/hr	1	0	6	0	0	6
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	0	1	214	182	39

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	425	208	227	0	-	0
Stage 1	208	-	-	-	-	-
Stage 2	217	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	586	832	1341	-	-	-
Stage 1	827	-	-	-	-	-
Stage 2	819	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	578	827	1333	-	-	-
Mov Cap-2 Maneuver	578	-	-	-	-	-
Stage 1	821	-	-	-	-	-
Stage 2	814	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1333	-	578	-	-	-
HCM Lane V/C Ratio	0.001	-	0.073	-	-	-
HCM Control Delay (s)	7.7	-	11.7	0	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	1	6	170	447	18
Future Vol, veh/h	25	1	6	170	447	18
Conflicting Peds, #/hr	1	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	1	6	181	476	19

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	682	488	497	0	-	0
Stage 1	488	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	415	580	1067	-	-	-
Stage 1	617	-	-	-	-	-
Stage 2	839	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	411	579	1065	-	-	-
Mov Cap-2 Maneuver	411	-	-	-	-	-
Stage 1	612	-	-	-	-	-
Stage 2	837	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.3	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1065	-	411	579	-	-
HCM Lane V/C Ratio	0.006	-	0.065	0.002	-	-
HCM Control Delay (s)	8.4	-	14.4	11.2	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	29	4	3	193	234	28
Future Vol, veh/h	29	4	3	193	234	28
Conflicting Peds, #/hr	0	0	1	0	0	1
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	4	3	212	257	31

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	492	274	289	0	-	0
Stage 1	274	-	-	-	-	-
Stage 2	218	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	536	765	1273	-	-	-
Stage 1	772	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	534	764	1272	-	-	-
Mov Cap-2 Maneuver	534	-	-	-	-	-
Stage 1	770	-	-	-	-	-
Stage 2	817	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.9	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1272	-	534	764	-	-
HCM Lane V/C Ratio	0.003	-	0.06	0.006	-	-
HCM Control Delay (s)	7.8	-	12.2	9.7	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	0	-	-

5. Existing Plus Project Sidra Reports

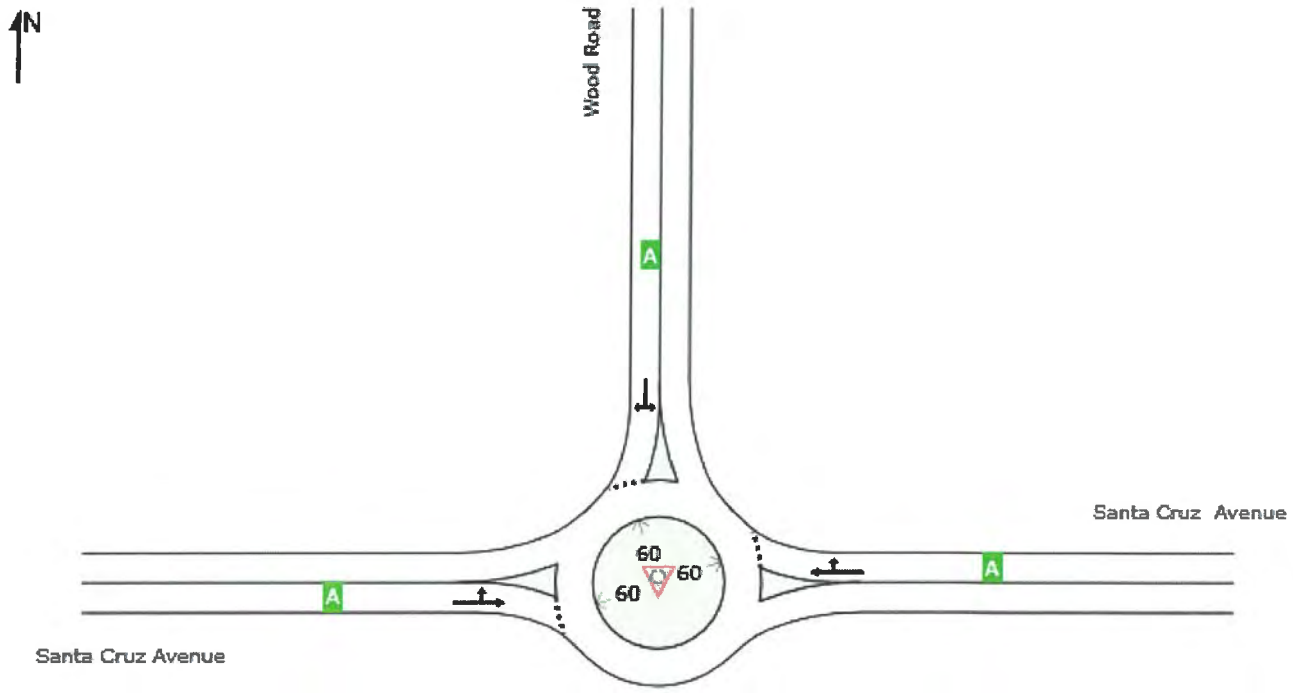
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (AM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (AM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	127	3.0	0.112	3.5	LOS A	0.5	13.4	0.04	0.01	0.04	30.5
16	R2	28	3.0	0.112	3.5	LOS A	0.5	13.4	0.04	0.01	0.04	29.6
Approach		155	3.0	0.112	3.5	LOS A	0.5	13.4	0.04	0.01	0.04	30.4
North: Wood Road												
7	L2	15	3.0	0.013	3.0	LOS A	0.1	1.4	0.26	0.11	0.26	28.5
14	R2	1	3.0	0.013	3.0	LOS A	0.1	1.4	0.26	0.11	0.26	29.7
Approach		16	3.0	0.013	3.0	LOS A	0.1	1.4	0.26	0.11	0.26	28.6
West: Santa Cruz Avenue												
5	L2	4	3.0	0.352	5.8	LOS A	2.2	56.5	0.11	0.03	0.11	30.8
2	T1	480	3.0	0.352	5.8	LOS A	2.2	56.5	0.11	0.03	0.11	29.1
Approach		485	3.0	0.352	5.8	LOS A	2.2	56.5	0.11	0.03	0.11	29.1
All Vehicles		657	3.0	0.352	5.2	LOS A	2.2	56.5	0.10	0.02	0.10	29.4

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

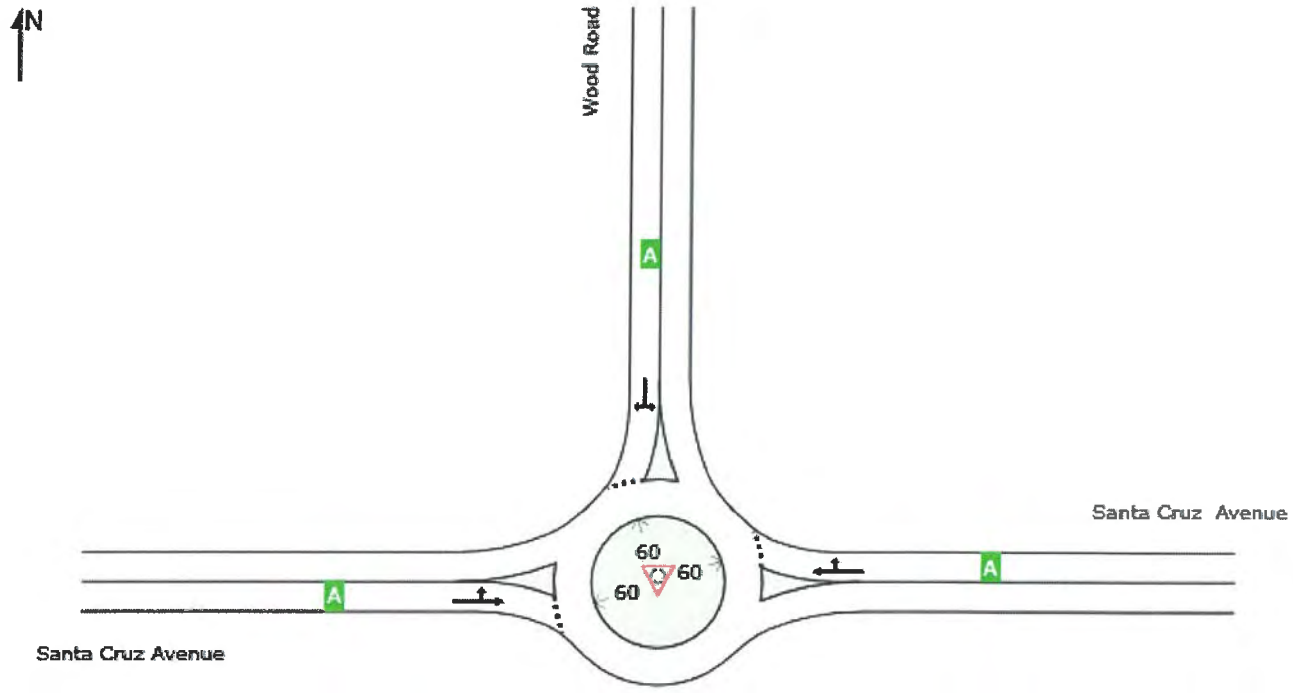
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (Midday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (Midday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	164	3.0	0.142	3.7	LOS A	0.7	17.6	0.02	0.00	0.02	30.4
16	R2	35	3.0	0.142	3.7	LOS A	0.7	17.6	0.02	0.00	0.02	29.4
Approach		199	3.0	0.142	3.7	LOS A	0.7	17.6	0.02	0.00	0.02	30.2
North: Wood Road												
7	L2	38	3.0	0.033	3.3	LOS A	0.1	3.5	0.30	0.15	0.30	28.2
14	R2	1	3.0	0.033	3.3	LOS A	0.1	3.5	0.30	0.15	0.30	29.5
Approach		39	3.0	0.033	3.3	LOS A	0.1	3.5	0.30	0.15	0.30	28.3
West: Santa Cruz Avenue												
5	L2	1	3.0	0.145	3.9	LOS A	0.7	17.8	0.15	0.05	0.15	31.6
2	T1	193	3.0	0.145	3.9	LOS A	0.7	17.8	0.15	0.05	0.15	30.2
Approach		195	3.0	0.145	3.9	LOS A	0.7	17.8	0.15	0.05	0.15	30.2
All Vehicles		433	3.0	0.145	3.7	LOS A	0.7	17.8	0.10	0.04	0.10	30.0

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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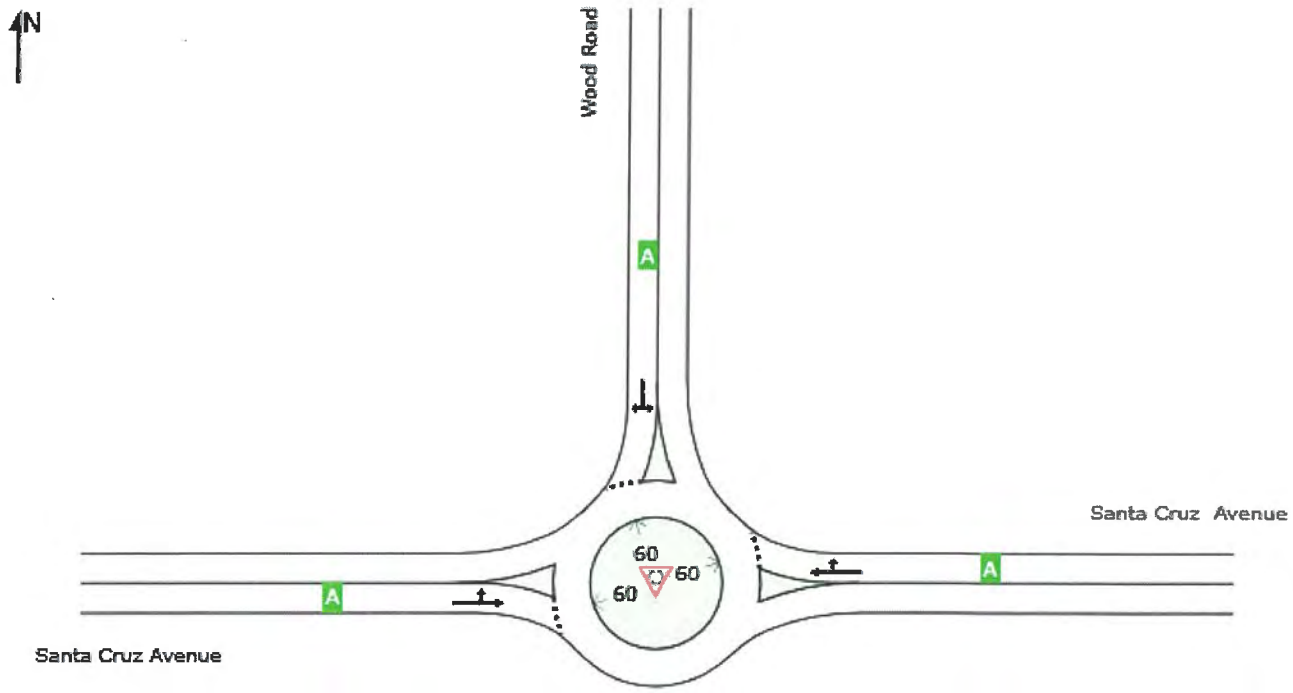
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (PM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (PM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	486	3.0	0.364	5.9	LOS A	2.3	59.8	0.07	0.01	0.07	29.1
16	R2	20	3.0	0.364	5.9	LOS A	2.3	59.8	0.07	0.01	0.07	28.3
Approach		505	3.0	0.364	5.9	LOS A	2.3	59.8	0.07	0.01	0.07	29.1
North: Wood Road												
7	L2	27	3.0	0.033	4.6	LOS A	0.1	3.4	0.51	0.38	0.51	27.6
14	R2	1	3.0	0.033	4.6	LOS A	0.1	3.4	0.51	0.38	0.51	29.1
Approach		28	3.0	0.033	4.6	LOS A	0.1	3.4	0.51	0.38	0.51	27.7
West: Santa Cruz Avenue												
5	L2	7	3.0	0.141	3.8	LOS A	0.7	17.2	0.12	0.04	0.12	31.6
2	T1	185	3.0	0.141	3.8	LOS A	0.7	17.2	0.12	0.04	0.12	30.2
Approach		191	3.0	0.141	3.8	LOS A	0.7	17.2	0.12	0.04	0.12	30.2
All Vehicles		725	3.0	0.364	5.3	LOS A	2.3	59.8	0.10	0.03	0.10	29.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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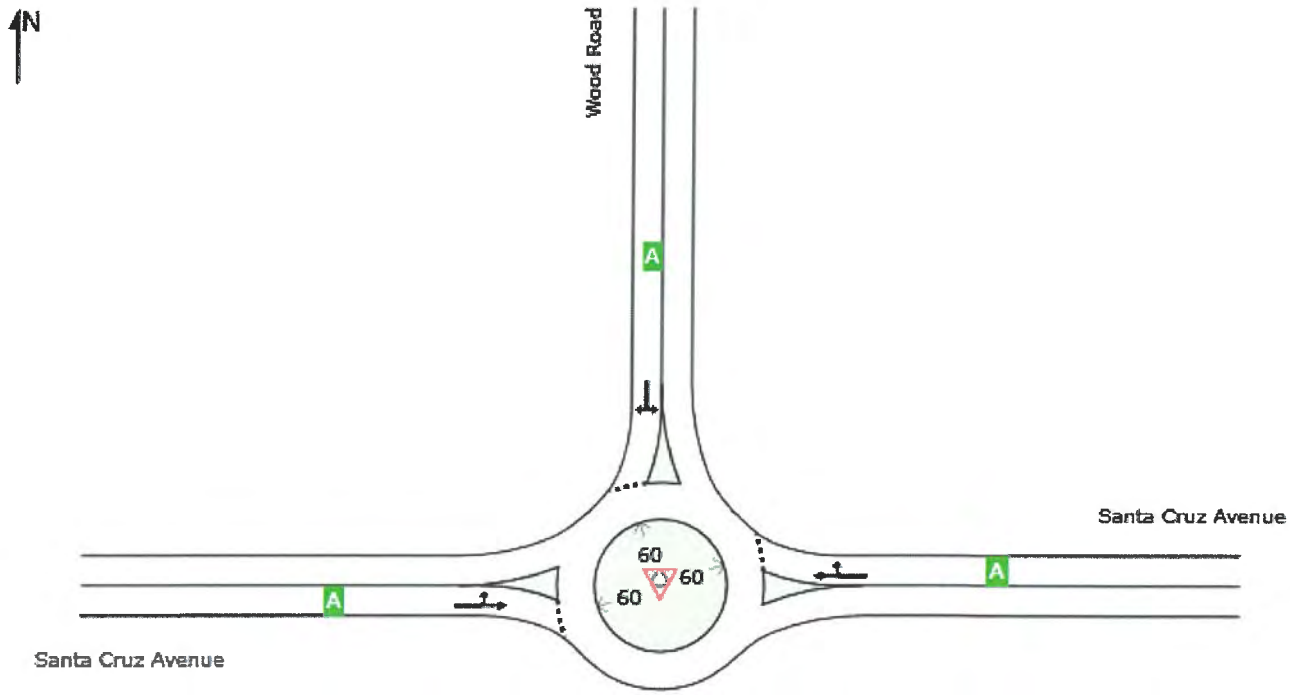
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (Saturday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (Saturday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	254	3.0	0.204	4.3	LOS A	1.1	27.2	0.04	0.00	0.04	30.1
16	R2	30	3.0	0.204	4.3	LOS A	1.1	27.2	0.04	0.00	0.04	29.1
Approach		285	3.0	0.204	4.3	LOS A	1.1	27.2	0.04	0.00	0.04	30.0
North: Wood Road												
7	L2	32	3.0	0.033	3.6	LOS A	0.1	3.5	0.38	0.23	0.38	28.3
14	R2	4	3.0	0.033	3.6	LOS A	0.1	3.5	0.38	0.23	0.38	29.6
Approach		36	3.0	0.033	3.6	LOS A	0.1	3.5	0.38	0.23	0.38	28.5
West: Santa Cruz Avenue												
5	L2	3	3.0	0.157	3.9	LOS A	0.8	19.6	0.13	0.04	0.13	31.6
2	T1	210	3.0	0.157	3.9	LOS A	0.8	19.6	0.13	0.04	0.13	30.1
Approach		213	3.0	0.157	3.9	LOS A	0.8	19.6	0.13	0.04	0.13	30.1
All Vehicles		534	3.0	0.204	4.1	LOS A	1.1	27.2	0.10	0.03	0.10	29.9

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

6. ADA Requirements

U.S. Department of Justice

Civil Rights Division

Disability Rights Section

Americans with Disabilities Act

ADA Compliance BRIEF:

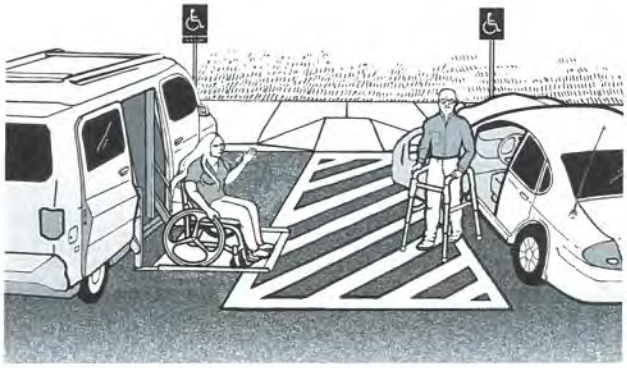
Restriping Parking Spaces

Accessible Parking Spaces

When a business or State or local government restripes parking spaces in a parking lot or parking structure (parking facilities), it must provide accessible parking spaces as required by the 2010 ADA Standards for Accessible Design (2010 Standards).

In addition, businesses or privately owned facilities that provide goods or services to the public have a continuing ADA obligation to remove barriers to access in existing parking facilities when it is readily achievable to do so. Because restriping is relatively inexpensive, it is readily achievable in most cases. State and local government facilities also have an ongoing ADA obligation to make their programs accessible, which can require providing accessible parking.

This compliance brief provides information about the features of accessible car and van parking spaces and how many accessible spaces are required when parking facilities are restriped.



One of six accessible parking spaces, but always at least one, must be van-accessible.

The required number of accessible parking spaces must be calculated separately for each parking facility, not calculated based on the total number of parking spaces provided on a site. One of six (or fraction of six) accessible parking spaces, but always at least one, must be van accessible.

Parking for hospital outpatient facilities, rehabilitation facilities, outpatient physical therapy facilities or residential facilities have substantially different requirements for accessibility (see 2010 Standards 208.2).

Minimum Number of Accessible Parking Spaces
2010 Standards (208.2)

Total Number of Parking Spaces Provided in Parking Facility (per facility)	(Column A) Minimum Number of Accessible Parking Spaces (car and van)	Mininum Number of Van-Accessible Parking Spaces (1 of six accessible spaces)
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
500 to 1000	2% of total parking provided in each lot or structure	1/6 of Column A*
1001 and over	20 plus 1 for each 100 over 1000	1/6 of Column A*

*one out of every 6 accessible spaces

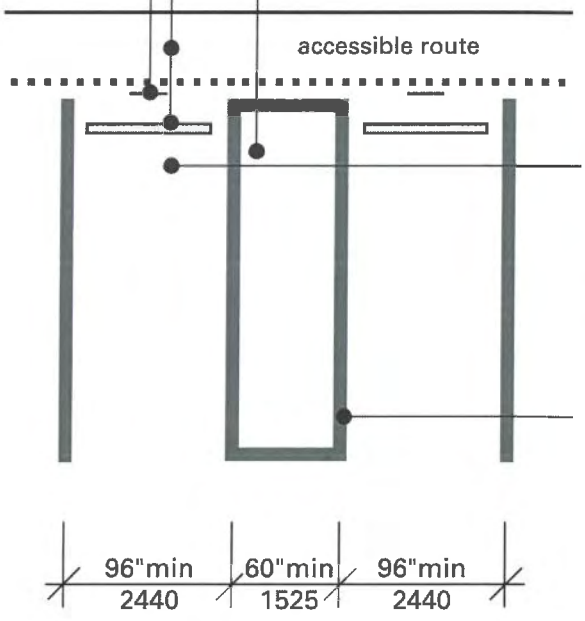
Location

Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance. Where buildings have multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances.

When accessible parking spaces are added in an existing parking lot or structure, locate the spaces on the most level ground close to the accessible entrance. An accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route never has curbs or stairs, must be at least 3 feet wide, and has a firm, stable, slip-resistant surface. The slope along the accessible route should not be greater than 1:12 in the direction of travel.

Accessible parking spaces may be clustered in one or more facilities if equivalent or greater accessibility is provided in terms of distance from the accessible entrance, parking fees, and convenience. Van-accessible parking spaces located in parking garages may be clustered on one floor (to accommodate the 98-inch minimum vertical height requirement).

Features of Accessible Parking Spaces



Accessible Parking Spaces with 60-inch Minimum Width Access Aisle for Cars

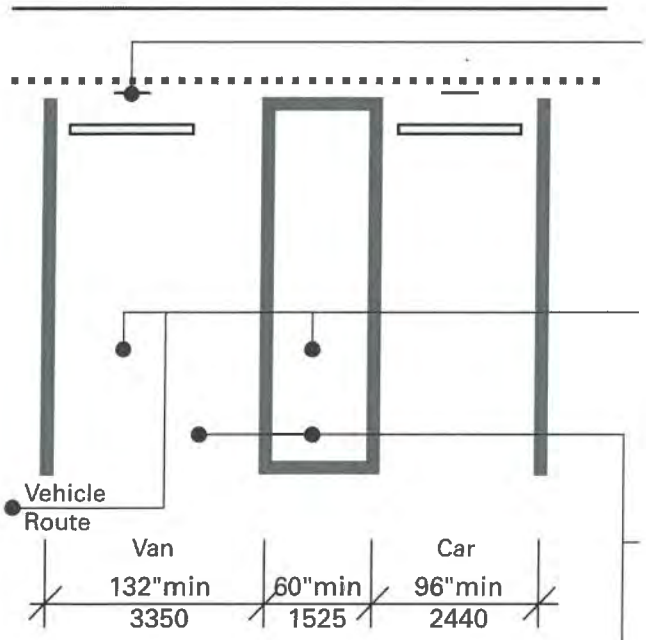
Additional Notes:

Where parking spaces are marked with lines, width measurements of parking spaces and access aisles are to centerlines, except for the end space which may include the full width of the line.

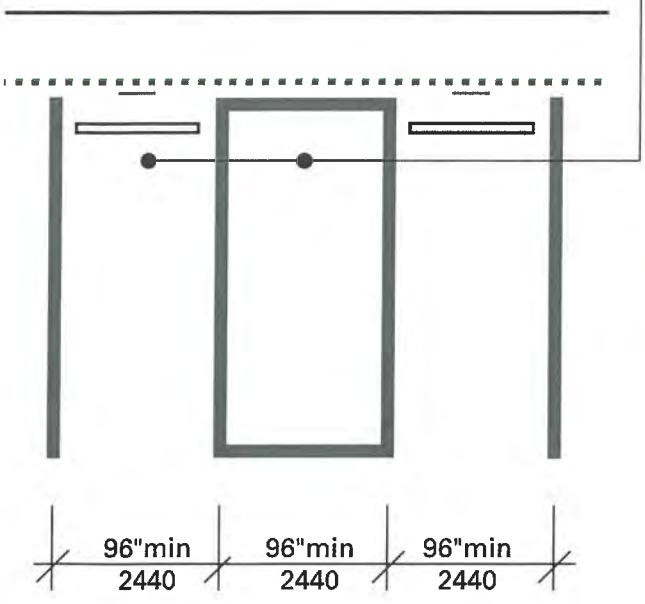
Access aisles may be located on either side of the parking space except for angled van parking spaces which must have access aisles located on the passenger side of the parking spaces.

Additional Features of Van-Accessible Parking Spaces

Van-accessible parking spaces incorporate the features of accessible parking spaces on the previous page and require the following additional features: a "van accessible" designation on the sign; different widths for the van parking space or the access aisle; and at least 98 inches of vertical clearance for the van parking space, access aisle, and vehicular route to and from the van-accessible space. The first image below shows a van-accessible space with a 60-inch minimum width access aisle. The second image shows a van-accessible space with a 96-inch minimum width access aisle. Both configurations are permitted and requirements for van-accessible signage and vertical clearance apply to both configurations.



Van-Accessible Parking Space with 60-inch Minimum Width Access Aisle



Van-Accessible Parking Space with 96-inch Minimum Width Access Aisle

Parking space identification sign with the international symbol of accessibility and designation, "van accessible." Note, where four or fewer parking spaces are provided on a site, a sign identifying the accessible space, which must be van-accessible, is not required.

Vertical clearance of 98 inches minimum to accommodate van height at the vehicle parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space.

Van parking space must be 132 inches wide minimum with an adjacent 60-inch wide minimum access aisle. A van parking space of 96 inches wide minimum with an adjacent 96-inch wide minimum access aisle is also permitted (see below).



Where four or fewer parking spaces are provided on a site, signage identifying the van-accessible parking space is not required.

Resources

For more information about the ADA, please visit our website or call our toll-free number.

ADA Website

www.ADA.gov

To receive e-mail notifications when new ADA information is available, visit the ADA Website's home page and click the link near the bottom of the right-hand column.

ADA Information Line

800-514-0301 (Voice)
and
800-514-0383 (TTY)

Call Monday – Wednesday, Friday 9:30 a.m. – 5:30 p.m., Thursday 12:30 p.m. – 5:30 p.m. (Eastern Time) to speak with an ADA Specialist. Calls are confidential.

24 hours a day to order publications by mail.

For people with disabilities, this publication is available in alternate formats.

Reference:

2010 ADA Standards for Accessible Design (available on ADA.gov and from the ADA Information Line)

Sections 208 & 502 Parking Spaces

Section 206 Accessible Route

Duplication of this document is encouraged.

December 2015

7. Parking Calculations

Staffing and Parking Ratio Analysis
Covia Communities
Figures from FY 2020 Budget

		LGM Rebuild	CW	SPT	SLV	SFT
AL FTE's		6.5	11.4	13.5	10.9	7.9
RHS FTE's		14.3	1.3	7.8	12.0	8.3
MC FTE's		5.9		8.1	8.8	
Total FTEs		**106.1**	**97.8**	**151.6**	**241.3**	**174.1**
IL Units		174	133	195	326	241
AL Units		6	18	21	24	12
MC Units		6	0	12	13	0
Respite Units		5				
NC Units		0	24	43	70	25
Total Units		**191**	**175**	**271**	**433**	**278**
AL FTE to AL Units		1.1	0.6	0.6	0.5	0.7
RHS FTE to IL Units		0.08	0.01	0.04	0.04	0.03
MC FTE to MC Units		1.0		0.7	0.7	
Total FTE to Total Units		0.6	0.6	0.6	0.6	0.6
Parking Spaces	[1]	238	96	206	424	245
Parking to Units		1.25	0.55	0.76	0.98	0.88
Parking to FTE		2.24	0.98	1.36	1.76	1.41
Parking to [Capacity + FTE]		0.80	0.35	0.49	0.63	0.54

[1] SFT parking includes 10 handicapped spaces.
See Master Proforma for details on parking ratio calculation.

TECHNICAL MEMORANDUM

Date: November 24, 2020

To: Mike Weisz, Town of Los Gatos

From: Chris D. Kinzel, P.E.
Vice President

Subject: ***TJKM Peer Review of 101 Wood Road***

TJKM has completed a Peer Review of the Traffic Impact Analysis for Planning #PD-20-001, 101 Wood Road. The analysis was prepared by Kimley Horn and is included in a report dated January 21, 2020. The report is comprehensive and well done. TJKM has the following comments:

1. Pages 6 and 7: The graphs should show that the counts need to be multiplied by a factor of 10.
2. Page 18: In paragraph 7, in the first sentence, change "east approach" to "west leg."
3. Page 18: In paragraph 7, change "The proposed funicular is attached to this memorandum" to "Information on the proposed funicular…"
4. TJKM did not receive the information on the funicular.
5. If not shown in the missing information, show on a map the location of the funicular. Does it connect two private properties? Will it be available to the general public? Who is it intended to serve?
6. Page 18: Paragraph 8, Vehicle Miles Traveled (VMT): More information is needed to demonstrate that the project is fully compliant with VMT guidelines established by the State Office of Planning and Research, Santa Clara County and the Town of Los Gatos, possibly after the date of the report.
7. Page 19: In the second paragraph, change the last word from "client" to "applicant."
8. Page 19, Tables 7 and 8: More information is needed including the location and description of the other site(s) referenced. The term "units" needs to be defined and how it applies to this context. Also, the tables seem to apply to supply, with no direct reference to demand vs. supply. The FTE column in Table 7 does not seem to add correctly.
9. Page 19, Table 8: Many medical related parking and traffic ratios apply to beds, not units, since the demand is frequently based on employees and secondarily to visitors. What is the conclusion to be drawn from Table 8?
10. Page 19, Table 9: The Sunnyvale reference for Senior Housing would not be expected to apply to medical or care facilities, just housing for Senior Adults. The Los Altos reference may be similar. This is also applicable to portions of Table 10.

11. Page 20, first sentence: While there may be adequate parking for the facility, the report does not seem to clearly show how this is the case. Comparison of supplied ratios or evaluation of true parking demand compared with the supply of 238 parking stalls is not clearly made.

Please contact me if there are questions on this matter.

Kimley»Horn

MEMORANDUM

From: Frederik Venter, P.E. and Anthony Nuti, Kimley-Horn and Associates

To: Frank Rockwood, Rockwood Pacific Inc

Date: December 9, 2020

Re: **Los Gatos Meadows – Transportation Analysis**

The purpose of this Memorandum is to present the traffic analysis findings for the proposed redevelopment of the Los Gatos Meadows Senior Community (the "Project"). Traffic count data was collected over several days to determine the baseline conditions for the proposed Project. Trip generation, distribution, and assignment for the proposed Project are presented below as well as a level of service (LOS) analysis for the intersection of South Santa Cruz Avenue and Wood Road.

1. Introduction

The Project site is located on Wood Road approximately 350 feet west of South Santa Cruz Avenue in the Town of Los Gatos.

The existing site includes 129 independent senior living units (111 single units and 18 combined units), 39 skilled nursing facility beds, 27 assisted living units, and 10 memory support units (7 single units and 3 combined units). As of September 30th, 2019, the existing facility on the Los Gatos site were closed and is currently unoccupied. The analysis was conducted when the site was still operational, and this accurately reflects baseline conditions used in this analysis.

In February of 1968, the site was approved for 184 independent senior living units and 38 skilled nursing facility beds. This is the current entitlement that the Los Gatos Meadows site was approved for.

The proposed Project would result in the demolition of all buildings onsite and replacement with new structures including 174 independent senior living and 17 units (one bed per unit) specializing in assisted living, memory support, or respite care. **Table 1** summarizes a comparison between the current entitlement, existing conditions, and the proposed conditions. The proposed Project would also convert the existing exit only driveway on Broadway to a pedestrian/bicycle walkway.

Table 1 - Land Use Summary

Land Use[1]		Current Entitlement	Existing Condition[2]	2018 Proposed
Independent Senior Living Unit	Single Units	184	111	174
	Combined Units	0	18	0
Skilled Nursing Facility Beds	Single Units	38	39	0
Assisted Living Beds	Single Units	0	27	6
Memory Support Beds	Single Units	0	7	6
	Combined Units	0	3	0
Respite Beds	Single Units	0	0	5
Total Units		**222**	**205**	**191**

Notes:

1. Combined Units reflect the count of applicable units prior to combination.
2. Through unit combinations and conversions, the original (1968) 222 approved units were converted to 193 units.

For this analysis, skilled nursing facility beds would be classified under nursing home. This approach is consistent with the methodology set forth in the *Institute of Transportation Engineers (ITE)Trip Generation Handbook, 10th Edition (2017)*. The skilled nursing facilities would operate with 24-hour care and the *ITE Trip Generation Handbook* states: "A nursing home is any facility whose primary function is to provide care for persons who are unable to care for themselves…skilled nurses and nursing aides are present 24 hours a day at these sites."

Assisted living, memory support units, and respite would be considered assisted living. This approach is consistent with the methodology set forth in the *ITE Trip Generation Handbook, 10th Edition (2017)* which states:

> "An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons...Staff may be available at an assisted care facility 24 hours a day, but skilled medical care is not required."

The land uses for the site are consistent with the General Plan Buildout assumptions for the Town of Los Gatos.

2. Existing Conditions

Los Gatos Meadows currently has two driveways: one located at Wood Road and an "exit only" driveway along Broadway. Wood Road, from the Los Gatos Meadows driveway to South Santa Cruz Avenue, has an elevation change of approximately 69 feet over a distance of 528 feet. This results in a vertical grade of about 13%.

Figure 1 shows the location of the Project site in the Town of Los Gatos. **Figure 2** shows the existing roadway volumes and conditions. More information regarding the traffic analysis is provided in **Section 6**.

Side street stop control exists at the intersection of Wood Road and South Santa Cruz Avenue. Traffic counts were collected on Thursday May 5th, 2018 at Santa Cruz Avenue and Wood Road

and 7-day tube counts were collected around the Project site during the week of May 14th, 2018. Existing traffic data was provided by National Data & Surveying Services (NDS) and is included in the **Appendix** of this Memorandum.

From the count data provided it was determined that the peak hours occurred during the following time periods:

- AM peak hour: 7:30 AM to 8:30 AM
- Midday peak hour: 12:15 PM to 1:15 PM
- PM peak hour: 4:00 PM to 5:00 PM
- Saturday Midday: 1:15 PM to 2:15 PM



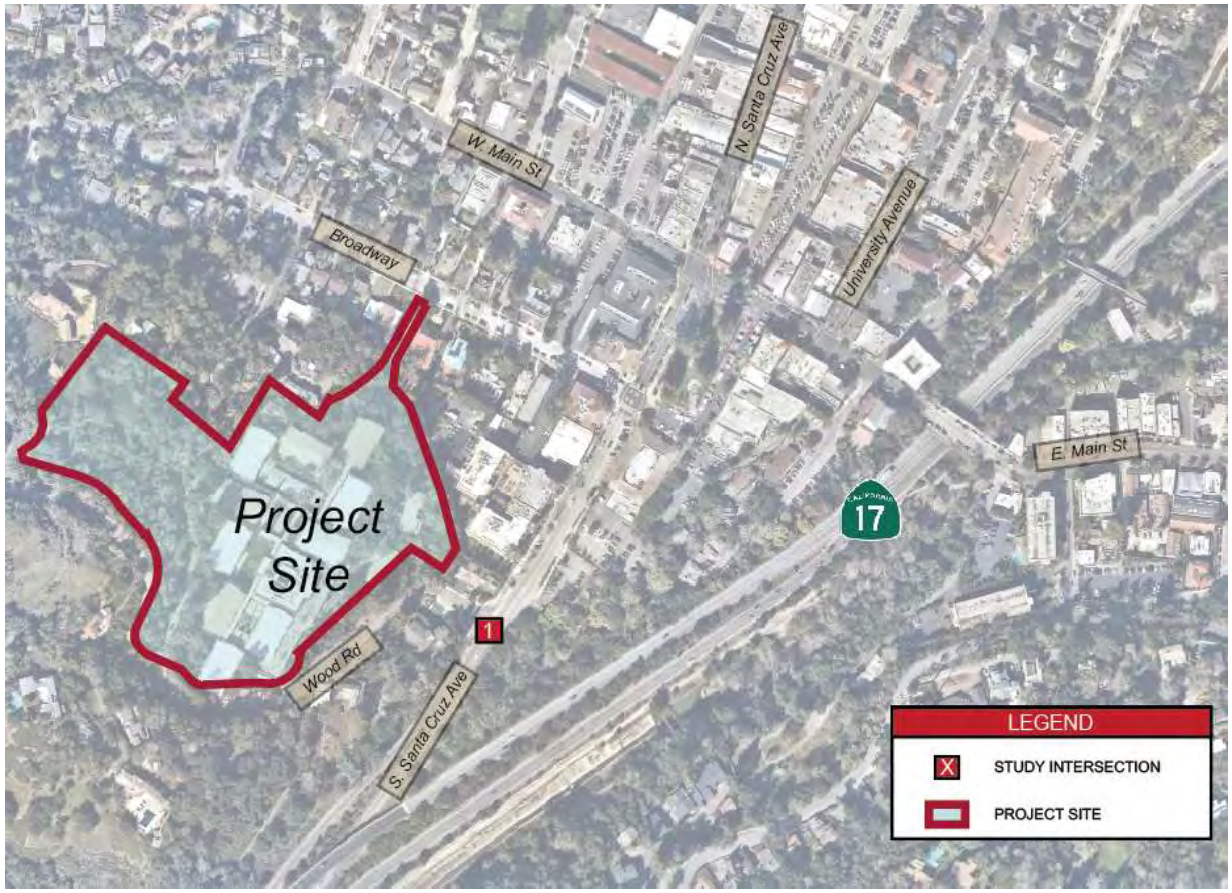
Kimley»Horn
Expect More. Experience Better.

N

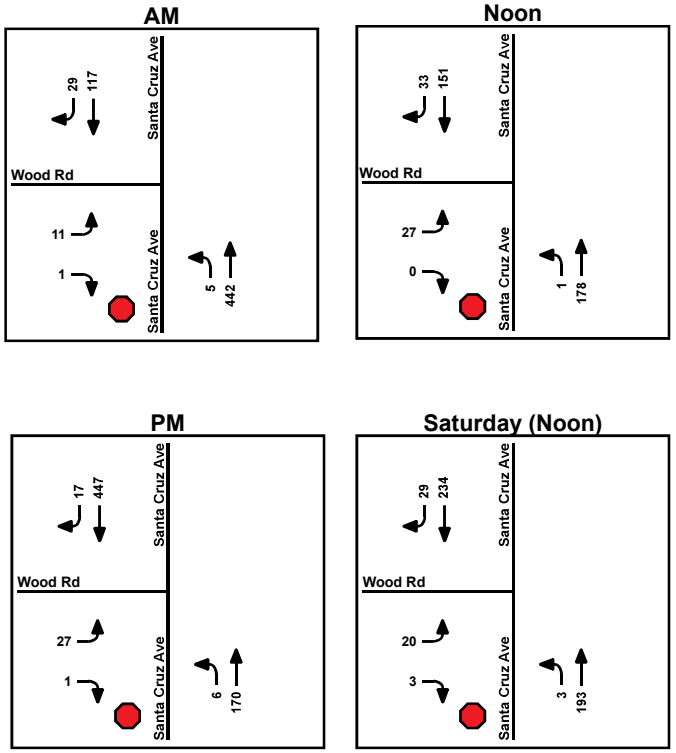
Los Gatos Meadows

Figure 1

Project Location Map



Peak Hour Traffic Volumes



Existing Stop Control Level Of Service (Existing Volumes)

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing (2018)							
					AM Peak		Midday		PM		Saturday	
					LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	Wood Rd & Santa Cruz Ave	D	Town	SSSC	-	0.4	-	0.8	-	0.7	-	0.6
	Worst Approach				B	14.1	B	11.6	B	14.3	B	11.7

1 Side Street Stop Control

Planned Roundabout Level Of Service (Existing Volumes)

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing+Project											
					AM Peak			Midday			PM			Saturday		
					LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C
1	Wood Rd & Santa Cruz Ave	D	Town	RAB	A	5.5	.367	A	3.9	.150	A	5.6	.379	A	4.3	.214
	Worst Approach				A	6.1		A	4.0		A	6.2		A	4.5	

1 Roundabout

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N

Los Gatos Meadows

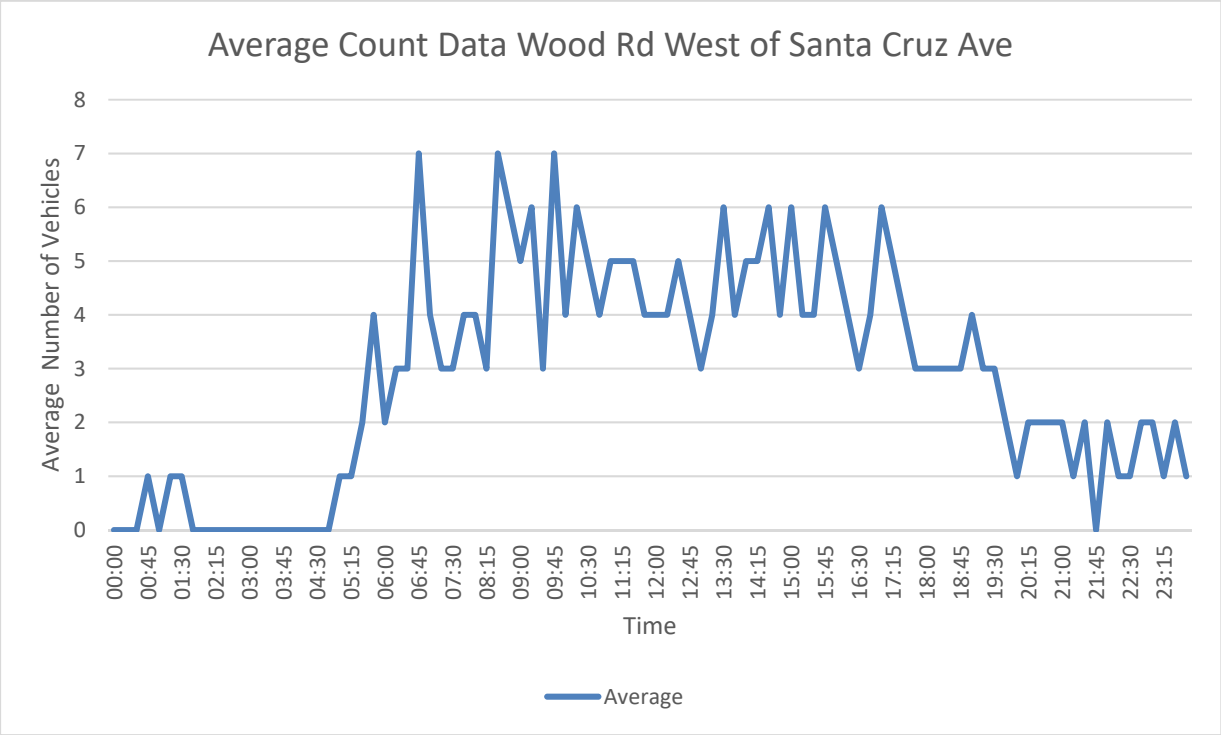
Figure 2

Existing Conditions and Project Site

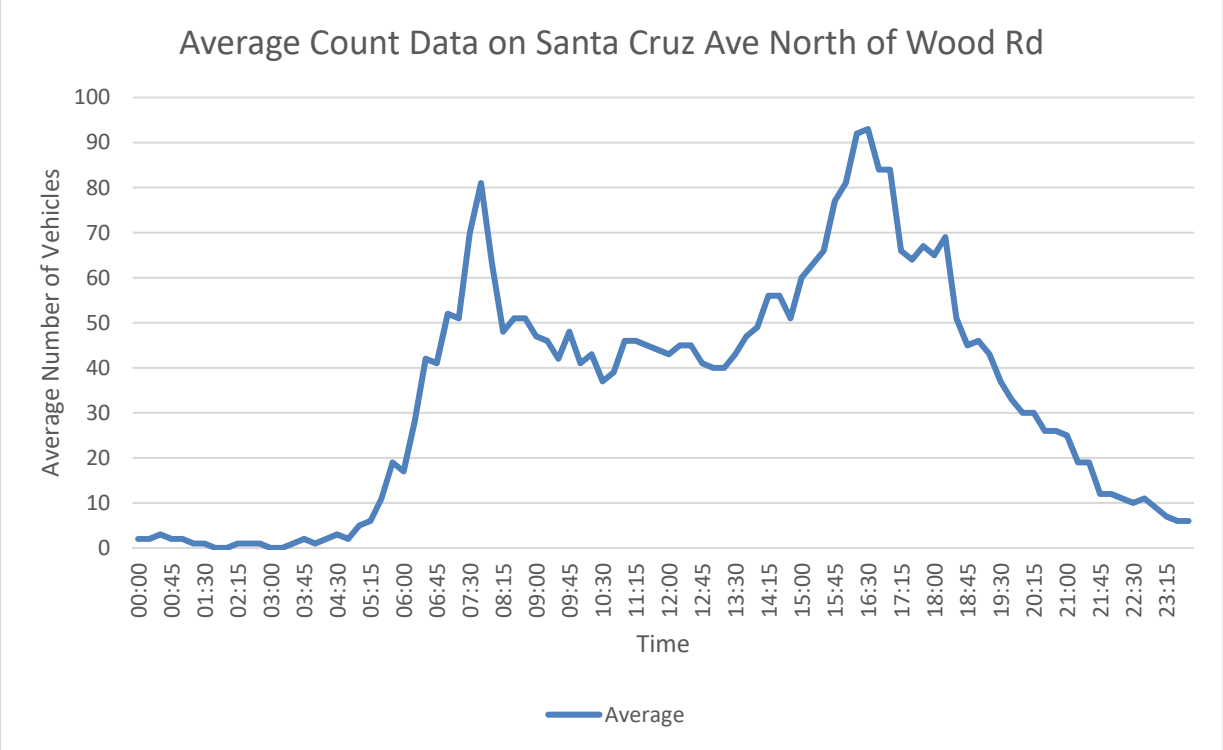
2.1 Existing Tube Count Data

The following sections provide the average hourly traffic data, from Tuesday to Thursday (May 2018), from the existing tube count data provided by NDS.

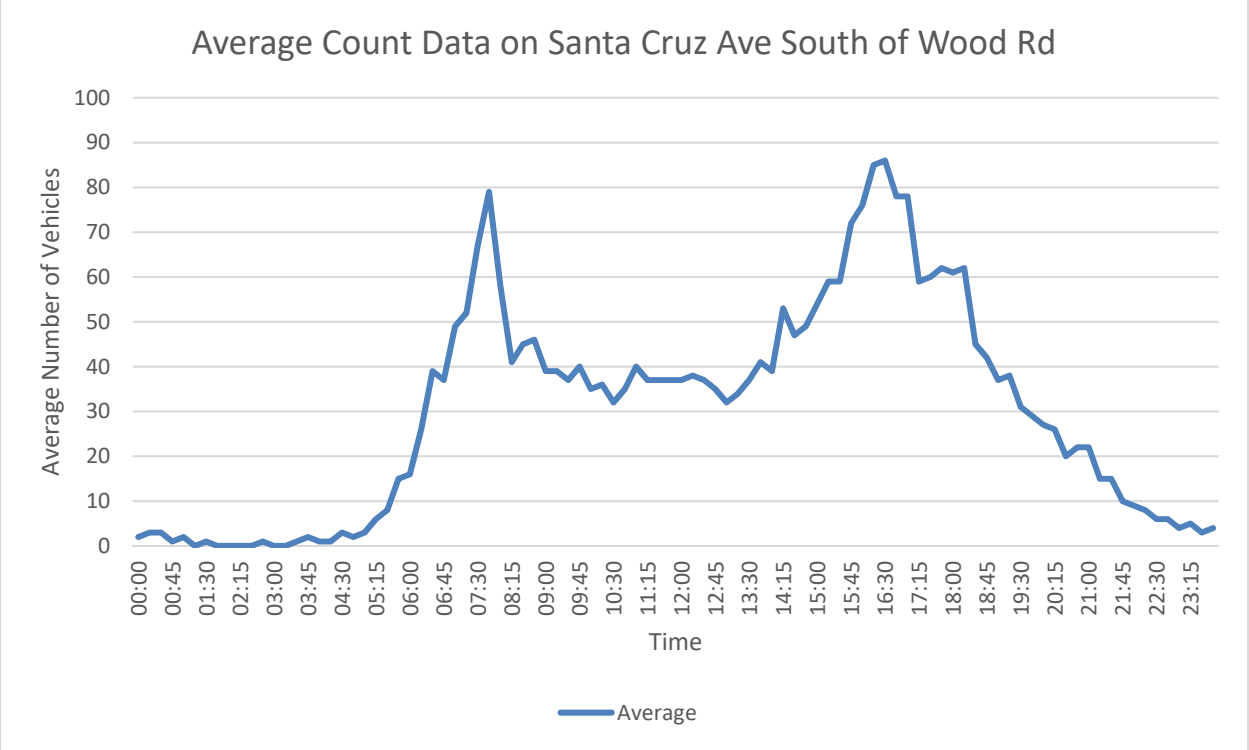
Wood Road West of Santa Cruz



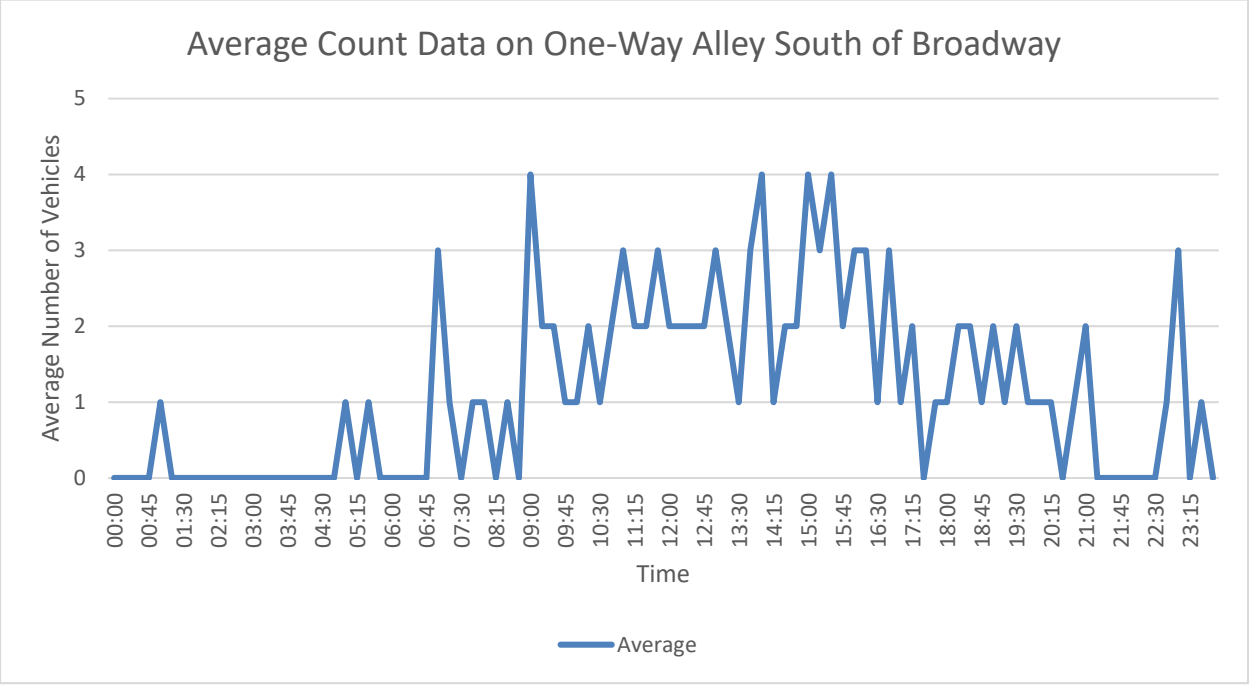
Santa Cruz Avenue North of Wood Road



Santa Cruz Avenue South of Wood Road



One Way Driveway South of Broadway



3. Current Entitlement vs Existing Conditions

The existing site, as built, is slightly different from the current entitlement approved for the site in 1968. This section describes the trip generation difference between the current entitlement and the existing site.

The difference in the number of peak hour trips under current entitlement conditions vs existing conditions was calculated utilizing *The Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10th Edition (2017)*. The difference was determined by comparing the weekday Daily peak hour, AM peak hour, Midday peak hour, PM peak hour, and Saturday Midday peak hour data of both the current entitlement and the existing conditions. Existing count data was used to create trip generation for the weekday Midday peak hour since no ITE data is available for Midday peak hour.

The current entitlement generates approximately 830 daily trips, 43 AM peak hour (17 IN / 26 OUT), 48 Midday peak hour (22 IN / 26 OUT), 54 PM peak hour (28 IN / 26 OUT), 77 Saturday Midday (47 IN / 30 OUT).

The existing site generates approximately 708 daily trips, 40 AM peak hour (18 IN / 22 OUT), 44 Midday peak hour (20 IN / 24 OUT), 52 PM peak hour (25 IN / 27 OUT), 67 Saturday Midday (40 IN / 27 OUT).

The difference between the current entitlement and the existing site is approximately -122 daily trips, -3 AM peak hour (1 IN / -4 OUT), -4 Midday peak hour (-2 IN / -2 OUT), -2 PM peak hour (-3 IN / 1 OUT), and -10 Saturday Midday peak hour (-7 IN / -3 OUT). **Table 2** shows the trip generation comparison between current entitlement and existing conditions.

When compared to the current entitlement, the existing site produces less vehicular trips; however, existing site trips have been used in this analysis, because at present, Los Gatos Meadows is not currently using the full number of units approved under the current entitlement.

Kimley»Horn

Table 2 - Trip Generation: Current Entitlement vs. Existing Conditions

Land Uses[1]	ITE Land Use Code	Project Size		Daily Trips	AM PEAK HOUR				MID-DAY PEAK HOUR[2]				PM PEAK HOUR				SATURDAY PEAK HOUR			
					Total Peak Hour	IN	/	OUT	Total Peak Hour	IN	/	OUT	Total Peak Hour	IN	/	OUT	Total Peak Hour	IN	/	OUT
Trip Generation Rates																				
Senior Adult Housing-Attached[3]	252	-	DU	3.88	0.20	35%	/	65%					0.25	55%	/	45%	0.34	62%	/	38%
Nursing Home[4]	620	-	Bed(s)	3.06	0.17	72%	/	28%	0.21	45%	/	55%	0.22	33%	/	67%	0.36	57%	/	43%
Assisted Living[5]	254	-	Bed(s)	2.60	0.19	63%	/	37%					0.26	38%	/	62%	0.27	46%	/	54%
Current Entitlement Conditions Trip Generation																				
Senior Adult Housing-Attached	252	184	DU	714	37	13	/	24	48	22	/	26	46	25	/	21	63	39	/	24
Nursing Home	254	38	Bed(s)	116	6	4	/	2					8	3	/	5	14	8	/	6
Subtotal		*222*		*830*	*43*	*17*	/	*26*	*48*	*22*	/	*26*	*54*	*28*	/	*26*	*77*	*47*	/	*30*
Existing Conditions Trip Generation																				
Senior Adult Housing-Attached	252	129	DU	493	26	9	/	17	44	20	/	24	33	18	/	15	43	27	/	16
Nursing Home	620	39	Bed(s)	119	7	5	/	2					9	3	/	6	14	8	/	6
Assisted Living/Memory Support/Respite	254	37	Bed(s)	96	7	4	/	3					10	4	/	6	10	5	/	5
Subtotal		*205*		*708*	*40*	*18*	/	*22*	*44*	*20*	/	*24*	*52*	*25*	/	*27*	*67*	*40*	/	*27*
Net Project Trips				**(122)**	**(3)**	**1**	/	**(4)**	**(4)**	**(2)**	/	**(2)**	**(2)**	**(3)**	/	**1**	**(10)**	**(7)**	/	**(3)**

Notes:

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation," 10th Edition, 2017. Setting/Location: General Urban/Suburban.
2. Trip Generation Rate for Midday peak hour were calculated using tube count data during the Midday peak hour counted on 5/17/2018.
3. Senior Adult Housing-Attached consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities.
4. A nursing home is any facility whose primary function is to provide care for persons who are unable to care for themselves and require 24-hour care. There is no distribution available for Saturday peak hour, so Sunday peak hour was used
5. Assisted Living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons.
6. Senior Adult Housing-Attached Daily Equation: T = 4.02(x)-25.37
7. Senior Adult Housing-Attached AM Equation: T = 0.2(x)-.18
8. Senior Adult Housing-Attached PM Equation: T = 0.24(x)+2.26
9. Senior Adult Housing-Attached Saturday Equation: T = 0.35(x)-1.67

Source: Kimley-Horn and Associates, Inc., 2017

4. Project Trip Generation

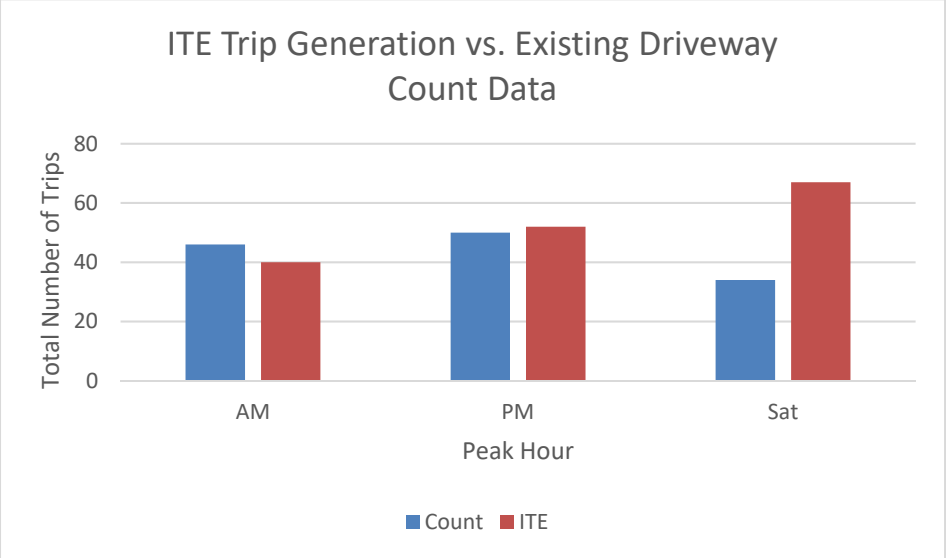
This section describes the net increase/decrease in trip generation and analysis between the existing site and the proposed Project.

The difference in the number of peak hour trips under existing conditions vs proposed 2018 conditions was calculated utilizing *The Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10th Edition (2017)*. The difference was determined by comparing the weekday Daily peak hour, AM peak hour, Midday peak hour, PM peak hour, and Saturday Midday peak hour data of both the current entitlement and the existing conditions. Existing count data was used to create trip generation for the weekday Midday peak hour since no ITE data is available for Midday peak hour.

The existing site generates approximately 708 daily trips, 40 AM peak hour trips (18 IN / 22 OUT), 44 Midday peak hour trips (20 IN / 24 OUT), 52 PM peak hour trips (25 IN / 27 OUT), and 67 Saturday Midday peak hour trips (40 IN / 27 OUT).

Figure 3 compares the ITE trip generation with the existing driveway count data. As shown in **Figure 3**, the ITE data is more conservative than counts taken at Project site during the peak periods. Weekday midday was not compared to ITE because there is no ITE data available for weekday midday peak periods. The count data has a few more trips in the AM; however, ITE data is more conservative in the PM and Saturday peak hour.

Figure 3 – ITE Trip Generation vs. Existing Driveway Count Data



The proposed Project is anticipated to generate approximately 718 daily trips, 38 AM peak hour (14 IN / 24 OUT), 41 Midday peak hour trips (19 IN / 22 OUT), 48 PM peak hour trips (26 IN / 22 OUT), and 64 Saturday Midday peak hour trips (39 IN / 25 OUT).

The difference between the existing site and the proposed site is approximately 10 daily trips, -2 AM peak hour trips (-4 IN / 2 OUT), -3 Midday peak hour trips (-1 IN / -2 OUT), -4 PM peak hour trips (1 IN / -5 OUT), -3 Saturday Midday peak hour trips (-1 IN / -2 OUT).

Table 3 summarizes the trip generation calculations.

Kimley»Horn

Table 3 – Project Trip Generation

Land Uses[1]	ITE Land Use Code	Project Size	Daily Trips	AM PEAK HOUR			MID-DAY PEAK HOUR[2]			PM PEAK HOUR			SATURDAY PEAK HOUR		
				Total Peak Hour	IN	OUT	Total Peak Hour	IN	OUT	Total Peak Hour	IN	OUT	Total Peak Hour	IN	OUT
Trip Generation Rates															
Senior Adult Housing-Attached[3]	252	- DU	3.82	0.20	35%	65%				0.26	55%	45%	0.33	62%	38%
Nursing Home[4]	620	- Bed(s)	3.06	0.17	72%	28%	0.21	45%	55%	0.22	33%	67%	0.36	57%	43%
Assisted Living[5]	254	- Bed(s)	2.60	0.19	63%	37%				0.26	38%	62%	0.27	46%	54%
Existing Trip Generation															
Senior Adult Housing-Attached	252	129 DU	493	26	9	17				33	18	15	43	27	16
Nursing Home	620	39 Bed(s)	119	7	5	2	44	20	24	9	3	6	14	8	6
SNF Beds/Assisted Living/Memory Support	254	37 Bed(s)	96	7	4	3				10	4	6	10	5	5
Subtotal		*205*	*708*	*40*	*18*	*22*	*44*	*20*	*24*	*52*	*25*	*27*	*67*	*40*	*27*
Proposed Trip Generation															
Senior Adult Housing-Attached	252	174 DU	674	35	12	23	41	19	22	44	24	20	59	37	22
Memory Support/Respite	254	17 Bed(s)	44	3	2	1				4	2	2	5	2	3
Subtotal		*191*	*718*	*38*	*14*	*24*	*41*	*19*	*22*	*48*	*26*	*22*	*64*	*39*	*25*
Net Project Trips with no Devpod			**10**	**(2)**	**(4)**	**2**	**(3)**	**(1)**	**(2)**	**(4)**	**1**	**(5)**	**(3)**	**(1)**	**(2)**
Devpod Electric Shuttle (4 seats) minimum 10% utilization by senior adults			-67												
Net Project Daily Trips with Devpod			**(57)**												

Notes:

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation," 10th Edition, 2017. Setting/Location: General Urban/Suburban.
2. Trip Generation Rate for Midday peak hour were calculated using tube count data during the Midday peak hour counted on 5/17/2018.
3. Senior Adult Housing-Attached consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities.
4. A nursing home is any facility whose primary function is to provide care for persons who are unable to care for themselves and require 24 hour care. There is no distribution avaliable for Saturday peak hour so Sunday peak hour was used
5. Assisted Living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons.
5. Senior Adult Housing-Attached Daily Equation: T=4.02(x)-25.37
6. Senior Adult Housing-Attached AM Equation: T=0.2(x)-.18
7. Senior Adult Housing-Attached PM Equation: T=0.24(x)+2.26
8. Senior Adult Housing-Attached Saturday Equation: T=0.35(x)-1.67

Source: Kimley-Horn and Associates, Inc., 2020

5. Trip Distribution and Assignment

Traffic counts were collected at the intersection of Wood Road and Santa Cruz Avenue and the data was used to estimate the trip assignment and distribution. **Figure 5** illustrates the trip distribution for the AM peak period, Midday peak period, PM peak period, and Saturday Midday peak period.

For the proposed Project conditions, the "exit only" driveway on Broadway would be closed and the trips that currently exit the Broadway entrance would be redistributed onto Wood Road. Under existing conditions, the traffic counts indicated the following: 4 cars exit in the AM peak, 10 cars exit in Midday peak, 11 cars exit in the PM peak, and 12 cars exit in the Weekend Midday peak. These trips were redistributed to Wood Road.

Figure 4a illustrates the net Project trip assignment for weekday conditions and **Figure 4b** illustrates the net Project trip assignment for Saturday conditions. **Figure 6** illustrates the existing plus Project volumes.

Figure 4a: Net Weekday Peak Hour Trip Assignment

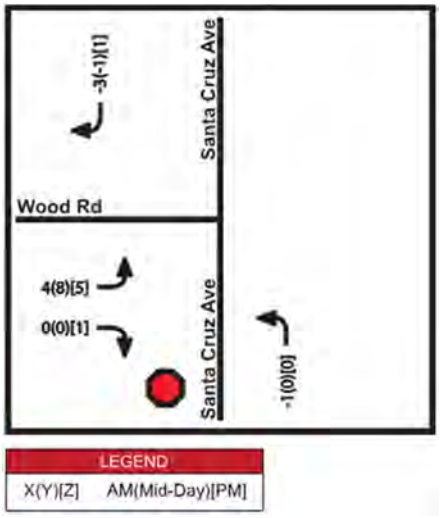
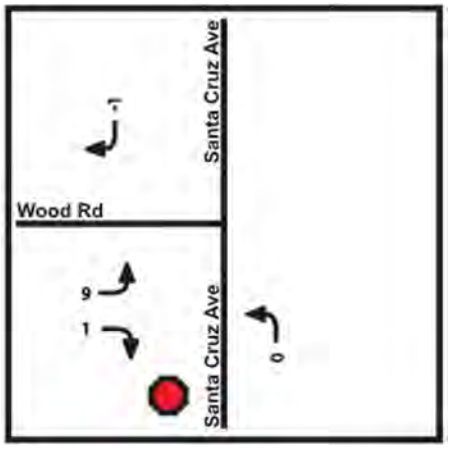
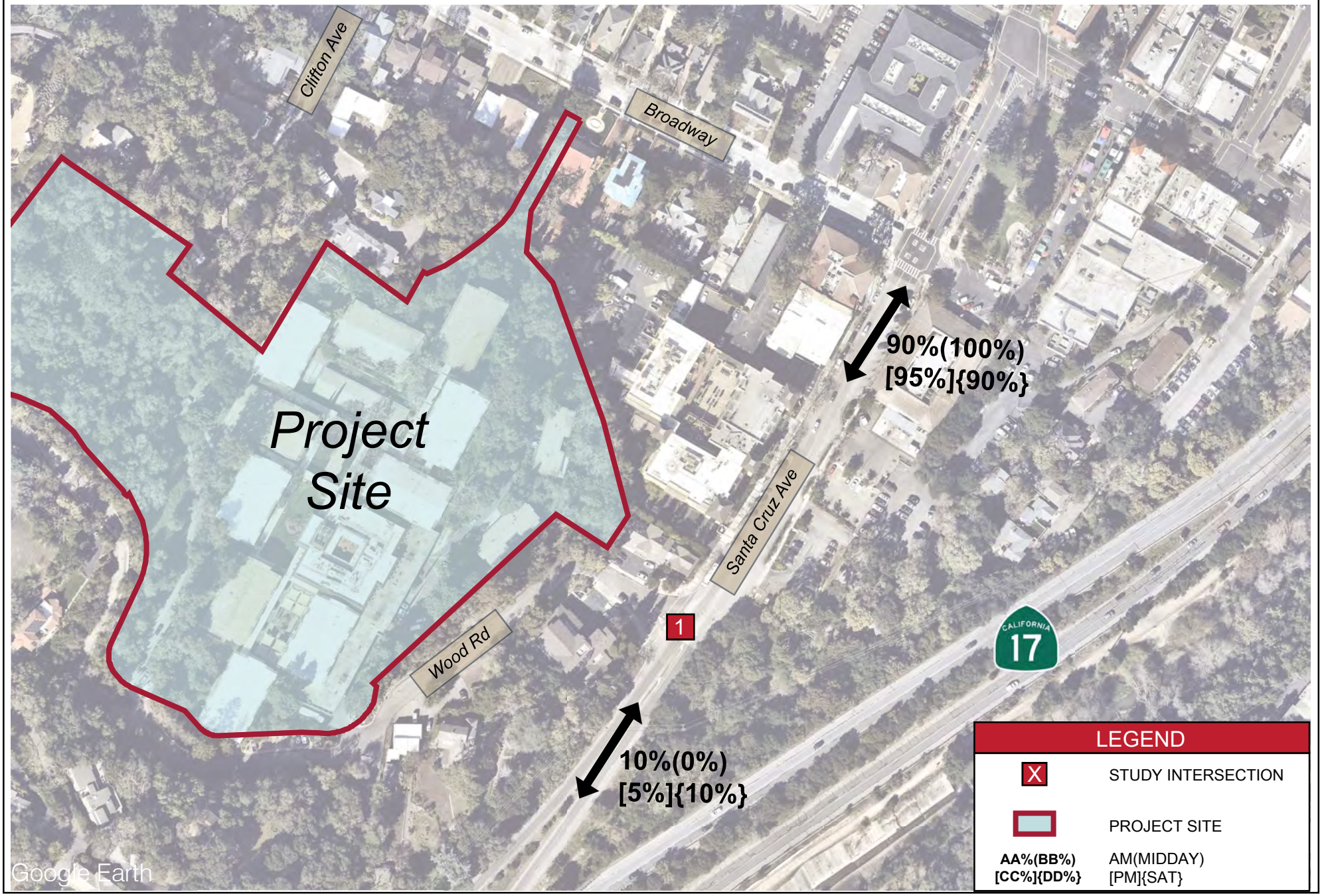


Figure 4b: Saturday Peak Hour Trip Assignment





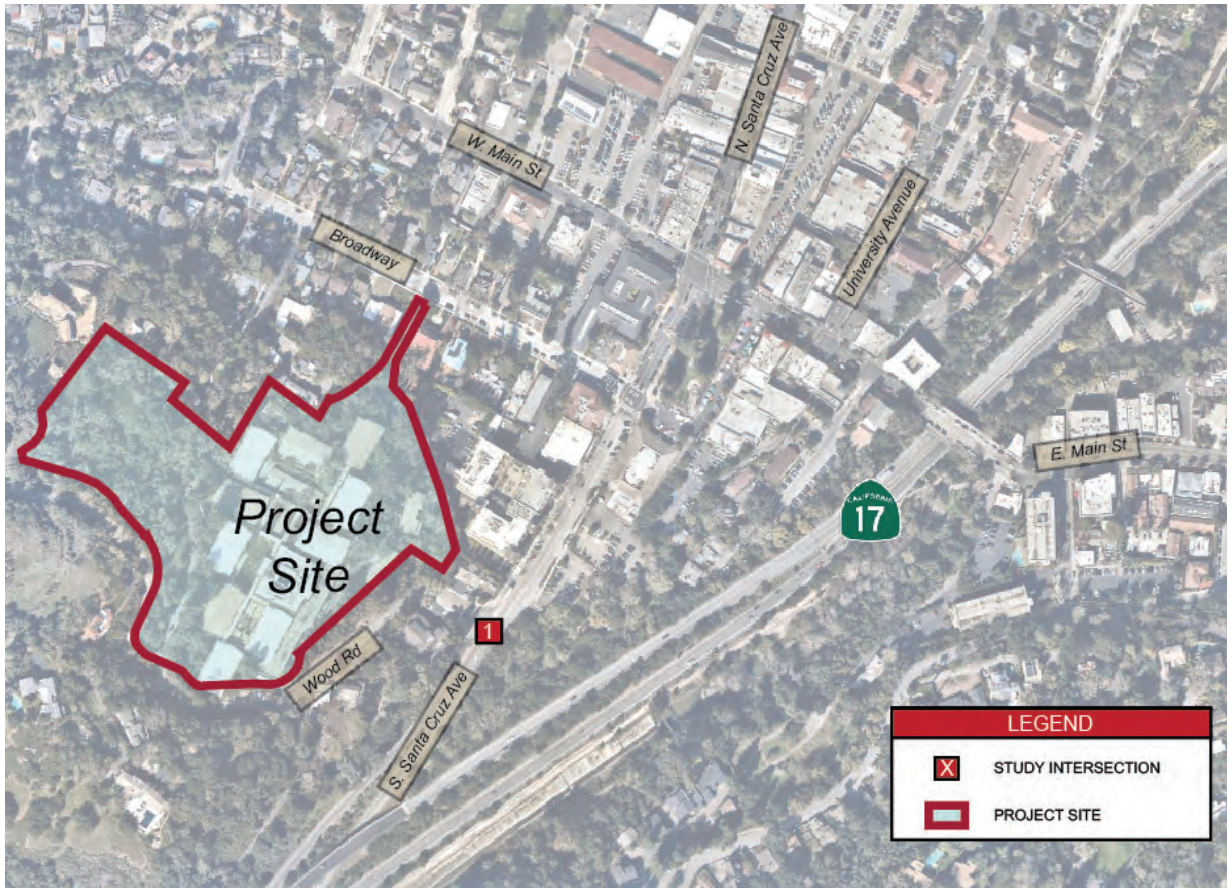
Kimley»Horn
Expect More. Experience Better.

N

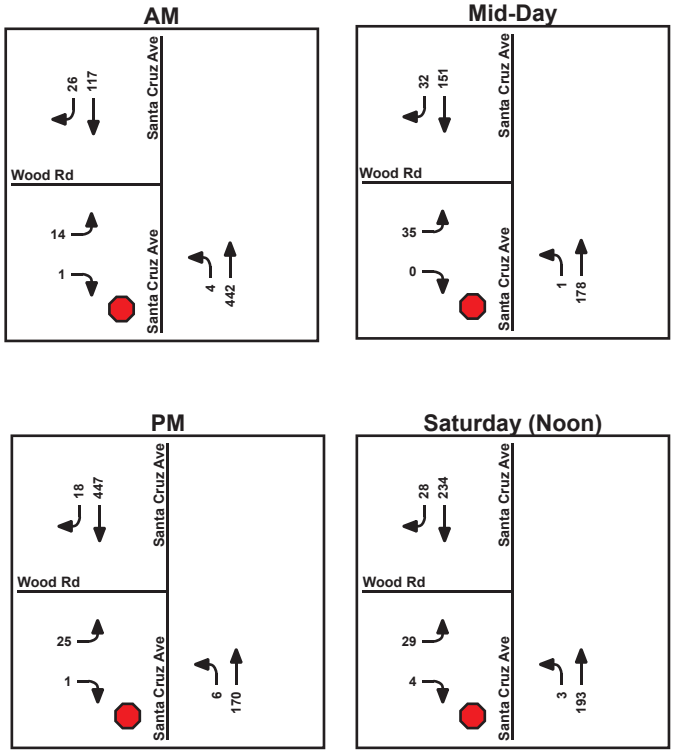
Los Gatos Meadows

Figure 4

Trip Distribution



Peak Hour Traffic Volumes



Existing Plus Project Stop Control Level Of Service

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing (2018)							
					AM Peak		Midday		PM		Saturday	
					LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	Wood Rd & Santa Cruz Ave	D	Town	SSSC	-	0.4	-	1.0	-	0.6	-	0.8
	Worst Approach				B	14.1	B	11.7	B	14.3	B	11.9

1 Side Street Stop Control

Planned Roundabout Level Of Service

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing + Project											
					AM Peak			Midday			PM			Saturday		
					LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C
1	Wood Rd & Santa Cruz Ave	D	Town	RAB	A	5.2	0.352	A	3.7	0.145	A	5.3	0.364	A	4.1	0.204
	Worst Approach				A	5.8		A	3.9		A	5.9		A	4.3	

1 Roundabout

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Los Gatos Meadows

Figure 6

Existing Plus Project Study Intersection

6. Traffic Analysis

Analysis of roadway intersections is based on the concept of level of service (LOS). The LOS of an intersection is a qualitative measure used to describe operational conditions. LOS ranges from A (best), which represents minimal delay, to F (worst), which represents heavy delay and a facility that is operating at or near its functional capacity. Intersection delays and LOS for this study have been determined using methods defined in the Highway Capacity Manual 6 (HCM). **Table 4** relates the operational characteristics associated with each LOS category for signalized and unsignalized intersections. LOS conditions have been analyzed for the existing stop control and a potential roundabout.

Table 4 – Intersection Level of Service Definitions

Level of Service	Description	Signalized (Avg. control delay per vehicle sec/veh.)	Unsignalized (Avg. control delay per vehicle sec/veh.)
A	Free flow with no delays. Users are virtually unaffected by others in the traffic stream	Less than 10	less than 10
B	Stable traffic. Traffic flows smoothly with few delays.	less than or equal to 10 to 20	less than or equal to 10 to 15
C	Stable flow but the operation of individual users becomes affected by other vehicles. Modest delays.	less than or equal to 20 to 35	less than or equal to 15 to 25
D	Approaching unstable flow. Operation of individual users becomes significantly affected by other vehicles. Delays may be more than one cycle during peak hours.	less than or equal to 35 to 55	less than or equal to 25 to 35
E	Unstable flow with operating conditions at or near the capacity level. Long delays and vehicle queuing.	less than or equal to 55 to 80	less than or equal to 35 to 50
F	Forced or breakdown flow that causes reduced capacity. Stop and go traffic conditions. Excessive long delays and vehicle queuing.	greater than or equal to 80	greater than or equal to 50
Sources: Transportation Research Board, *Highway Capacity Manual 6*, National Research Council.			

According to the Town of Los Gatos General Plan 2020 Transportation Element (TR-5), “LOS D is an acceptable level of traffic operation at intersections in Los Gatos.”

For the existing side street stop control intersection, Synchro traffic analysis software version 10 was used. The Town plans to install a roundabout at the intersection of Santa Cruz Avenue and Wood Road. To address the future condition of a roundabout at this intersection, an analysis was

also conducted for roundabout control using Sidra version 8. The analysis has been conducted for the weekday AM, Midday, PM, and weekend Midday peak hours.

Roundabouts: An Information Guide (June 2000) by the Federal Highway Administration (FHWA) was used for additional roundabout guidance. In this guide, the FHWA states that for acceptable roundabout operation, it is advised that the critical volume-to-capacity (V/C) ratio not exceed 0.85 on any leg of a roundabout. A V/C over 0.85 is considered overcapacity and a LOS F. Therefore, all roundabouts must operate at a volume to capacity ratio of 0.85 or better for any leg regardless of intersection LOS.

6.1 Stop Control Analysis

Existing Conditions

Existing Conditions traffic operations were evaluated using existing lane geometry, traffic control, and peak hour traffic volumes at Wood Road and Santa Cruz Avenue, a side street stop controlled (SSSC) intersection. Peak hour traffic was collected by National Data & Surveying Services (NDS) on Thursday May 10, 2018 from 7am-9am, 12pm-2pm, and 4pm-6pm as well as Saturday May 12, 2018 from 10am-3pm. **Table 5** illustrates the LOS and delay under Existing Conditions.

The existing intersection was determined to result in an acceptable LOS B in the AM peak hour period (14.1 second delay), Midday peak hour period (11.6 second delay), PM peak hour period (14.3 second delay), and Saturday Midday period (11.7 second delay).

Table 5 – Existing Conditions Level of Service (Side Street Stop Control)

Intersection		LOS Criteria	Jurisdiction	Control[1]	Existing (2018)							
					AM Peak		Midday		PM		Saturday	
					LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	Wood Rd & Santa Cruz Ave	D	Town	SSSC	-	0.4	-	0.8	-	0.7	-	0.6
	Worst Approach				B	14.1	B	11.6	B	14.3	B	11.7

Notes

1 Side Street Stop Control

Existing Plus Project Conditions

Existing Plus Project Conditions traffic operations were evaluated using existing lane geometry, traffic control, and the rerouted Project volumes.

Table 6 illustrates the LOS and delay under Existing Plus Project Conditions.

The SSSC intersection was determined to be an acceptable LOS B in the AM peak hour period (14.1 second delay), Midday peak hour period (11.7 second delay), PM peak hour period (14.3 second delay), and Saturday Midday period (11.9 second delay).

Table 6 – Existing Plus Project Level of Service (Side Street Stop Control)

Intersection		LOS Criteria	Jurisdiction	Control[1]	Existing (2018)							
					AM Peak		Midday		PM		Saturday	
					LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	Wood Rd & Santa Cruz Ave	D	Town	SSSC	-	0.4	-	1.0	-	0.6	-	0.8
	Worst Approach				B	14.1	B	11.7	B	14.3	B	11.9

Notes

1 Side Street Stop Control

6.2 Roundabout Analysis

Existing

Roundabout control was evaluated assuming one lane approaches, and peak hour traffic volumes. The analysis is based on the preferred roundabout design as shown in Downtown Gateway Project Final Report dated April 23, 2004.

Peak hour traffic was collected by National Data & Surveying Services (NDS) on Thursday May 10, 2018 from 7am-9am, 12pm-2pm, and 4pm-6pm as well as Saturday May 12, 2018 from 10am-3pm.

Table 5 illustrates the LOS and delay under Existing Conditions for the proposed roundabout.

The existing intersection was determined to result in an acceptable LOS A in the AM peak hour period (V/C = 0.367), Midday peak hour period (V/C = 0.150), PM peak hour period (V/C = 0.379), and Saturday Midday period (V/C = 0.214).

Table 5 - Existing Conditions Level of Service (Roundabout)

Intersection		LOS Criteria	Jurisdiction	Control[1]	Existing + Project											
					AM Peak			Midday			PM			Saturday		
					LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C
1	Wood Rd & Santa Cruz Ave	D	Town	RAB	A	5.5	0.367	A	3.9	0.150	A	5.6	0.379	A	4.3	0.214
	Worst Approach				A	6.1		A	4.0		A	6.2		A	4.5	

Notes

1 Roundabout

Existing Plus Project

Existing Plus Project Conditions traffic operations were evaluated for a roundabout based on the proposed roundabout design as shown in the Downtown Gateway Project Final Report, dated April 23, 2004, and the rerouted Project volumes. **Table 6** illustrates the LOS and delay under Existing Plus Project Conditions. The intersection was determined to be an acceptable LOS A in the AM peak hour period (V/C = 0.352), Midday peak hour period (V/C = 0.145), PM peak hour period (V/C = 0.364), and Saturday Midday period (V/C = 0.204).

Table 6 – Existing Plus Project Conditions Level of Service (Roundabout)

	Intersection	LOS Criteria	Jurisdiction	Control[1]	Existing + Project											
					AM Peak			Midday			PM			Saturday		
					LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C
1	Wood Rd & Santa Cruz Ave	D	Town	RAB	A	5.2	0.352	A	3.7	0.145	A	5.3	0.364	A	4.1	0.204
	Worst Approach				A	5.8		A	3.9		A	5.9		A	4.3	

Notes

1 RAB - Roundabout

7. Pedestrian Mobility

The Wood Road and Santa Cruz Avenue intersection provides a marked crossing for pedestrians on the west leg. Sidewalks exist along Wood Road, Santa Cruz Avenue, and Broadway; however, on Wood Road the sidewalk ends about 150 feet before the Los Gatos Meadows driveway and pedestrians have to cross Wood Road to access the driveway. A steep slope exists on Wood Road which results in non-ADA compliant sidewalk access. Subsequently, electrical autonomous vehicles (devpods) will be provided to residents to enhance pedestrian connectivity and mobility to/from the Los Gatos Meadows site.

Pedestrian count data was collected by NDS at the intersection of Wood Road and Santa Cruz Avenue. During the weekday, a total of 14 pedestrians were counted. During the weekend, a total of one pedestrian was counted.

8. Bicycle Mobility

Bicycle facilities do not currently exist in the Project vicinity and biking may be difficult up Wood Road due to the steep slope. The closest bicycle facility is the Los Gatos Creek Trail which can be accessed from Lundy Lane, 0.4 miles from the Project site.

Bicycle counts were collected by NDS at the intersection of Wood Road and Santa Cruz Avenue. During the weekday, a total of 7 bicycles were counted. During the weekend, a total of zero bicycles were counted.

The Project does not propose to install any new bicycle facilities; however, bicycle access to the site would be available on Wood Road and the Broadway driveway.

9. Vehicle Miles Traveled (VMT)

The Project is a proposed rebuild involving the redevelopment of the 10.84-acre site. OPR guidance requires an analysis of the net effect of VMT.

As part of the Project, Covia has included an autonomous vehicle alternative transportation solution as the means by which to enhance connectivity and mobility between Los Gatos Meadows and access to Broadway, thus enabling both safe and convenient access for residents to connect to Downtown Los Gatos. The devpod is anticipated to have a capacity of 4 seats. It is anticipated that a minimum of 10% of the senior adult housing trips would be conducted using the autonomous vehicles. This results in a reduction of approximately 67 Daily trips for the Project

and an overall net reduction in daily trip generation compared to the existing project. **Table 3** indicates this calculation.

This is likely a conservative estimate, as it is anticipated that far more than 10% of localized trips to the downtown could be reduced by facilitating a practical, safe and viable connection to Downtown Los Gatos services and amenities for resident seniors. As such, the reduction in daily trip generation by a minimum of 67 will result in a net decrease in VMT with the addition of the Project.

The Project will have no significant transportation impact based on the VMT criteria from OPR.

10. Parking

10.1 Standard Parking Requirements

Pursuant to the Town Code, the City has determined that the Project site requires one parking space per 2.5 beds for the proposed use. This results in 77 required spaces.

Per the Los Gatos Meadows Planning Submittal (October 13, 2020), 77 standard parking spaces have been provided and an additional 152 tandem parking spaces have also been provided.

The site is anticipated to have a total of 229 parking spaces and the site will provide enough parking spaces per City guidelines.

10.2 ADA Parking Requirements

The Project anticipates including 11 ADA spaces on site (9 vehicle spaces and 2 van spaces).

According to the *Americans with Disabilities Act (ADA) Compliance BRIEF: Restriping Parking Spaces* (December 2015), a site that includes 201 to 300 parking spaces requires 7 ADA parking stalls and 2 van spaces.

The Project site will provide enough parking spaces per ADA guidelines.

11. Conclusions

The proposed Project was evaluated to determine if potentially significant impacts would result at adjacent intersections from the redevelopment of the Project site.

The evaluation determined that the proposed Project would redirect trips to Wood Road and South Santa Cruz Avenue; however, there would be few net trips added to the roadway network. The net Project trips would approximately be -2 AM peak hour trips (-4 IN / 2 OUT), -3 Midday peak hour trips (-1 IN / -2 OUT), -4 PM peak hour trips (1 IN / -5 OUT), and -3 Saturday peak hour trips (-1 IN / -2 OUT).

The LOS at Wood Road and Santa Cruz Avenue would remain at an acceptable level of service of B. If a roundabout is installed, the intersection would operate at an acceptable level of service of A.

Based on the analyses conducted in this study, no significant impacts are anticipated to occur due to the proposed Project.

12. Appendix

1. Existing Counts

Prepared by National Data & Surveying Services

Santa Cruz Ave & Wood Rd

Peak Hour Turning Movement Count

ID: 18-08238-001
City: Los Gatos

Day: Thursday
Date: 05/10/2018

PEAK HOURS

AM	07:30 AM - 08:30 AM
NOON	12:15 PM - 01:15 PM
PM	04:00 PM - 05:00 PM

COUNT PERIODS

AM	07:00 AM - 09:00 AM
NOON	12:00 PM - 02:00 PM
PM	04:00 PM - 06:00 PM

Santa Cruz Ave — SOUTHBOUND

AM	29	113	0	4	457	AM
NOON	33	146	0	5	210	NOON
PM	17	443	0	4	201	PM

Wood Rd — EASTBOUND

AM	NOON	PM	
34	33	19	
0	0	0	0
11	27	27	0
0	0	0	0.5
1	0	1	0.5

CONTROL

1-Way Stop(EB)

	AM	NOON	PM
TEV	605	390	668
PHF	0.81	0.83	0.94

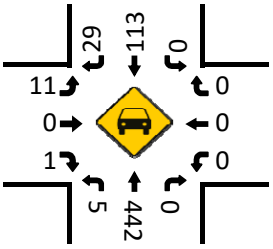
WESTBOUND — Wood Rd

	PM	NOON	AM
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
	0	0	0

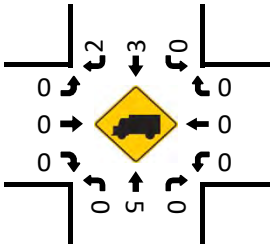
Santa Cruz Ave — NORTHBOUND

PM	448	4	2	170	0	PM
NOON	147	1	0	178	0	NOON
AM	114	0	5	442	0	AM

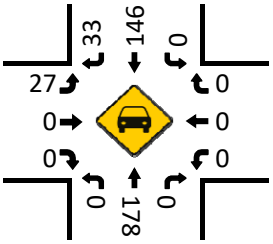
Total Vehicles (AM)



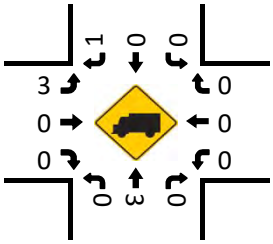
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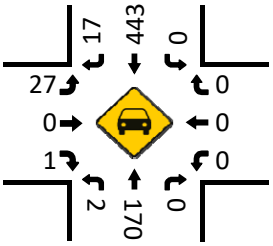
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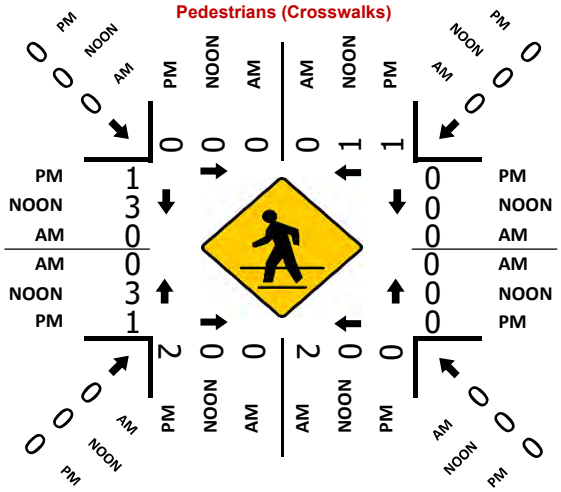
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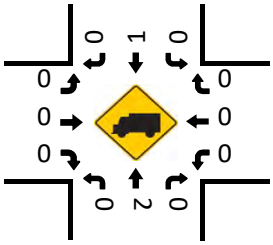
Total Vehicles (PM)



Pedestrians (Crosswalks)



HT (PM)



Prepared by National Data & Surveying Services

Santa Cruz Ave & Wood Rd

Peak Hour Turning Movement Count

ID: 18-08238-001
City: Los Gatos

Day: Saturday
Date: 05/12/2018

PEAK HOURS

AM: NONE
NOON: 01:15 PM - 02:15 PM
PM: NONE

COUNT PERIODS

AM: NONE
NOON: 10:00 AM - 03:00 PM
PM: NONE

Santa Cruz Ave — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	29	234	0	0	213	NOON
PM	0	0	0	0	0	PM

EASTBOUND — Wood Rd

AM	NOON	PM	
0	32	0	
0	0	0	0
0	20	0	0
0	0	0	0.5
0	3	0	0.5

WESTBOUND — Wood Rd

PM	NOON	AM	
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	

CONTROL

1-Way Stop(EB)

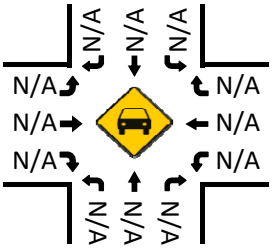
	AM	NOON	PM
TEV	0	482	0
PHF		0.91	

NORTHBOUND — Santa Cruz Ave

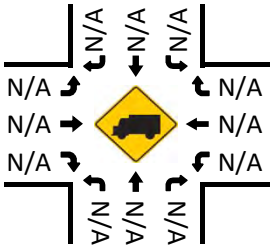
PM	0	0	0	0	0	PM
NOON	237	0	3	193	0	NOON
AM	0	0	0	0	0	AM

0 1 0 0 (EB turning movements) — 0 1 1 0 (NB turning movements)

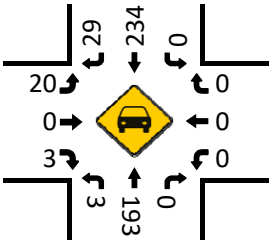
Total Vehicles (AM)



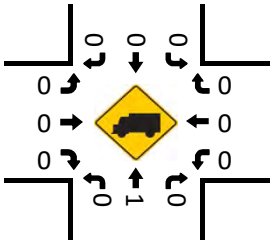
HT (AM)



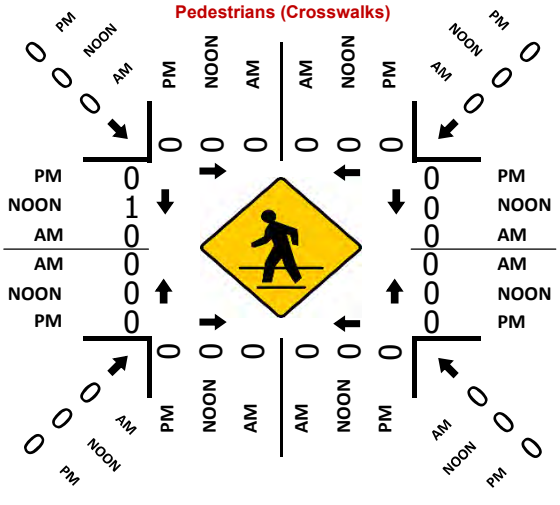
Total Vehicles (Noon)



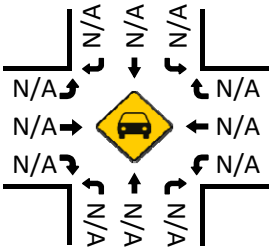
HT (NOON)



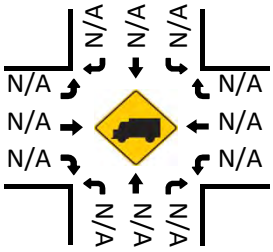
Pedestrians (Crosswalks)



Total Vehicles (PM)



HT (PM)



Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Tuesday
Date: 5/15/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	234	345	579

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			3		7		10	
00:15			0		0		0		12:15			1		3		4	
00:30			1		0		1		12:30			5		7		12	
00:45			0	1	3	3	3	4	12:45			5	14	5	22	10	36
01:00			1		1		2		13:00			4		2		6	
01:15			0		0		0		13:15			1		6		7	
01:30			1		0		1		13:30			4		8		12	
01:45			0	2	1	2	1	4	13:45			1	10	8	24	9	34
02:00			0		0		0		14:00			5		7		12	
02:15			0		0		0		14:15			3		6		9	
02:30			0		0		0		14:30			8		7		15	
02:45			0		0		0		14:45			3	19	7	27	10	46
03:00			0		0		0		15:00			4		8		12	
03:15			0		0		0		15:15			4		6		10	
03:30			0		0		0		15:30			4		8		12	
03:45			0		0		0		15:45			10	22	7	29	17	51
04:00			0		0		0		16:00			3		6		9	
04:15			0		0		0		16:15			3		6		9	
04:30			0		0		0		16:30			3		3		6	
04:45			0		0		0		16:45			7	16	3	18	10	34
05:00			1		3		4		17:00			3		7		10	
05:15			1		1		2		17:15			5		5		10	
05:30			1		1		2		17:30			4		4		8	
05:45			5	8	5	10	10	18	17:45			2	14	3	19	5	33
06:00			2		2		4		18:00			1		5		6	
06:15			2		6		8		18:15			0		3		3	
06:30			3		2		5		18:30			3		2		5	
06:45			6	13	8	18	14	31	18:45			3	7	4	14	7	21
07:00			5		6		11		19:00			2		4		6	
07:15			1		5		6		19:15			2		3		5	
07:30			1		4		5		19:30			4		0		4	
07:45			2	9	6	21	8	30	19:45			2	10	3	10	5	20
08:00			2		4		6		20:00			0		2		2	
08:15			1		4		5		20:15			4		1		5	
08:30			6		6		12		20:30			0		1		1	
08:45			3	12	8	22	11	34	20:45			3	7	5	9	8	16
09:00			4		8		12		21:00			2		2		4	
09:15			5		6		11		21:15			0		1		1	
09:30			9		5		14		21:30			1		1		2	
09:45			5	23	10	29	15	52	21:45			0	3	0	4	0	7
10:00			1		5		6		22:00			1		1		2	
10:15			4		6		10		22:15			1		1		2	
10:30			7		5		12		22:30			0		3		3	
10:45			3	15	5	21	8	36	22:45			2	4	4	9	6	13
11:00			5		5		10		23:00			1		4		5	
11:15			4		10		14		23:15			2		1		3	
11:30			7		6		13		23:30			1		1		2	
11:45			4	20	5	26	9	46	23:45			1	5	2	8	3	13
TOTALS				103		152		**255**	**TOTALS**				131		193		**324**
SPLIT %				40.4%		59.6%		**44.0%**	**SPLIT %**				40.4%		59.6%		**56.0%**

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	234	345	579

AM Peak Hour				09:00	09:00	**09:00**	**PM Peak Hour**				15:00	13:15	**15:00**
AM Pk Volume				23	29	**52**	**PM Pk Volume**				22	29	**51**
Pk Hr Factor				0.639	0.725	**0.867**	**Pk Hr Factor**				0.550	0.906	**0.750**
7 - 9 Volume	0	0		21	43	**64**	**4 - 6 Volume**	0	0		30	37	**67**
7 - 9 Peak Hour				08:00	08:00	**08:00**	**4 - 6 Peak Hour**				16:45	16:15	**16:45**
7 - 9 Pk Volume	0	0		12	22	**34**	**4 - 6 Pk Volume**	0	0		19	19	**38**
Pk Hr Factor	0.000	0.000		0.500	0.688	**0.708**	**Pk Hr Factor**	0.000	0.000		0.679	0.679	**0.950**

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Wednesday
Date: 5/16/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	204	310	514

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			2		6		8	
00:15			0		0		0		12:15			1		6		7	
00:30			0		0		0		12:30			3		8		11	
00:45			1	1	1	1	2	2	12:45			2	8	4	24	6	32
01:00			0		0		0		13:00			4		2		6	
01:15			0		0		0		13:15			2		4		6	
01:30			0		0		0		13:30			2		6		8	
01:45			0		0		0		13:45			5	13	5	17	10	30
02:00			1		1		2		14:00			1		3		4	
02:15			0		0		0		14:15			1		8		9	
02:30			0		0		0		14:30			4		5		9	
02:45			0	1	0	1	0	2	14:45			1	7	8	24	9	31
03:00			0		0		0		15:00			1		9		10	
03:15			0		0		0		15:15			1		5		6	
03:30			0		0		0		15:30			1		1		2	
03:45			0		0		0		15:45			6	9	5	20	11	29
04:00			0		0		0		16:00			5		4		9	
04:15			0		0		0		16:15			1		6		7	
04:30			0		0		0		16:30			3		2		5	
04:45			0		1	1	1	1	16:45			3	12	4	16	7	28
05:00			1		3		4		17:00			6		2		8	
05:15			1		1		2		17:15			6		5		11	
05:30			3		3		6		17:30			6		2		8	
05:45			4	9	5	12	9	21	17:45			4	22	6	15	10	37
06:00			2		4		6		18:00			1		1		2	
06:15			3		4		7		18:15			2		3		5	
06:30			2		6		8		18:30			4		2		6	
06:45			10	17	7	21	17	38	18:45			1	8	3	9	4	17
07:00			2		5		7		19:00			3		4		7	
07:15			0		1		1		19:15			3		3		6	
07:30			2		1		3		19:30			2		3		5	
07:45			2	6	6	13	8	19	19:45			2	10	3	13	5	23
08:00			4		5		9		20:00			2		2		4	
08:15			1		8		9		20:15			1		1		2	
08:30			4		10		14		20:30			1		2		3	
08:45			1	10	8	31	9	41	20:45			0	4	5	10	5	14
09:00			2		7		9		21:00			2		2		4	
09:15			9		3		12		21:15			2		1		3	
09:30			1		2		3		21:30			1		2		3	
09:45			2	14	11	23	13	37	21:45			0	5	0	5	0	10
10:00			5		6		11		22:00			2		3		5	
10:15			6		6		12		22:15			1		0		1	
10:30			6		7		13		22:30			0		0		0	
10:45			5	22	3	22	8	44	22:45			1	4	3	6	4	10
11:00			3		6		9		23:00			0		5		5	
11:15			6		3		9		23:15			1		2		3	
11:30			5		5		10		23:30			1		2		3	
11:45			4	18	3	17	7	35	23:45			2	4	0	9	2	13
TOTALS				98		142		**240**	**TOTALS**				106		168		**274**
SPLIT %				40.8%		59.2%		**46.7%**	**SPLIT %**				38.7%		61.3%		**53.3%**

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	204	310	514

AM Peak Hour			10:00	08:15	**09:45**			**PM Peak Hour**			17:00	14:15	**14:15**
AM Pk Volume			22	33	**49**			**PM Pk Volume**			22	30	**37**
Pk Hr Factor			0.917	0.825	**0.942**			**Pk Hr Factor**			0.917	0.833	**0.925**
7 - 9 Volume	0	0	16	44	**60**			**4 - 6 Volume**	0	0	34	31	**65**
7 - 9 Peak Hour			07:45	08:00	**08:00**			**4 - 6 Peak Hour**			17:00	16:00	**17:00**
7 - 9 Pk Volume	0	0	11	31	**41**			**4 - 6 Pk Volume**	0	0	22	16	**37**
Pk Hr Factor	0.000	0.000	0.688	0.775	**0.732**			**Pk Hr Factor**	0.000	0.000	0.917	0.667	**0.841**

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Thursday
Date: 5/17/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	210	324	534

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		1		1		12:00			4		3		7	
00:15			0		1		1		12:15			4		7		11	
00:30			0		0		0		12:30			1		5		6	
00:45			0		1	3	1	3	12:45			1	10	5	20	6	30
01:00			0		0		0		13:00			2		3		5	
01:15			2		1		3		13:15			3		5		8	
01:30			1		1		2		13:30			4		9		13	
01:45			0	3	0	2	0	5	13:45			3	12	3	20	6	32
02:00			0		0		0		14:00			4		8		12	
02:15			0		1		1		14:15			4		10		14	
02:30			0		1		1		14:30			3		8		11	
02:45			0		0	2	0	2	14:45			3	14	4	30	7	44
03:00			0		0		0		15:00			3		8		11	
03:15			0		0		0		15:15			3		2		5	
03:30			0		0		0		15:30			3		5		8	
03:45			0		0		0		15:45			4	13	6	21	10	34
04:00			0		0		0		16:00			9		5		14	
04:15			0		0		0		16:15			1		8		9	
04:30			0		1		1		16:30			3		4		7	
04:45			0		0	1	0	1	16:45			2	15	6	23	8	38
05:00			0		0		0		17:00			12		3		15	
05:15			1		1		2		17:15			4		5		9	
05:30			3		2		5		17:30			3		4		7	
05:45			2	6	3	6	5	12	17:45			1	20	0	12	1	32
06:00			1		1		2		18:00			3		5		8	
06:15			1		4		5		18:15			3		4		7	
06:30			2		1		3		18:30			1		5		6	
06:45			3	7	5	11	8	18	18:45			4	11	3	17	7	28
07:00			1		3		4		19:00			4		5		9	
07:15			5		4		9		19:15			3		3		6	
07:30			3		5		8		19:30			3		6		9	
07:45			4	13	6	18	10	31	19:45			0	10	2	16	2	26
08:00			2		8		10		20:00			1		1		2	
08:15			3		3		6		20:15			2		4		6	
08:30			5		9		14		20:30			3		3		6	
08:45			3	13	11	31	14	44	20:45			1	7	0	8	1	15
09:00			1		8		9		21:00			2		2		4	
09:15			5		7		12		21:15			0		1		1	
09:30			2		1		3		21:30			2		2		4	
09:45			4	12	10	26	14	38	21:45			1	5	0	5	1	10
10:00			2		6		8		22:00			2		0		2	
10:15			4		8		12		22:15			1		0		1	
10:30			3		3		6		22:30			0		2		2	
10:45			3	12	6	23	9	35	22:45			1	4	3	5	4	9
11:00			6		6		12		23:00			1		2		3	
11:15			1		5		6		23:15			1		1		2	
11:30			6		2		8		23:30			2		5		7	
11:45			4	17	3	16	7	33	23:45			2	6	0	8	2	14
TOTALS				83		139		**222**	**TOTALS**				127		185		**312**
SPLIT %				37.4%		62.6%		**41.6%**	**SPLIT %**				40.7%		59.3%		**58.4%**

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	210	324	534

AM Peak Hour			11:30	08:30	**08:30**	**PM Peak Hour**			16:30	13:30	**13:30**
AM Pk Volume			18	35	**49**	**PM Pk Volume**			21	30	**45**
Pk Hr Factor			0.750	0.795	**0.875**	**Pk Hr Factor**			0.438	0.750	**0.804**
7 - 9 Volume	0	0	26	49	**75**	**4 - 6 Volume**	0	0	35	35	**70**
7 - 9 Peak Hour			07:15	08:00	**08:00**	**4 - 6 Peak Hour**			16:30	16:00	**16:15**
7 - 9 Pk Volume	0	0	14	31	**44**	**4 - 6 Pk Volume**	0	0	21	23	**39**
Pk Hr Factor	0.000	0.000	0.700	0.705	**0.786**	**Pk Hr Factor**	0.000	0.000	0.438	0.719	**0.650**

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Friday
Date: 5/18/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	241	366	607

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			8		6		14	
00:15			2		1		3		12:15			6		4		10	
00:30			1		1		2		12:30			3		8		11	
00:45			0	3	0	2	0	5	12:45			5	22	5	23	10	45
01:00			0		0		0		13:00			3		8		11	
01:15			0		1		1		13:15			6		4		10	
01:30			0		0		0		13:30			1		3		4	
01:45			0		0	1	0	1	13:45			8	18	10	25	18	43
02:00			0		1		1		14:00			4		5		9	
02:15			0		0		0		14:15			1		9		10	
02:30			0		0		0		14:30			5		9		14	
02:45			0		1	2	1	2	14:45			5	15	8	31	13	46
03:00			0		0		0		15:00			8		6		14	
03:15			0		0		0		15:15			4		5		9	
03:30			0		0		0		15:30			3		5		8	
03:45			0		0		0		15:45			5	20	6	22	11	42
04:00			0		0		0		16:00			5		8		13	
04:15			0		0		0		16:15			2		11		13	
04:30			0		0		0		16:30			3		4		7	
04:45			1	1	1	1	2	2	16:45			8	18	3	26	11	44
05:00			0		1		1		17:00			4		4		8	
05:15			0		0		0		17:15			8		10		18	
05:30			2		5		7		17:30			6		8		14	
05:45			7	9	6	12	13	21	17:45			5	23	6	28	11	51
06:00			0		3		3		18:00			3		3		6	
06:15			0		2		2		18:15			1		3		4	
06:30			1		2		3		18:30			2		2		4	
06:45			8	9	10	17	18	26	18:45			1	7	1	9	2	16
07:00			2		3		5		19:00			4		1		5	
07:15			1		3		4		19:15			1		2		3	
07:30			4		5		9		19:30			0		1		1	
07:45			3	10	7	18	10	28	19:45			2	7	4	8	6	15
08:00			3		5		8		20:00			4		5		9	
08:15			4		8		12		20:15			2		1		3	
08:30			3		13		16		20:30			2		4		6	
08:45			0	10	2	28	2	38	20:45			5	13	6	16	11	29
09:00			4		6		10		21:00			2		0		2	
09:15			5		2		7		21:15			0		2		2	
09:30			4		6		10		21:30			3		3		6	
09:45			5	18	10	24	15	42	21:45			0	5	1	6	1	11
10:00			2		2		4		22:00			1		1		2	
10:15			1		7		8		22:15			2		0		2	
10:30			4		5		9		22:30			1		4		5	
10:45			2	9	7	21	9	30	22:45			2	6	6	11	8	17
11:00			0		6		6		23:00			1		3		4	
11:15			5		8		13		23:15			2		1		3	
11:30			2		6		8		23:30			2		4		6	
11:45			5	12	6	26	11	38	23:45			1	6	1	9	2	15
TOTALS				81		152		**233**	**TOTALS**				160		214		**374**
SPLIT %				34.8%		65.2%		**38.4%**	**SPLIT %**				42.8%		57.2%		**61.6%**

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	241	366	607

AM Peak Hour			11:45		07:45		**07:45**	**PM Peak Hour**			16:45		13:45		**13:45**
AM Pk Volume			22		33		**46**	**PM Pk Volume**			26		33		**51**
Pk Hr Factor			0.688		0.635		**0.719**	**Pk Hr Factor**			0.813		0.825		**0.708**
7 - 9 Volume	0	0	20		46		**66**	**4 - 6 Volume**	0	0	41		54		**95**
7 - 9 Peak Hour			07:30		07:45		**07:45**	**4 - 6 Peak Hour**			16:45		17:00		**16:45**
7 - 9 Pk Volume	0	0	14		33		**46**	**4 - 6 Pk Volume**	0	0	26		28		**51**
Pk Hr Factor	0.000	0.000	0.875		0.635		**0.719**	**Pk Hr Factor**	0.000	0.000	0.813		0.700		**0.708**

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Saturday
Date: 5/19/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	181	258	439

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			8		5		13	
00:15			2		2		4		12:15			4		1		5	
00:30			2		0		2		12:30			3		1		4	
00:45			0	4	1	3	1	7	12:45			4	19	4	11	8	30
01:00			0		0		0		13:00			3		4		7	
01:15			0		1		1		13:15			2		4		6	
01:30			1		0		1		13:30			4		6		10	
01:45			0	1	0	1	0	2	13:45			2	11	2	16	4	27
02:00			0		0		0		14:00			3		11		14	
02:15			0		0		0		14:15			4		4		8	
02:30			0		1		1		14:30			3		1		4	
02:45			0		0	1	0	1	14:45			3	13	5	21	8	34
03:00			0		0		0		15:00			4		8		12	
03:15			0		0		0		15:15			3		8		11	
03:30			0		2		2		15:30			3		5		8	
03:45			1	1	1	3	2	4	15:45			2	12	7	28	9	40
04:00			0		0		0		16:00			3		2		5	
04:15			0		0		0		16:15			1		0		1	
04:30			0		0		0		16:30			2		2		4	
04:45			0		0		0		16:45			2	8	0	4	2	12
05:00			0		2		2		17:00			1		0		1	
05:15			0		0		0		17:15			3		2		5	
05:30			1		1		2		17:30			1		6		7	
05:45			4	5	4	7	8	12	17:45			3	8	4	12	7	20
06:00			1		2		3		18:00			5		2		7	
06:15			2		4		6		18:15			5		5		10	
06:30			3		4		7		18:30			2		3		5	
06:45			6	12	7	17	13	29	18:45			1	13	2	12	3	25
07:00			3		5		8		19:00			3		1		4	
07:15			0		2		2		19:15			2		2		4	
07:30			4		1		5		19:30			1		2		3	
07:45			1	8	1	9	2	17	19:45			1	7	2	7	3	14
08:00			3		3		6		20:00			4		4		8	
08:15			2		2		4		20:15			4		2		6	
08:30			2		5		7		20:30			2		5		7	
08:45			0	7	3	13	3	20	20:45			2	12	5	16	7	28
09:00			1		4		5		21:00			4		3		7	
09:15			1		4		5		21:15			0		2		2	
09:30			4		5		9		21:30			0		0		0	
09:45			1	7	3	16	4	23	21:45			0	4	1	6	1	10
10:00			2		4		6		22:00			1		1		2	
10:15			2		2		4		22:15			1		2		3	
10:30			2		11		13		22:30			2		2		4	
10:45			1	7	5	22	6	29	22:45			2	6	4	9	6	15
11:00			1		0		1		23:00			0		4		4	
11:15			3		5		8		23:15			1		1		2	
11:30			3		5		8		23:30			2		3		5	
11:45			5	12	5	15	10	27	23:45			1	4	1	9	2	13
TOTALS				64		107		**171**	**TOTALS**				117		151		**268**
SPLIT %				37.4%		62.6%		**39.0%**	**SPLIT %**				43.7%		56.3%		**61.0%**

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	181	258	439

AM Peak Hour			11:30	10:00	**11:15**				**PM Peak Hour**			12:00	15:00	**15:00**			
AM Pk Volume			20	22	**39**				**PM Pk Volume**			19	28	**40**			
Pk Hr Factor			0.625	0.500	**0.750**				**Pk Hr Factor**			0.594	0.875	**0.833**			
7 - 9 Volume	0	0	15	22	**37**				**4 - 6 Volume**	0	0	16	16	**32**			
7 - 9 Peak Hour			07:30	08:00	**08:00**				**4 - 6 Peak Hour**			16:00	17:00	**17:00**			
7 - 9 Pk Volume	0	0	10	13	**20**				**4 - 6 Pk Volume**	0	0	8	12	**20**			
Pk Hr Factor	0.000	0.000	0.625	0.650	**0.714**				**Pk Hr Factor**	0.000	0.000	0.667	0.500	**0.714**			

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Sunday
Date: 5/20/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	173	272	445

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			3		5		8	
00:15			0		0		0		12:15			1		4		5	
00:30			3		3		6		12:30			2		6		8	
00:45			3	6	3	6	6	12	12:45			1	7	4	19	5	26
01:00			1		2		3		13:00			1		8		9	
01:15			1		1		2		13:15			2		3		5	
01:30			1		0		1		13:30			5		3		8	
01:45			1	4	3	6	4	10	13:45			6	14	8	22	14	36
02:00			0		0		0		14:00			2		5		7	
02:15			0		0		0		14:15			3		7		10	
02:30			0		0		0		14:30			2		7		9	
02:45			0		1	1	1	1	14:45			2	9	12	31	14	40
03:00			0		0		0		15:00			5		5		10	
03:15			0		0		0		15:15			6		6		12	
03:30			0		0		0		15:30			1		3		4	
03:45			0		1	1	1	1	15:45			8	20	5	19	13	39
04:00			0		0		0		16:00			0		6		6	
04:15			0		0		0		16:15			0		4		4	
04:30			0		1		1		16:30			2		5		7	
04:45			0		1	2	1	2	16:45			4	6	5	20	9	26
05:00			0		0		0		17:00			4		2		6	
05:15			0		1		1		17:15			1		1		2	
05:30			2		2		4		17:30			3		2		5	
05:45			2	4	2	5	4	9	17:45			2	10	5	10	7	20
06:00			2		4		6		18:00			0		4		4	
06:15			1		2		3		18:15			1		1		2	
06:30			2		1		3		18:30			4		4		8	
06:45			4	9	5	12	9	21	18:45			1	6	2	11	3	17
07:00			1		5		6		19:00			1		3		4	
07:15			1		0		1		19:15			2		4		6	
07:30			4		0		4		19:30			2		2		4	
07:45			0	6	3	8	3	14	19:45			4	9	7	16	11	25
08:00			2		2		4		20:00			4		2		6	
08:15			1		1		2		20:15			2		6		8	
08:30			4		4		8		20:30			2		1		3	
08:45			3	10	4	11	7	21	20:45			1	9	1	10	2	19
09:00			1		4		5		21:00			1		0		1	
09:15			3		2		5		21:15			2		2		4	
09:30			4		2		6		21:30			1		0		1	
09:45			0	8	2	10	2	18	21:45			3	7	3	5	6	12
10:00			1		4		5		22:00			1		2		3	
10:15			2		2		4		22:15			0		2		2	
10:30			3		2		5		22:30			1		2		3	
10:45			4	10	2	10	6	20	22:45			2	4	4	10	6	14
11:00			3		9		12		23:00			1		1		2	
11:15			0		8		8		23:15			2		0		2	
11:30			3		4		7		23:30			1		2		3	
11:45			4	10	2	23	6	33	23:45			1	5	1	4	2	9
TOTALS				67		95		**162**	**TOTALS**				106		177		**283**
SPLIT %				41.4%		58.6%		**36.4%**	**SPLIT %**				37.5%		62.5%		**63.6%**

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	173	272	445

AM Peak Hour				10:15	10:45	**10:45**	**PM Peak Hour**				15:00	14:00	**14:30**
AM Pk Volume				12	23	**33**	**PM Pk Volume**				20	31	**45**
Pk Hr Factor				0.750	0.639	**0.688**	**Pk Hr Factor**				0.625	0.646	**0.804**
7 - 9 Volume	0	0		16	19	**35**	**4 - 6 Volume**	0	0		16	30	**46**
7 - 9 Peak Hour				08:00	08:00	**08:00**	**4 - 6 Peak Hour**				16:45	16:00	**16:00**
7 - 9 Pk Volume	0	0		10	11	**21**	**4 - 6 Pk Volume**	0	0		12	20	**26**
Pk Hr Factor	0.000	0.000		0.625	0.688	**0.656**	**Pk Hr Factor**	0.000	0.000		0.750	0.833	**0.722**

Prepared by NDS/ATD

VOLUME

Wood Rd W/O Santa Cruz Ave

Day: Monday
Date: 5/21/2018

City: Los Gatos
Project #: CA18_8237_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	201	302	503

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		0		0		12:00			0		5		5	
00:15			0		0		0		12:15			1		8		9	
00:30			0		0		0		12:30			3		4		7	
00:45			3	3	1	1	4	4	12:45			5	9	6	23	11	32
01:00			1		1		2		13:00			2		0		2	
01:15			0		1		1		13:15			2		3		5	
01:30			0		0		0		13:30			4		4		8	
01:45			0	1	0	2	0	3	13:45			5	13	3	10	8	23
02:00			0		0		0		14:00			2		2		4	
02:15			0		0		0		14:15			2		8		10	
02:30			0		0		0		14:30			1		9		10	
02:45			0		0		0		14:45			3	8	6	25	9	33
03:00			0		0		0		15:00			5		4		9	
03:15			0		0		0		15:15			2		5		7	
03:30			0		0		0		15:30			3		6		9	
03:45			0		1	1	1	1	15:45			5	15	8	23	13	38
04:00			0		0		0		16:00			6		7		13	
04:15			0		0		0		16:15			2		7		9	
04:30			0		0		0		16:30			1		7		8	
04:45			1	1	1	1	2	2	16:45			5	14	5	26	10	40
05:00			0		1		1		17:00			3		5		8	
05:15			1		2		3		17:15			3		2		5	
05:30			2		2		4		17:30			3		6		9	
05:45			3	6	5	10	8	16	17:45			4	13	3	16	7	29
06:00			1		2		3		18:00			6		4		10	
06:15			1		4		5		18:15			0		4		4	
06:30			1		4		5		18:30			1		1		2	
06:45			10	13	11	21	21	34	18:45			2	9	2	11	4	20
07:00			3		6		9		19:00			1		2		3	
07:15			2		4		6		19:15			4		5		9	
07:30			3		4		7		19:30			1		1		2	
07:45			3	11	4	18	7	29	19:45			1	7	3	11	4	18
08:00			3		6		9		20:00			2		6		8	
08:15			1		6		7		20:15			4		1		5	
08:30			0		6		6		20:30			1		4		5	
08:45			6	10	6	24	12	34	20:45			2	9	1	12	3	21
09:00			6		3		9		21:00			0		3		3	
09:15			5		3		8		21:15			3		2		5	
09:30			2		8		10		21:30			0		0		0	
09:45			2	15	6	20	8	35	21:45			1	4	1	6	2	10
10:00			6		8		14		22:00			0		0		0	
10:15			5		2		7		22:15			0		3		3	
10:30			3		1		4		22:30			2		0		2	
10:45			8	22	4	15	12	37	22:45			0	2	3	6	3	8
11:00			1		2		3		23:00			0		2		2	
11:15			5		7		12		23:15			0		0		0	
11:30			2		5		7		23:30			0		0		0	
11:45			8	16	4	18	12	34	23:45			0		0	2	0	2
TOTALS				98		131		**229**	**TOTALS**				103		171		**274**
SPLIT %				42.8%		57.2%		**45.5%**	**SPLIT %**				37.6%		62.4%		**54.5%**

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	201	302	503

AM Peak Hour				10:00	06:15	**06:45**	**PM Peak Hour**				15:15	15:45	**15:30**
AM Pk Volume				22	25	**43**	**PM Pk Volume**				16	29	**44**
Pk Hr Factor				0.688	0.568	**0.512**	**Pk Hr Factor**				0.667	0.906	**0.846**
7 - 9 Volume	0	0		21	42	**63**	**4 - 6 Volume**	0	0		27	42	**69**
7 - 9 Peak Hour				07:00	08:00	**08:00**	**4 - 6 Peak Hour**				16:00	16:00	**16:00**
7 - 9 Pk Volume	0	0		11	24	**34**	**4 - 6 Pk Volume**	0	0		14	26	**40**
Pk Hr Factor	0.000	0.000		0.917	1.000	**0.708**	**Pk Hr Factor**	0.000	0.000		0.583	0.929	**0.769**

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Tuesday
Date: 5/15/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	2,940	3,866	0	0	6,806

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	0		4				4		12:00	41		40				81	
00:15	4		1				5		12:15	37		38				75	
00:30	1		7				8		12:30	51		33				84	
00:45	3	8	3	15			6	23	12:45	46	175	40	151			86	326
01:00	2		4				6		13:00	39		43				82	
01:15	0		2				2		13:15	24		48				72	
01:30	0		0				0		13:30	37		40				77	
01:45	0	2	1	7			1	9	13:45	44	144	36	167			80	311
02:00	0		0				0		14:00	52		44				96	
02:15	1		0				1		14:15	42		74				116	
02:30	0		0				0		14:30	41		67				108	
02:45	1	2	0				1	2	14:45	32	167	60	245			92	412
03:00	0		0				0		15:00	49		76				125	
03:15	1		1				2		15:15	44		70				114	
03:30	1		1				2		15:30	36		111				147	
03:45	1	3	2	4			3	7	15:45	42	171	145	402			187	573
04:00	2		0				2		16:00	35		179				214	
04:15	1		0				1		16:15	30		204				234	
04:30	4		1				5		16:30	39		200				239	
04:45	0	7	0	1			0	8	16:45	35	139	169	752			204	891
05:00	8		9				17		17:00	25		184				209	
05:15	10		1				11		17:15	37		130				167	
05:30	15		4				19		17:30	36		101				137	
05:45	33	66	10	24			43	90	17:45	40	138	123	538			163	676
06:00	21		3				24		18:00	31		120				151	
06:15	36		12				48		18:15	24		123				147	
06:30	73		18				91		18:30	32		86				118	
06:45	64	194	17	50			81	244	18:45	38	125	56	385			94	510
07:00	95		15				110		19:00	30		76				106	
07:15	86		22				108		19:15	21		52				73	
07:30	100		30				130		19:30	26		45				71	
07:45	111	392	36	103			147	495	19:45	19	96	37	210			56	306
08:00	103		33				136		20:00	12		36				48	
08:15	66		25				91		20:15	21		36				57	
08:30	65		28				93		20:30	11		33				44	
08:45	64	298	26	112			90	410	20:45	20	64	33	138			53	202
09:00	68		28				96		21:00	10		45				55	
09:15	65		22				87		21:15	3		29				32	
09:30	72		26				98		21:30	12		24				36	
09:45	57	262	29	105			86	367	21:45	9	34	13	111			22	145
10:00	51		24				75		22:00	4		11				15	
10:15	60		29				89		22:15	10		12				22	
10:30	49		29				78		22:30	4		10				14	
10:45	42	202	39	121			81	323	22:45	3	21	20	53			23	74
11:00	57		36				93		23:00	7		6				13	
11:15	44		39				83		23:15	5		10				15	
11:30	62		46				108		23:30	2		3				5	
11:45	49	212	28	149			77	361	23:45	4	18	4	23			8	41
TOTALS		1648		691				**2339**	**TOTALS**		1292		3175				**4467**
SPLIT %		70.5%		29.5%				**34.4%**	**SPLIT %**		28.9%		71.1%				**65.6%**

DAILY TOTALS	NB	SB	EB	WB	Total
	2,940	3,866	0	0	6,806

AM Peak Hour	07:15	10:45				**07:15**	**PM Peak Hour**	13:45	16:15				**16:00**
AM Pk Volume	400	160				**521**	**PM Pk Volume**	179	757				**891**
Pk Hr Factor	0.901	0.870				**0.886**	**Pk Hr Factor**	0.861	0.928				**0.932**
7 - 9 Volume	690	215	0	0		**905**	**4 - 6 Volume**	277	1290	0	0		**1567**
7 - 9 Peak Hour	07:15	07:30				**07:15**	**4 - 6 Peak Hour**	16:00	16:15				**16:00**
7 - 9 Pk Volume	400	124	0	0		**521**	**4 - 6 Pk Volume**	139	757	0	0		**891**
Pk Hr Factor	0.901	0.861	0.000	0.000		**0.886**	**Pk Hr Factor**	0.891	0.928	0.000	0.000		**0.932**

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Wednesday
Date: 5/16/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	3,069	3,187	0	0	6,256

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	3		5				8		12:00	47		35				82	
00:15	2		1				3		12:15	45		45				90	
00:30	1		5				6		12:30	55		47				102	
00:45	2	8	3	14			5	22	12:45	48	195	36	163			84	358
01:00	2		0				2		13:00	44		35				79	
01:15	0		0				0		13:15	34		41				75	
01:30	0		1				1		13:30	39		54				93	
01:45	0	2	0	1			0	3	13:45	46	163	45	175			91	338
02:00	1		1				2		14:00	39		41				80	
02:15	0		2				2		14:15	35		65				100	
02:30	2		1				3		14:30	44		63				107	
02:45	3	6	0	4			3	10	14:45	48	166	57	226			105	392
03:00	1		0				1		15:00	39		74				113	
03:15	0		0				0		15:15	34		94				128	
03:30	0		1				1		15:30	48		67				115	
03:45	4	5	0	1			4	6	15:45	54	175	83	318			137	493
04:00	1		0				1		16:00	41		85				126	
04:15	5		2				7		16:15	36		120				156	
04:30	3		1				4		16:30	47		117				164	
04:45	0	9	3	6			3	15	16:45	42	166	113	435			155	601
05:00	6		3				9		17:00	46		99				145	
05:15	11		4				15		17:15	39		78				117	
05:30	16		8				24		17:30	35		88				123	
05:45	20	53	8	23			28	76	17:45	33	153	88	353			121	506
06:00	38		9				47		18:00	35		72				107	
06:15	47		11				58		18:15	34		81				115	
06:30	64		12				76		18:30	28		65				93	
06:45	75	224	10	42			85	266	18:45	24	121	61	279			85	400
07:00	77		22				99		19:00	34		55				89	
07:15	80		11				91		19:15	28		74				102	
07:30	128		24				152		19:30	18		39				57	
07:45	119	404	40	97			159	501	19:45	15	95	45	213			60	308
08:00	84		35				119		20:00	16		41				57	
08:15	75		35				110		20:15	17		34				51	
08:30	99		32				131		20:30	11		37				48	
08:45	69	327	38	140			107	467	20:45	22	66	33	145			55	211
09:00	66		35				101		21:00	5		33				38	
09:15	60		36				96		21:15	12		25				37	
09:30	54		23				77		21:30	10		24				34	
09:45	68	248	29	123			97	371	21:45	9	36	14	96			23	132
10:00	47		33				80		22:00	9		20				29	
10:15	45		26				71		22:15	7		16				23	
10:30	40		19				59		22:30	5		7				12	
10:45	49	181	19	97			68	278	22:45	7	28	15	58			22	86
11:00	46		39				85		23:00	8		14				22	
11:15	63		36				99		23:15	1		9				10	
11:30	52		37				89		23:30	4		7				11	
11:45	59	220	30	142			89	362	23:45	5	18	6	36			11	54
TOTALS		1687		690				**2377**	**TOTALS**		1382		2497				**3879**
SPLIT %		71.0%		29.0%				**38.0%**	**SPLIT %**		35.6%		64.4%				**62.0%**

DAILY TOTALS	NB	SB	EB	WB	Total
	3,069	3,187	0	0	6,256

AM Peak Hour	07:15	11:45				**07:30**	**PM Peak Hour**	12:00	16:15				**16:15**
AM Pk Volume	411	157				**540**	**PM Pk Volume**	195	449				**620**
Pk Hr Factor	0.803	0.835				**0.849**	**Pk Hr Factor**	0.886	0.935				**0.945**
7 - 9 Volume	731	237	0	0		**968**	**4 - 6 Volume**	319	788	0	0		**1107**
7 - 9 Peak Hour	07:15	07:45				**07:30**	**4 - 6 Peak Hour**	16:30	16:15				**16:15**
7 - 9 Pk Volume	411	142	0	0		**540**	**4 - 6 Pk Volume**	174	449	0	0		**620**
Pk Hr Factor	0.803	0.888	0.000	0.000		**0.849**	**Pk Hr Factor**	0.926	0.935	0.000	0.000		**0.945**

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Thursday
Date: 5/17/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	3,210	3,422	0	0	6,632

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	0		0				0		12:00	61		36				97	
00:15	2		4				6		12:15	49		57				106	
00:30	4		2				6		12:30	33		52				85	
00:45	1	7	2	8			3	15	12:45	33	176	41	186			74	362
01:00	2		2				4		13:00	43		34				77	
01:15	2		1				3		13:15	51		40				91	
01:30	2		1				3		13:30	40		50				90	
01:45	0	6	1	5			1	11	13:45	53	187	56	180			109	367
02:00	0		0				0		14:00	50		65				115	
02:15	0		2				2		14:15	48		73				121	
02:30	0		1				1		14:30	39		79				118	
02:45	1	1	0	3			1	4	14:45	48	185	63	280			111	465
03:00	0		0				0		15:00	48		76				124	
03:15	0		0				0		15:15	52		81				133	
03:30	1		0				1		15:30	38		94				132	
03:45	2	3	0				2	3	15:45	46	184	90	341			136	525
04:00	1		2				3		16:00	37		110				147	
04:15	2		2				4		16:15	47		115				162	
04:30	6		3				9		16:30	48		107				155	
04:45	7	16	2	9			9	25	16:45	43	175	104	436			147	611
05:00	3		0				3		17:00	44		108				152	
05:15	7		5				12		17:15	34		76				110	
05:30	16		5				21		17:30	44		82				126	
05:45	32	58	11	21			43	79	17:45	40	162	80	346			120	508
06:00	27		2				29		18:00	36		94				130	
06:15	58		6				64		18:15	43		108				151	
06:30	68		14				82		18:30	38		58				96	
06:45	61	214	19	41			80	255	18:45	25	142	65	325			90	467
07:00	87		14				101		19:00	31		50				81	
07:15	88		17				105		19:15	25		55				80	
07:30	112		24				136		19:30	25		69				94	
07:45	139	426	41	96			180	522	19:45	20	101	64	238			84	339
08:00	79		43				122		20:00	17		56				73	
08:15	53		36				89		20:15	25		46				71	
08:30	49		35				84		20:30	22		44				66	
08:45	75	256	35	149			110	405	20:45	24	88	24	170			48	258
09:00	67		19				86		21:00	17		41				58	
09:15	57		33				90		21:15	9		33				42	
09:30	54		22				76		21:30	16		25				41	
09:45	66	244	37	111			103	355	21:45	11	53	18	117			29	170
10:00	59		32				91		22:00	15		13				28	
10:15	60		36				96		22:15	10		11				21	
10:30	55		28				83		22:30	8		23				31	
10:45	57	231	27	123			84	354	22:45	6	39	17	64			23	103
11:00	57		38				95		23:00	9		11				20	
11:15	55		39				94		23:15	7		9				16	
11:30	52		21				73		23:30	8		11				19	
11:45	61	225	37	135			98	360	23:45	7	31	7	38			14	69
TOTALS		1687		701				**2388**	**TOTALS**		1523		2721				**4244**
SPLIT %		70.6%		29.4%				**36.0%**	**SPLIT %**		35.9%		64.1%				**64.0%**

DAILY TOTALS	NB	SB	EB	WB	Total
	3,210	3,422	0	0	6,632

AM Peak Hour	07:00	11:45					**07:15**		**PM Peak Hour**	13:15	16:00					**16:15**		
AM Pk Volume	426	182					**543**		**PM Pk Volume**	194	436					**616**		
Pk Hr Factor	0.766	0.798					**0.754**		**Pk Hr Factor**	0.915	0.948					**0.951**		
7 - 9 Volume	682	245	0	0			**927**		**4 - 6 Volume**	337	782	0	0			**1119**		
7 - 9 Peak Hour	07:00	07:45					**07:15**		**4 - 6 Peak Hour**	16:15	16:00					**16:15**		
7 - 9 Pk Volume	426	155	0	0			**543**		**4 - 6 Pk Volume**	182	436	0	0			**616**		
Pk Hr Factor	0.766	0.901	0.000	0.000			**0.754**		**Pk Hr Factor**	0.948	0.948	0.000	0.000			**0.951**		

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Friday
Date: 5/18/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	3,140	3,573	0	0	6,713

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	2		5				7		12:00	40		50				90	
00:15	3		2				5		12:15	51		53				104	
00:30	2		6				8		12:30	41		48				89	
00:45	0	7	2	15			2	22	12:45	60	192	45	196			105	388
01:00	2		0				2		13:00	33		55				88	
01:15	2		4				6		13:15	48		52				100	
01:30	0		3				3		13:30	41		66				107	
01:45	1	5	3	10			4	15	13:45	59	181	55	228			114	409
02:00	3		1				4		14:00	50		71				121	
02:15	0		1				1		14:15	51		82				133	
02:30	0		0				0		14:30	47		92				139	
02:45	2	5	1	3			3	8	14:45	38	186	86	331			124	517
03:00	1		0				1		15:00	57		77				134	
03:15	1		0				1		15:15	48		92				140	
03:30	0		0				0		15:30	52		101				153	
03:45	3	5	0				3	5	15:45	52	209	122	392			174	601
04:00	0		2				2		16:00	40		111				151	
04:15	4		3				7		16:15	44		120				164	
04:30	5		1				6		16:30	48		104				152	
04:45	1	10	2	8			3	18	16:45	40	172	110	445			150	617
05:00	3		2				5		17:00	41		96				137	
05:15	12		2				14		17:15	41		101				142	
05:30	9		6				15		17:30	36		102				138	
05:45	22	46	11	21			33	67	17:45	41	159	74	373			115	532
06:00	29		6				35		18:00	34		80				114	
06:15	41		7				48		18:15	43		58				101	
06:30	38		11				49		18:30	30		61				91	
06:45	76	184	21	45			97	229	18:45	40	147	68	267			108	414
07:00	58		11				69		19:00	26		55				81	
07:15	80		16				96		19:15	29		47				76	
07:30	110		23				133		19:30	26		53				79	
07:45	100	348	41	91			141	439	19:45	28	109	35	190			63	299
08:00	86		33				119		20:00	28		51				79	
08:15	51		42				93		20:15	28		23				51	
08:30	61		31				92		20:30	24		34				58	
08:45	46	244	24	130			70	374	20:45	28	108	38	146			66	254
09:00	49		30				79		21:00	24		36				60	
09:15	57		22				79		21:15	22		37				59	
09:30	62		20				82		21:30	21		36				57	
09:45	55	223	34	106			89	329	21:45	21	88	30	139			51	227
10:00	58		29				87		22:00	18		30				48	
10:15	51		32				83		22:15	17		19				36	
10:30	44		34				78		22:30	13		20				33	
10:45	60	213	36	131			96	344	22:45	15	63	24	93			39	156
11:00	47		25				72		23:00	7		20				27	
11:15	57		38				95		23:15	13		16				29	
11:30	49		45				94		23:30	7		14				21	
11:45	50	203	43	151			93	354	23:45	6	33	12	62			18	95
TOTALS		1493		711				**2204**	**TOTALS**		1647		2862				**4509**
SPLIT %		67.7%		32.3%				**32.8%**	**SPLIT %**		36.5%		63.5%				**67.2%**

DAILY TOTALS	NB	SB	EB	WB	Total
	3,140	3,573	0	0	6,713

AM Peak Hour	07:15	11:45					**07:15**		**PM Peak Hour**	15:00	15:45					**15:30**		
AM Pk Volume	376	194					**489**		**PM Pk Volume**	209	457					**642**		
Pk Hr Factor	0.855	0.915					**0.867**		**Pk Hr Factor**	0.917	0.936					**0.922**		
7 - 9 Volume	592	221	0	0			**813**		**4 - 6 Volume**	331	818	0	0			**1149**		
7 - 9 Peak Hour	07:15	07:45					**07:15**		**4 - 6 Peak Hour**	16:15	16:00					**16:00**		
7 - 9 Pk Volume	376	147	0	0			**489**		**4 - 6 Pk Volume**	173	445	0	0			**617**		
Pk Hr Factor	0.855	0.875	0.000	0.000			**0.867**		**Pk Hr Factor**	0.901	0.927	0.000	0.000			**0.941**		

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Saturday
Date: 5/19/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	2,872	2,609	0	0	5,481

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	4		8				12		12:00	66		51				117	
00:15	4		5				9		12:15	30		61				91	
00:30	6		10				16		12:30	44		52				96	
00:45	4	18	5	28			9	46	12:45	45	185	49	213			94	398
01:00	0		6				6		13:00	55		47				102	
01:15	6		5				11		13:15	40		53				93	
01:30	1		0				1		13:30	50		60				110	
01:45	5	12	1	12			6	24	13:45	50	195	49	209			99	404
02:00	4		7				11		14:00	69		56				125	
02:15	1		3				4		14:15	39		57				96	
02:30	1		6				7		14:30	52		44				96	
02:45	1	7	2	18			3	25	14:45	51	211	53	210			104	421
03:00	0		0				0		15:00	64		54				118	
03:15	1		1				2		15:15	56		49				105	
03:30	1		3				4		15:30	47		58				105	
03:45	3	5	1	5			4	10	15:45	44	211	49	210			93	421
04:00	2		0				2		16:00	60		46				106	
04:15	0		0				0		16:15	46		41				87	
04:30	1		2				3		16:30	53		48				101	
04:45	3	6	0	2			3	8	16:45	41	200	44	179			85	379
05:00	1		5				6		17:00	55		43				98	
05:15	4		1				5		17:15	56		29				85	
05:30	7		3				10		17:30	59		46				105	
05:45	6	18	9	18			15	36	17:45	55	225	27	145			82	370
06:00	9		4				13		18:00	54		32				86	
06:15	12		10				22		18:15	61		54				115	
06:30	12		17				29		18:30	60		46				106	
06:45	20	53	17	48			37	101	18:45	30	205	39	171			69	376
07:00	26		16				42		19:00	45		30				75	
07:15	8		7				15		19:15	42		31				73	
07:30	24		31				55		19:30	26		25				51	
07:45	25	83	20	74			45	157	19:45	44	157	37	123			81	280
08:00	35		20				55		20:00	35		35				70	
08:15	37		23				60		20:15	33		23				56	
08:30	37		24				61		20:30	22		30				52	
08:45	47	156	23	90			70	246	20:45	35	125	36	124			71	249
09:00	46		31				77		21:00	35		27				62	
09:15	53		30				83		21:15	21		28				49	
09:30	45		30				75		21:30	25		26				51	
09:45	45	189	31	122			76	311	21:45	16	97	25	106			41	203
10:00	39		31				70		22:00	21		22				43	
10:15	42		34				76		22:15	19		25				44	
10:30	38		54				92		22:30	21		13				34	
10:45	40	159	54	173			94	332	22:45	12	73	26	86			38	159
11:00	56		53				109		23:00	13		19				32	
11:15	50		41				91		23:15	19		16				35	
11:30	53		49				102		23:30	14		19				33	
11:45	63	222	34	177			97	399	23:45	14	60	12	66			26	126
TOTALS		928		767				**1695**	**TOTALS**		1944		1842				**3786**
SPLIT %		54.7%		45.3%				**30.9%**	**SPLIT %**		51.3%		48.7%				**69.1%**

DAILY TOTALS	NB	SB	EB	WB	Total
	2,872	2,609	0	0	5,481

AM Peak Hour	11:15	10:30				**11:15**	**PM Peak Hour**	17:45	13:30				**14:45**
AM Pk Volume	232	202				**407**	**PM Pk Volume**	230	222				**432**
Pk Hr Factor	0.879	0.935				**0.870**	**Pk Hr Factor**	0.943	0.925				**0.915**
7 - 9 Volume	239	164	0	0		**403**	**4 - 6 Volume**	425	324	0	0		**749**
7 - 9 Peak Hour	08:00	07:30				**08:00**	**4 - 6 Peak Hour**	17:00	16:00				**16:00**
7 - 9 Pk Volume	156	94	0	0		**246**	**4 - 6 Pk Volume**	225	179	0	0		**379**
Pk Hr Factor	0.830	0.758	0.000	0.000		**0.879**	**Pk Hr Factor**	0.953	0.932	0.000	0.000		**0.894**

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Sunday
Date: 5/20/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	3,275	2,972	0	0	6,247

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	7		11				18		12:00	53		53				106	
00:15	6		12				18		12:15	59		37				96	
00:30	6		12				18		12:30	47		50				97	
00:45	7	26	13	48			20	74	12:45	46	205	37	177			83	382
01:00	3		10				13		13:00	64		48				112	
01:15	10		4				14		13:15	63		53				116	
01:30	10		3				13		13:30	50		63				113	
01:45	3	26	11	28			14	54	13:45	34	211	70	234			104	445
02:00	5		2				7		14:00	63		63				126	
02:15	6		2				8		14:15	49		69				118	
02:30	1		2				3		14:30	79		55				134	
02:45	0	12	4	10			4	22	14:45	88	279	46	233			134	512
03:00	1		1				2		15:00	73		31				104	
03:15	4		0				4		15:15	105		54				159	
03:30	4		2				6		15:30	100		48				148	
03:45	5	14	2	5			7	19	15:45	102	380	41	174			143	554
04:00	3		2				5		16:00	98		47				145	
04:15	1		0				1		16:15	76		48				124	
04:30	0		1				1		16:30	91		42				133	
04:45	3	7	3	6			6	13	16:45	89	354	35	172			124	526
05:00	3		1				4		17:00	90		50				140	
05:15	4		4				8		17:15	85		38				123	
05:30	5		5				10		17:30	83		50				133	
05:45	2	14	6	16			8	30	17:45	94	352	30	168			124	520
06:00	2		7				9		18:00	66		46				112	
06:15	4		7				11		18:15	83		23				106	
06:30	5		11				16		18:30	69		28				97	
06:45	19	30	9	34			28	64	18:45	63	281	30	127			93	408
07:00	11		18				29		19:00	50		27				77	
07:15	18		13				31		19:15	41		28				69	
07:30	25		10				35		19:30	29		25				54	
07:45	21	75	14	55			35	130	19:45	19	139	32	112			51	251
08:00	26		18				44		20:00	32		23				55	
08:15	21		21				42		20:15	19		65				84	
08:30	33		18				51		20:30	24		121				145	
08:45	31	111	27	84			58	195	20:45	16	91	126	335			142	426
09:00	35		30				65		21:00	5		120				125	
09:15	33		21				54		21:15	16		127				143	
09:30	42		27				69		21:30	20		118				138	
09:45	47	157	32	110			79	267	21:45	9	50	90	455			99	505
10:00	46		32				78		22:00	17		57				74	
10:15	40		25				65		22:15	5		22				27	
10:30	45		25				70		22:30	7		14				21	
10:45	53	184	32	114			85	298	22:45	5	34	9	102			14	136
11:00	52		55				107		23:00	3		3				6	
11:15	45		37				82		23:15	12		3				15	
11:30	61		34				95		23:30	3		4				7	
11:45	65	223	31	157			96	380	23:45	2	20	6	16			8	36
TOTALS		879		667				1546	TOTALS		2396		2305				4701
SPLIT %		56.9%		43.1%				24.7%	SPLIT %		51.0%		49.0%				75.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	3,275	2,972	0	0	6,247

AM Peak Hour	11:30	11:45				11:45	PM Peak Hour	15:15	20:30				15:15
AM Pk Volume	238	171				395	PM Pk Volume	405	494				595
Pk Hr Factor	0.915	0.807				0.932	Pk Hr Factor	0.964	0.972				0.936
7 - 9 Volume	186	139	0	0		325	4 - 6 Volume	706	340	0	0		1046
7 - 9 Peak Hour	08:00	08:00				08:00	4 - 6 Peak Hour	16:30	16:15				16:00
7 - 9 Pk Volume	111	84	0	0		195	4 - 6 Pk Volume	355	175	0	0		526
Pk Hr Factor	0.841	0.778	0.000	0.000		0.841	Pk Hr Factor	0.975	0.875	0.000	0.000		0.907

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave N/O Wood Rd

Day: Monday
Date: 5/21/2018

City: Los Gatos
Project #: CA18_8237_002

DAILY TOTALS	NB	SB	EB	WB	Total
	2,895	2,928	0	0	5,823

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	1		4				5		12:00	37		40				77	
00:15	2		3				5		12:15	38		45				83	
00:30	2		2				4		12:30	41		38				79	
00:45	2	7	3	12			5	19	12:45	55	171	50	173			105	344
01:00	1		3				4		13:00	40		36				76	
01:15	0		8				8		13:15	44		43				87	
01:30	1		0				1		13:30	50		41				91	
01:45	0	2	0	11			0	13	13:45	51	185	37	157			88	342
02:00	0		1				1		14:00	54		46				100	
02:15	0		0				0		14:15	37		71				108	
02:30	0		1				1		14:30	54		88				142	
02:45	1	1	0	2			1	3	14:45	58	203	46	251			104	454
03:00	2		0				2		15:00	54		63				117	
03:15	1		0				1		15:15	42		82				124	
03:30	1		1				2		15:30	49		75				124	
03:45	2	6	1	2			3	8	15:45	39	184	82	302			121	486
04:00	1		3				4		16:00	48		81				129	
04:15	1		2				3		16:15	37		98				135	
04:30	3		0				3		16:30	38		91				129	
04:45	5	10	0	5			5	15	16:45	57	180	103	373			160	553
05:00	7		2				9		17:00	46		82				128	
05:15	9		4				13		17:15	39		82				121	
05:30	19		5				24		17:30	33		75				108	
05:45	27	62	6	17			33	79	17:45	38	156	83	322			121	478
06:00	33		3				36		18:00	41		79				120	
06:15	39		9				48		18:15	27		63				90	
06:30	53		10				63		18:30	24		57				81	
06:45	80	205	17	39			97	244	18:45	29	121	58	257			87	378
07:00	70		19				89		19:00	20		50				70	
07:15	66		15				81		19:15	19		61				80	
07:30	110		17				127		19:30	11		33				44	
07:45	127	373	26	77			153	450	19:45	14	64	39	183			53	247
08:00	96		40				136		20:00	20		52				72	
08:15	50		39				89		20:15	16		31				47	
08:30	65		32				97		20:30	15		30				45	
08:45	59	270	28	139			87	409	20:45	9	60	30	143			39	203
09:00	60		15				75		21:00	9		25				34	
09:15	60		19				79		21:15	15		25				40	
09:30	48		30				78		21:30	5		23				28	
09:45	51	219	27	91			78	310	21:45	6	35	25	98			31	133
10:00	48		29				77		22:00	15		8				23	
10:15	48		21				69		22:15	8		11				19	
10:30	45		25				70		22:30	5		9				14	
10:45	36	177	29	104			65	281	22:45	2	30	7	35			9	65
11:00	33		22				55		23:00	4		4				8	
11:15	40		29				69		23:15	1		5				6	
11:30	46		36				82		23:30	3		7				10	
11:45	45	164	30	117			75	281	23:45	2	10	2	18			4	28
TOTALS		1496		616				2112	TOTALS		1399		2312				3711
SPLIT %		70.8%		29.2%				36.3%	SPLIT %		37.7%		62.3%				63.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,895	2,928	0	0	5,823

AM Peak Hour	07:15	11:45			07:30	PM Peak Hour	14:30	16:15			16:00
AM Pk Volume	399	153			505	PM Pk Volume	208	374			553
Pk Hr Factor	0.785	0.850			0.825	Pk Hr Factor	0.897	0.908			0.864
7 - 9 Volume	643	216	0	0	859	4 - 6 Volume	336	695	0	0	1031
7 - 9 Peak Hour	07:15	08:00			07:30	4 - 6 Peak Hour	16:00	16:15			16:00
7 - 9 Pk Volume	399	139	0	0	505	4 - 6 Pk Volume	180	374	0	0	553
Pk Hr Factor	0.785	0.869	0.000	0.000	0.825	Pk Hr Factor	0.789	0.908	0.000	0.000	0.864

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Tuesday
Date: 5/15/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	2,725	3,282	0	0	6,007

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	0		2				2		12:00	35		35				70	
00:15	3		1				4		12:15	34		28				62	
00:30	1		5				6		12:30	50		21				71	
00:45	2	6	0	8			2	14	12:45	42	161	28	112			70	273
01:00	2		4				6		13:00	38		37				75	
01:15	0		1				1		13:15	20		39				59	
01:30	0		1				1		13:30	27		32				59	
01:45	0	2	0	6			0	8	13:45	41	126	30	138			71	264
02:00	0		0				0		14:00	40		32				72	
02:15	0		0				0		14:15	42		68				110	
02:30	1		0				1		14:30	33		59				92	
02:45	1	2	1	1			2	3	14:45	36	151	51	210			87	361
03:00	0		0				0		15:00	45		63				108	
03:15	1		1				2		15:15	41		65				106	
03:30	1		1				2		15:30	30		99				129	
03:45	1	3	2	4			3	7	15:45	38	154	135	362			173	516
04:00	2		0				2		16:00	31		175				206	
04:15	1		0				1		16:15	21		197				218	
04:30	4		1				5		16:30	29		192				221	
04:45	2	9	0	1			2	10	16:45	27	108	159	723			186	831
05:00	5		3				8		17:00	20		173				193	
05:15	10		1				11		17:15	31		114				145	
05:30	14		1				15		17:30	29		102				131	
05:45	32	61	1	6			33	67	17:45	35	115	117	506			152	621
06:00	24		0				24		18:00	26		109				135	
06:15	38		5				43		18:15	28		113				141	
06:30	73		11				84		18:30	30		79				109	
06:45	66	201	4	20			70	221	18:45	27	111	56	357			83	468
07:00	95		8				103		19:00	22		61				83	
07:15	89		11				100		19:15	22		42				64	
07:30	107		21				128		19:30	17		41				58	
07:45	118	409	22	62			140	471	19:45	17	78	33	177			50	255
08:00	104		27				131		20:00	10		33				43	
08:15	67		12				79		20:15	16		34				50	
08:30	62		14				76		20:30	11		28				39	
08:45	73	306	15	68			88	374	20:45	14	51	25	120			39	171
09:00	62		16				78		21:00	7		36				43	
09:15	63		11				74		21:15	2		25				27	
09:30	64		20				84		21:30	11		20				31	
09:45	51	240	18	65			69	305	21:45	8	28	11	92			19	120
10:00	50		20				70		22:00	2		8				10	
10:15	58		16				74		22:15	6		11				17	
10:30	45		26				71		22:30	2		4				6	
10:45	40	193	30	92			70	285	22:45	0	10	9	32			9	42
11:00	52		29				81		23:00	4		3				7	
11:15	43		22				65		23:15	3		7				10	
11:30	53		35				88		23:30	2		3				5	
11:45	41	189	20	106			61	295	23:45	2	11	1	14			3	25
TOTALS		1621		439				**2060**	**TOTALS**		1104		2843				**3947**
SPLIT %		78.7%		21.3%				**34.3%**	**SPLIT %**		28.0%		72.0%				**65.7%**

DAILY TOTALS	NB	SB	EB	WB	Total
	2,725	3,282	0	0	6,007

AM Peak Hour	07:15	11:30					**07:15**		**PM Peak Hour**	12:15	16:00					**16:00**		
AM Pk Volume	418	118					**499**		**PM Pk Volume**	164	723					**831**		
Pk Hr Factor	0.886	0.843					**0.891**		**Pk Hr Factor**	0.820	0.918					**0.940**		
7 - 9 Volume	715	130	0	0			**845**		**4 - 6 Volume**	223	1229	0	0			**1452**		
7 - 9 Peak Hour	07:15	07:30					**07:15**		**4 - 6 Peak Hour**	17:00	16:00					**16:00**		
7 - 9 Pk Volume	418	82	0	0			**499**		**4 - 6 Pk Volume**	115	723	0	0			**831**		
Pk Hr Factor	0.886	0.759	0.000	0.000			**0.891**		**Pk Hr Factor**	0.821	0.918	0.000	0.000			**0.940**		

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Wednesday
Date: 5/16/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	2,898	2,656	0	0	5,554

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	2		5						7		12:00	43		25						68	
00:15	3		3						6		12:15	40		31						71	
00:30	1		3						4		12:30	45		34						79	
00:45	0	6	3	14					3	20	12:45	45	173	36	126					81	299
01:00	2		0						2		13:00	31		28						59	
01:15	0		1						1		13:15	32		34						66	
01:30	0		1						1		13:30	35		44						79	
01:45	0	2	0	2					0	4	13:45	42	140	38	144					80	284
02:00	1		0						1		14:00	31		37						68	
02:15	0		2						2		14:15	39		57						96	
02:30	1		0						1		14:30	36		57						93	
02:45	3	5	0	2					3	7	14:45	50	156	48	199					98	355
03:00	1		0						1		15:00	37		67						104	
03:15	0		0						0		15:15	33		88						121	
03:30	0		0						0		15:30	43		63						106	
03:45	4	5	0						4	5	15:45	45	158	80	298					125	456
04:00	1		0						1		16:00	37		80						117	
04:15	4		1						5		16:15	31		113						144	
04:30	3		1						4		16:30	40		110						150	
04:45	0	8	0	2					0	10	16:45	44	152	104	407					148	559
05:00	7		1						8		17:00	39		100						139	
05:15	11		1						12		17:15	36		82						118	
05:30	15		2						17		17:30	28		80						108	
05:45	20	53	1	5					21	58	17:45	26	129	78	340					104	469
06:00	38		3						41		18:00	36		70						106	
06:15	49		4						53		18:15	28		72						100	
06:30	70		4						74		18:30	23		55						78	
06:45	76	233	3	14					79	247	18:45	26	113	58	255					84	368
07:00	80		6						86		19:00	26		45						71	
07:15	94		7						101		19:15	25		68						93	
07:30	125		13						138		19:30	16		33						49	
07:45	126	425	32	58					158	483	19:45	11	78	37	183					48	261
08:00	85		23						108		20:00	17		37						54	
08:15	80		18						98		20:15	15		30						45	
08:30	116		15						131		20:30	6		27						33	
08:45	72	353	24	80					96	433	20:45	18	56	26	120					44	176
09:00	65		19						84		21:00	5		30						35	
09:15	51		29						80		21:15	6		20						26	
09:30	56		15						71		21:30	8		18						26	
09:45	71	243	18	81					89	324	21:45	7	26	13	81					20	107
10:00	42		20						62		22:00	6		17						23	
10:15	38		22						60		22:15	4		14						18	
10:30	38		14						52		22:30	4		4						8	
10:45	45	163	23	79					68	242	22:45	3	17	7	42					10	59
11:00	43		31						74		23:00	3		7						10	
11:15	56		24						80		23:15	1		7						8	
11:30	41		24						65		23:30	2		5						7	
11:45	56	196	20	99					76	295	23:45	2	8	6	25					8	33
TOTALS		1692		436						2128	TOTALS		1206		2220						3426
SPLIT %		79.5%		20.5%						38.3%	SPLIT %		35.2%		64.8%						61.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,898	2,656	0	0	5,554

AM Peak Hour	07:15	11:45			07:15	PM Peak Hour	12:00	16:15			16:15
AM Pk Volume	430	110			505	PM Pk Volume	173	427			581
Pk Hr Factor	0.853	0.809			0.799	Pk Hr Factor	0.961	0.945			0.968
7 - 9 Volume	778	138	0	0	916	4 - 6 Volume	281	747	0	0	1028
7 - 9 Peak Hour	07:15	07:45			07:15	4 - 6 Peak Hour	16:30	16:15			16:15
7 - 9 Pk Volume	430	88	0	0	505	4 - 6 Pk Volume	159	427	0	0	581
Pk Hr Factor	0.853	0.688	0.000	0.000	0.799	Pk Hr Factor	0.903	0.945	0.000	0.000	0.968

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Thursday
Date: 5/17/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	3,016	2,830	0	0	5,846

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	3		0				3		12:00	53		31				84	
00:15	2		3				5		12:15	51		41				92	
00:30	4		3				7		12:30	30		43				73	
00:45	1	10	1	7			2	17	12:45	28	162	32	147			60	309
01:00	0		2				2		13:00	36		23				59	
01:15	0		0				0		13:15	45		33				78	
01:30	1		0				1		13:30	44		38				82	
01:45	0	1	1	3			1	4	13:45	46	171	49	143			95	314
02:00	0		0				0		14:00	41		54				95	
02:15	0		0				0		14:15	49		60				109	
02:30	0		0				0		14:30	31		66				97	
02:45	1	1	0				1	1	14:45	50	171	59	239			109	410
03:00	1		0				1		15:00	45		64				109	
03:15	0		0				0		15:15	48		76				124	
03:30	1		0				1		15:30	36		85				121	
03:45	2	4	0				2	4	15:45	44	173	89	314			133	487
04:00	1		1				2		16:00	28		104				132	
04:15	1		1				2		16:15	44		106				150	
04:30	6		1				7		16:30	41		102				143	
04:45	7	15	2	5			9	20	16:45	38	151	93	405			131	556
05:00	4		0				4		17:00	29		105				134	
05:15	8		2				10		17:15	27		65				92	
05:30	14		1				15		17:30	39		81				120	
05:45	33	59	1	4			34	63	17:45	41	136	77	328			118	464
06:00	28		1				29		18:00	35		89				124	
06:15	56		1				57		18:15	40		93				133	
06:30	70		5				75		18:30	34		50				84	
06:45	63	217	7	14			70	231	18:45	23	132	63	295			86	427
07:00	94		8				102		19:00	26		42				68	
07:15	95		13				108		19:15	23		48				71	
07:30	122		14				136		19:30	22		57				79	
07:45	144	455	32	67			176	522	19:45	20	91	53	200			73	291
08:00	79		28				107		20:00	14		52				66	
08:15	51		19				70		20:15	24		37				61	
08:30	45		16				61		20:30	13		36				49	
08:45	74	249	15	78			89	327	20:45	22	73	24	149			46	222
09:00	64		10				74		21:00	18		38				56	
09:15	57		24				81		21:15	7		30				37	
09:30	50		17				67		21:30	12		20				32	
09:45	59	230	21	72			80	302	21:45	6	43	16	104			22	147
10:00	55		22				77		22:00	12		11				23	
10:15	58		23				81		22:15	8		7				15	
10:30	49		22				71		22:30	6		16				22	
10:45	51	213	19	86			70	299	22:45	6	32	11	45			17	77
11:00	54		29				83		23:00	5		4				9	
11:15	54		23				77		23:15	5		9				14	
11:30	48		20				68		23:30	3		3				6	
11:45	53	209	31	103			84	312	23:45	5	18	6	22			11	40
TOTALS		1663		439				**2102**	**TOTALS**		1353		2391				**3744**
SPLIT %		79.1%		20.9%				**36.0%**	**SPLIT %**		36.1%		63.9%				**64.0%**

DAILY TOTALS	NB	SB	EB	WB	Total
	3,016	2,830	0	0	5,846

AM Peak Hour	07:00	11:45			**07:15**	**PM Peak Hour**	13:30	16:15			**15:45**
AM Pk Volume	455	146			**527**	**PM Pk Volume**	180	406			**558**
Pk Hr Factor	0.790	0.849			**0.749**	**Pk Hr Factor**	0.918	0.958			**0.930**
7 - 9 Volume	704	145	0	0	**849**	**4 - 6 Volume**	287	733	0	0	**1020**
7 - 9 Peak Hour	07:00	07:45			**07:15**	**4 - 6 Peak Hour**	16:15	16:15			**16:15**
7 - 9 Pk Volume	455	95	0	0	**527**	**4 - 6 Pk Volume**	152	406	0	0	**558**
Pk Hr Factor	0.790	0.742	0.000	0.000	**0.749**	**Pk Hr Factor**	0.864	0.958	0.000	0.000	**0.930**

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Friday
Date: 5/18/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	2,922	2,947	0	0	5,869

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	2		5				7		12:00	32		38				70	
00:15	2		0				2		12:15	40		39				79	
00:30	2		5				7		12:30	36		37				73	
00:45	0	6	2	12			2	18	12:45	47	155	33	147			80	302
01:00	2		0				2		13:00	33		43				76	
01:15	1		3				4		13:15	47		47				94	
01:30	0		2				2		13:30	34		53				87	
01:45	1	4	2	7			3	11	13:45	46	160	47	190			93	350
02:00	2		1				3		14:00	36		62				98	
02:15	0		1				1		14:15	46		75				121	
02:30	0		0				0		14:30	41		80				121	
02:45	2	4	0	2			2	6	14:45	41	164	73	290			114	454
03:00	1		0				1		15:00	51		73				124	
03:15	1		0				1		15:15	41		82				123	
03:30	0		0				0		15:30	48		92				140	
03:45	3	5	0				3	5	15:45	41	181	102	349			143	530
04:00	0		1				1		16:00	38		109				147	
04:15	4		2				6		16:15	35		110				145	
04:30	4		0				4		16:30	42		94				136	
04:45	3	11	3	6			6	17	16:45	37	152	107	420			144	572
05:00	3		0				3		17:00	42		92				134	
05:15	12		2				14		17:15	35		88				123	
05:30	8		1				9		17:30	31		90				121	
05:45	20	43	1	4			21	47	17:45	40	148	71	341			111	489
06:00	33		1				34		18:00	31		79				110	
06:15	44		3				47		18:15	42		53				95	
06:30	44		4				48		18:30	28		48				76	
06:45	71	192	2	10			73	202	18:45	35	136	52	232			87	368
07:00	63		9				72		19:00	19		49				68	
07:15	88		11				99		19:15	29		36				65	
07:30	112		13				125		19:30	24		47				71	
07:45	104	367	35	68			139	435	19:45	20	92	28	160			48	252
08:00	89		25				114		20:00	26		40				66	
08:15	51		27				78		20:15	26		14				40	
08:30	61		13				74		20:30	25		26				51	
08:45	47	248	14	79			61	327	20:45	22	99	27	107			49	206
09:00	50		21				71		21:00	20		27				47	
09:15	55		19				74		21:15	20		34				54	
09:30	59		16				75		21:30	17		28				45	
09:45	51	215	23	79			74	294	21:45	18	75	24	113			42	188
10:00	56		23				79		22:00	15		28				43	
10:15	45		16				61		22:15	16		15				31	
10:30	40		26				66		22:30	7		14				21	
10:45	58	199	30	95			88	294	22:45	14	52	13	70			27	122
11:00	45		17				62		23:00	4		18				22	
11:15	48		22				70		23:15	10		12				22	
11:30	49		37				86		23:30	5		12				17	
11:45	49	191	36	112			85	303	23:45	4	23	12	54			16	77
TOTALS		1485		474				1959	TOTALS		1437		2473				3910
SPLIT %		75.8%		24.2%				33.4%	SPLIT %		36.8%		63.2%				66.6%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,922	2,947	0	0	5,869

AM Peak Hour	07:15	11:30				07:15	PM Peak Hour	14:45	16:00				15:30
AM Pk Volume	393	150				477	PM Pk Volume	181	420				575
Pk Hr Factor	0.877	0.962				0.858	Pk Hr Factor	0.887	0.955				0.978
7 - 9 Volume	615	147	0	0		762	4 - 6 Volume	300	761	0	0		1061
7 - 9 Peak Hour	07:15	07:30				07:15	4 - 6 Peak Hour	16:15	16:00				16:00
7 - 9 Pk Volume	393	100	0	0		477	4 - 6 Pk Volume	156	420	0	0		572
Pk Hr Factor	0.877	0.714	0.000	0.000		0.858	Pk Hr Factor	0.929	0.955	0.000	0.000		0.973

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Saturday
Date: 5/19/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	2,690	2,039	0	0	4,729

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	3		6				9		12:00	55		43				98	
00:15	4		3				7		12:15	32		57				89	
00:30	1		9				10		12:30	40		49				89	
00:45	5	13	4	22			9	35	12:45	43	170	40	189			83	359
01:00	0		4				4		13:00	50		38				88	
01:15	4		3				7		13:15	40		44				84	
01:30	1		1				2		13:30	45		50				95	
01:45	6	11	1	9			7	20	13:45	48	183	44	176			92	359
02:00	3		5				8		14:00	65		43				108	
02:15	1		5				6		14:15	39		50				89	
02:30	1		4				5		14:30	44		33				77	
02:45	1	6	2	16			3	22	14:45	50	198	39	165			89	363
03:00	0		1				1		15:00	73		46				119	
03:15	1		1				2		15:15	46		36				82	
03:30	1		1				2		15:30	44		46				90	
03:45	3	5	0	3			3	8	15:45	45	208	35	163			80	371
04:00	2		0				2		16:00	54		37				91	
04:15	0		0				0		16:15	51		36				87	
04:30	0		1				1		16:30	52		36				88	
04:45	3	5	1	2			4	7	16:45	41	198	43	152			84	350
05:00	2		3				5		17:00	50		43				93	
05:15	4		0				4		17:15	54		20				74	
05:30	7		0				7		17:30	57		35				92	
05:45	6	19	2	5			8	24	17:45	57	218	21	119			78	337
06:00	9		1				10		18:00	53		26				79	
06:15	11		1				12		18:15	53		41				94	
06:30	9		7				16		18:30	57		41				98	
06:45	17	46	3	12			20	58	18:45	29	192	31	139			60	331
07:00	24		5				29		19:00	42		28				70	
07:15	9		2				11		19:15	38		29				67	
07:30	21		24				45		19:30	22		21				43	
07:45	23	77	11	42			34	119	19:45	42	144	28	106			70	250
08:00	31		14				45		20:00	28		23				51	
08:15	35		17				52		20:15	28		15				43	
08:30	42		13				55		20:30	19		23				42	
08:45	46	154	19	63			65	217	20:45	32	107	25	86			57	193
09:00	47		24				71		21:00	32		17				49	
09:15	54		24				78		21:15	21		22				43	
09:30	42		29				71		21:30	21		20				41	
09:45	47	190	27	104			74	294	21:45	11	85	16	75			27	160
10:00	38		25				63		22:00	17		17				34	
10:15	41		30				71		22:15	14		16				30	
10:30	38		41				79		22:30	18		7				25	
10:45	39	156	46	142			85	298	22:45	10	59	16	56			26	115
11:00	52		44				96		23:00	8		11				19	
11:15	48		34				82		23:15	15		12				27	
11:30	51		42				93		23:30	10		13				23	
11:45	54	205	27	147			81	352	23:45	8	41	10	46			18	87
TOTALS		887		567				1454	TOTALS		1803		1472				3275
SPLIT %		61.0%		39.0%				30.7%	SPLIT %		55.1%		44.9%				69.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,690	2,039	0	0	4,729

AM Peak Hour	11:15	11:45			11:30	PM Peak Hour	17:15	12:00			13:30
AM Pk Volume	208	176			361	PM Pk Volume	221	189			384
Pk Hr Factor	0.945	0.772			0.921	Pk Hr Factor	0.969	0.829			0.889
7 - 9 Volume	231	105	0	0	336	4 - 6 Volume	416	271	0	0	687
7 - 9 Peak Hour	08:00	07:30			08:00	4 - 6 Peak Hour	17:00	16:15			16:15
7 - 9 Pk Volume	154	66	0	0	217	4 - 6 Pk Volume	218	158	0	0	352
Pk Hr Factor	0.837	0.688	0.000	0.000	0.835	Pk Hr Factor	0.956	0.919	0.000	0.000	0.946

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Sunday
Date: 5/20/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	3,073	2,406	0	0	5,479

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	7		11				18		12:00	44		38				82	
00:15	5		12				17		12:15	59		27				86	
00:30	3		8				11		12:30	39		36				75	
00:45	3	18	8	39			11	57	12:45	40	182	27	128			67	310
01:00	2		8				10		13:00	53		39				92	
01:15	9		2				11		13:15	62		45				107	
01:30	5		2				7		13:30	44		53				97	
01:45	3	19	8	20			11	39	13:45	19	178	55	192			74	370
02:00	3		1				4		14:00	66		58				124	
02:15	5		1				6		14:15	49		65				114	
02:30	1		3				4		14:30	72		44				116	
02:45	0	9	3	8			3	17	14:45	82	269	32	199			114	468
03:00	2		1				3		15:00	71		22				93	
03:15	4		0				4		15:15	97		36				133	
03:30	3		1				4		15:30	103		42				145	
03:45	5	14	1	3			6	17	15:45	99	370	31	131			130	501
04:00	3		2				5		16:00	98		27				125	
04:15	1		0				1		16:15	86		37				123	
04:30	0		0				0		16:30	89		34				123	
04:45	3	7	1	3			4	10	16:45	84	357	28	126			112	483
05:00	3		0				3		17:00	88		49				137	
05:15	3		2				5		17:15	82		40				122	
05:30	4		2				6		17:30	82		39				121	
05:45	2	12	4	8			6	20	17:45	97	349	28	156			125	505
06:00	1		2				3		18:00	67		36				103	
06:15	2		4				6		18:15	78		21				99	
06:30	6		6				12		18:30	66		24				90	
06:45	15	24	2	14			17	38	18:45	61	272	28	109			89	381
07:00	12		9				21		19:00	46		24				70	
07:15	17		8				25		19:15	39		22				61	
07:30	22		9				31		19:30	28		20				48	
07:45	20	71	9	35			29	106	19:45	14	127	20	86			34	213
08:00	26		15				41		20:00	26		18				44	
08:15	25		11				36		20:15	15		54				69	
08:30	31		13				44		20:30	21		115				136	
08:45	32	114	14	53			46	167	20:45	16	78	121	308			137	386
09:00	32		21				53		21:00	5		105				110	
09:15	29		11				40		21:15	21		120				141	
09:30	38		23				61		21:30	18		116				134	
09:45	45	144	22	77			67	221	21:45	9	53	85	426			94	479
10:00	39		17				56		22:00	13		50				63	
10:15	42		22				64		22:15	6		20				26	
10:30	41		22				63		22:30	6		10				16	
10:45	46	168	21	82			67	250	22:45	2	27	3	83			5	110
11:00	48		39				87		23:00	0		2				2	
11:15	42		27				69		23:15	8		0				8	
11:30	59		29				88		23:30	1		1				2	
11:45	53	202	18	113			71	315	23:45	0	9	4	7			4	16
TOTALS		802		455				**1257**	**TOTALS**		2271		1951				**4222**
SPLIT %		63.8%		36.2%				**22.9%**	**SPLIT %**		53.8%		46.2%				**77.1%**

DAILY TOTALS	NB	SB	EB	WB	Total
	3,073	2,406	0	0	5,479

AM Peak Hour	11:30	11:45					**11:30**		**PM Peak Hour**	15:15	20:45					**15:15**		
AM Pk Volume	215	119					**327**		**PM Pk Volume**	397	462					**533**		
Pk Hr Factor	0.911	0.783					**0.929**		**Pk Hr Factor**	0.964	0.955					**0.919**		
7 - 9 Volume	185	88	0	0			**273**		**4 - 6 Volume**	706	282	0	0			**988**		
7 - 9 Peak Hour	08:00	08:00					**08:00**		**4 - 6 Peak Hour**	16:00	16:45					**17:00**		
7 - 9 Pk Volume	114	53	0	0			**167**		**4 - 6 Pk Volume**	357	156	0	0			**505**		
Pk Hr Factor	0.891	0.883	0.000	0.000			**0.908**		**Pk Hr Factor**	0.911	0.796	0.000	0.000			**0.922**		

Prepared by NDS/ATD

VOLUME

Santa Cruz Ave S/O Wood Rd

Day: Monday
Date: 5/21/2018

City: Los Gatos
Project #: CA18_8237_003

DAILY TOTALS	NB	SB	EB	WB	Total
	2,748	2,486	0	0	5,234

AM Period	NB		SB		EB	WB	TOTAL		PM Period	NB		SB		EB	WB	TOTAL	
00:00	2		2				4		12:00	36		29				65	
00:15	2		2				4		12:15	38		36				74	
00:30	2		1				3		12:30	40		29				69	
00:45	0	6	2	7			2	13	12:45	46	160	41	135			87	295
01:00	0		0				0		13:00	43		34				77	
01:15	0		6				6		13:15	39		39				78	
01:30	1		0				1		13:30	47		35				82	
01:45	0	1	0	6			0	7	13:45	46	175	31	139			77	314
02:00	0		1				1		14:00	47		41				88	
02:15	1		0				1		14:15	40		63				103	
02:30	0		0				0		14:30	51		71				122	
02:45	1	2	0	1			1	3	14:45	59	197	40	215			99	412
03:00	2		0				2		15:00	48		63				111	
03:15	1		0				1		15:15	44		72				116	
03:30	2		1				3		15:30	52		73				125	
03:45	2	7	0	1			2	8	15:45	34	178	87	295			121	473
04:00	0		1				1		16:00	43		74				117	
04:15	3		4				7		16:15	32		88				120	
04:30	3		0				3		16:30	42		82				124	
04:45	5	11	0	5			5	16	16:45	48	165	90	334			138	499
05:00	7		0				7		17:00	41		82				123	
05:15	8		0				8		17:15	35		82				117	
05:30	20		2				22		17:30	32		68				100	
05:45	27	62	1	3			28	65	17:45	36	144	68	300			104	444
06:00	33		1				34		18:00	32		70				102	
06:15	42		4				46		18:15	26		54				80	
06:30	61		3				64		18:30	21		57				78	
06:45	73	209	5	13			78	222	18:45	24	103	52	233			76	336
07:00	69		4				73		19:00	20		44				64	
07:15	76		5				81		19:15	16		51				67	
07:30	107		13				120		19:30	9		33				42	
07:45	133	385	23	45			156	430	19:45	14	59	36	164			50	223
08:00	96		28				124		20:00	16		42				58	
08:15	53		25				78		20:15	8		27				35	
08:30	66		18				84		20:30	13		27				40	
08:45	55	270	13	84			68	354	20:45	5	42	29	125			34	167
09:00	58		10				68		21:00	10		22				32	
09:15	56		11				67		21:15	12		18				30	
09:30	44		19				63		21:30	5		24				29	
09:45	52	210	21	61			73	271	21:45	4	31	22	86			26	117
10:00	48		21				69		22:00	13		15				28	
10:15	43		20				63		22:15	2		10				12	
10:30	43		19				62		22:30	3		7				10	
10:45	31	165	31	91			62	256	22:45	3	21	10	42			13	63
11:00	33		19				52		23:00	3		7				10	
11:15	31		17				48		23:15	4		5				9	
11:30	36		23				59		23:30	2		4				6	
11:45	34	134	24	83			58	217	23:45	2	11	2	18			4	29
TOTALS		1462		400				**1862**	**TOTALS**		1286		2086				**3372**
SPLIT %		78.5%		21.5%				**35.6%**	**SPLIT %**		38.1%		61.9%				**64.4%**

DAILY TOTALS	NB	SB	EB	WB	Total
	2,748	2,486	0	0	5,234

AM Peak Hour	07:15	11:45					**07:15**		**PM Peak Hour**	14:45	16:15					**16:15**		
AM Pk Volume	412	118					**481**		**PM Pk Volume**	203	342					**505**		
Pk Hr Factor	0.774	0.819					**0.771**		**Pk Hr Factor**	0.860	0.950					**0.915**		
7 - 9 Volume	655	129	0	0			**784**		**4 - 6 Volume**	309	634	0	0			**943**		
7 - 9 Peak Hour	07:15	07:45					**07:15**		**4 - 6 Peak Hour**	16:30	16:15					**16:15**		
7 - 9 Pk Volume	412	94	0	0			**481**		**4 - 6 Pk Volume**	166	342	0	0			**505**		
Pk Hr Factor	0.774	0.839	0.000	0.000			**0.771**		**Pk Hr Factor**	0.865	0.950	0.000	0.000			**0.915**		

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Tuesday
Date: 5/15/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	118	0	0	0	118

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	2		0			2	
00:15	0		0			0		12:15	2		0			2	
00:30	0		0			0		12:30	4		0			4	
00:45	0		0			0		12:45	1	9	0			1	9
01:00	1		0			1		13:00	3		0			3	
01:15	0		0			0		13:15	2		0			2	
01:30	0		0			0		13:30	1		0			1	
01:45	0	1	0			0	1	13:45	4	10	0			4	10
02:00	0		0			0		14:00	5		0			5	
02:15	0		0			0		14:15	0		0			0	
02:30	0		0			0		14:30	1		0			1	
02:45	0		0			0		14:45	2	8	0			2	8
03:00	0		0			0		15:00	1		0			1	
03:15	0		0			0		15:15	4		0			4	
03:30	0		0			0		15:30	5		0			5	
03:45	0		0			0		15:45	0	10	0			0	10
04:00	0		0			0		16:00	3		0			3	
04:15	0		0			0		16:15	2		0			2	
04:30	0		0			0		16:30	0		0			0	
04:45	0		0			0		16:45	3	8	0			3	8
05:00	3		0			3		17:00	1		0			1	
05:15	0		0			0		17:15	3		0			3	
05:30	0		0			0		17:30	1		0			1	
05:45	0	3	0			0	3	17:45	2	7	0			2	7
06:00	0		0			0		18:00	1		0			1	
06:15	1		0			1		18:15	3		0			3	
06:30	1		0			1		18:30	4		0			4	
06:45	0	2	0			0	2	18:45	1	9	0			1	9
07:00	2		0			2		19:00	1		0			1	
07:15	1		0			1		19:15	1		0			1	
07:30	0		0			0		19:30	5		0			5	
07:45	1	4	0			1	4	19:45	1	8	0			1	8
08:00	2		0			2		20:00	1		0			1	
08:15	1		0			1		20:15	1		0			1	
08:30	0		0			0		20:30	0		0			0	
08:45	0	3	0			0	3	20:45	1	3	0			1	3
09:00	3		0			3		21:00	3		0			3	
09:15	1		0			1		21:15	0		0			0	
09:30	2		0			2		21:30	0		0			0	
09:45	1	7	0			1	7	21:45	0	3	0			0	3
10:00	0		0			0		22:00	0		0			0	
10:15	2		0			2		22:15	0		0			0	
10:30	1		0			1		22:30	1		0			1	
10:45	0	3	0			0	3	22:45	2	3	0			2	3
11:00	4		0			4		23:00	3		0			3	
11:15	3		0			3		23:15	1		0			1	
11:30	3		0			3		23:30	1		0			1	
11:45	2	12	0			2	12	23:45	0	5	0			0	5
TOTALS		35					35	TOTALS		83					83
SPLIT %		100.0%					29.7%	SPLIT %		100.0%					70.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	118	0	0	0	118

AM Peak Hour	11:00					11:00	PM Peak Hour	13:15					13:15
AM Pk Volume	12					12	PM Pk Volume	12					12
Pk Hr Factor	0.750					0.750	Pk Hr Factor	0.600					0.600
7 - 9 Volume	7	0	0	0		7	4 - 6 Volume	15	0	0	0		15
7 - 9 Peak Hour	07:00					07:00	4 - 6 Peak Hour	16:00					16:00
7 - 9 Pk Volume	4	0	0	0		4	4 - 6 Pk Volume	8	0	0	0		8
Pk Hr Factor	0.500	0.000	0.000	0.000		0.500	Pk Hr Factor	0.667	0.000	0.000	0.000		0.667

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Wednesday
Date: 5/16/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	105	0	0	0	105

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	1		0			1	
00:15	0		0			0		12:15	3		0			3	
00:30	0		0			0		12:30	2		0			2	
00:45	0		0			0		12:45	2	8	0			2	8
01:00	1		0			1		13:00	0		0			0	
01:15	0		0			0		13:15	3		0			3	
01:30	1		0			1		13:30	1		0			1	
01:45	0	2	0			0	2	13:45	2	6	0			2	6
02:00	0		0			0		14:00	1		0			1	
02:15	0		0			0		14:15	1		0			1	
02:30	0		0			0		14:30	2		0			2	
02:45	0		0			0		14:45	1	5	0			1	5
03:00	0		0			0		15:00	6		0			6	
03:15	0		0			0		15:15	2		0			2	
03:30	0		0			0		15:30	4		0			4	
03:45	0		0			0		15:45	3	15	0			3	15
04:00	0		0			0		16:00	3		0			3	
04:15	0		0			0		16:15	3		0			3	
04:30	0		0			0		16:30	3		0			3	
04:45	0		0			0		16:45	2	11	0			2	11
05:00	0		0			0		17:00	0		0			0	
05:15	0		0			0		17:15	2		0			2	
05:30	1		0			1		17:30	0		0			0	
05:45	0	1	0			0	1	17:45	1	3	0			1	3
06:00	1		0			1		18:00	1		0			1	
06:15	0		0			0		18:15	2		0			2	
06:30	0		0			0		18:30	0		0			0	
06:45	0	1	0			0	1	18:45	0	3	0			0	3
07:00	4		0			4		19:00	2		0			2	
07:15	0		0			0		19:15	1		0			1	
07:30	0		0			0		19:30	2		0			2	
07:45	1	5	0			1	5	19:45	1	6	0			1	6
08:00	1		0			1		20:00	0		0			0	
08:15	0		0			0		20:15	1		0			1	
08:30	2		0			2		20:30	0		0			0	
08:45	0	3	0			0	3	20:45	0	1	0			0	1
09:00	5		0			5		21:00	3		0			3	
09:15	2		0			2		21:15	1		0			1	
09:30	1		0			1		21:30	0		0			0	
09:45	0	8	0			0	8	21:45	0	4	0			0	4
10:00	4		0			4		22:00	1		0			1	
10:15	1		0			1		22:15	0		0			0	
10:30	0		0			0		22:30	0		0			0	
10:45	3	8	0			3	8	22:45	2	3	0			2	3
11:00	5		0			5		23:00	2		0			2	
11:15	1		0			1		23:15	0		0			0	
11:30	3		0			3		23:30	1		0			1	
11:45	0	9	0			0	9	23:45	0	3	0			0	3
TOTALS		37					**37**	**TOTALS**		68					**68**
SPLIT %		100.0%					**35.2%**	**SPLIT %**		100.0%					**64.8%**

DAILY TOTALS	NB	SB	EB	WB	Total
	105	0	0	0	105

AM Peak Hour	10:45					**10:45**	**PM Peak Hour**	15:00					**15:00**
AM Pk Volume	12					**12**	**PM Pk Volume**	15					**15**
Pk Hr Factor	0.600					**0.600**	**Pk Hr Factor**	0.625					**0.625**
7 - 9 Volume	8	0	0	0		**8**	**4 - 6 Volume**	14	0	0	0		**14**
7 - 9 Peak Hour	07:00					**07:00**	**4 - 6 Peak Hour**	16:00					**16:00**
7 - 9 Pk Volume	5	0	0	0		**5**	**4 - 6 Pk Volume**	11	0	0	0		**11**
Pk Hr Factor	0.313	0.000	0.000	0.000		**0.313**	**Pk Hr Factor**	0.917	0.000	0.000	0.000		**0.917**

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Thursday
Date: 5/17/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	124	0	0	0	124

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	3		0			3	
00:15	0		0			0		12:15	1		0			1	
00:30	0		0			0		12:30	0		0			0	
00:45	0		0			0		12:45	2	6	0			2	6
01:00	1		0			1		13:00	6		0			6	
01:15	0		0			0		13:15	2		0			2	
01:30	0		0			0		13:30	1		0			1	
01:45	0	1	0			0	1	13:45	3	12	0			3	12
02:00	0		0			0		14:00	5		0			5	
02:15	1		0			1		14:15	2		0			2	
02:30	0		0			0		14:30	2		0			2	
02:45	0	1	0			0	1	14:45	2	11	0			2	11
03:00	0		0			0		15:00	4		0			4	
03:15	1		0			1		15:15	3		0			3	
03:30	0		0			0		15:30	2		0			2	
03:45	0	1	0			0	1	15:45	4	13	0			4	13
04:00	0		0			0		16:00	3		0			3	
04:15	0		0			0		16:15	4		0			4	
04:30	0		0			0		16:30	1		0			1	
04:45	0		0			0		16:45	3	11	0			3	11
05:00	0		0			0		17:00	3		0			3	
05:15	0		0			0		17:15	2		0			2	
05:30	1		0			1		17:30	0		0			0	
05:45	0	1	0			0	1	17:45	1	6	0			1	6
06:00	0		0			0		18:00	0		0			0	
06:15	0		0			0		18:15	1		0			1	
06:30	0		0			0		18:30	3		0			3	
06:45	0		0			0		18:45	1	5	0			1	5
07:00	2		0			2		19:00	3		0			3	
07:15	2		0			2		19:15	2		0			2	
07:30	0		0			0		19:30	0		0			0	
07:45	1	5	0			1	5	19:45	2	7	0			2	7
08:00	1		0			1		20:00	2		0			2	
08:15	0		0			0		20:15	0		0			0	
08:30	0		0			0		20:30	1		0			1	
08:45	1	2	0			1	2	20:45	2	5	0			2	5
09:00	4		0			4		21:00	1		0			1	
09:15	4		0			4		21:15	0		0			0	
09:30	2		0			2		21:30	0		0			0	
09:45	2	12	0			2	12	21:45	1	2	0			1	2
10:00	0		0			0		22:00	0		0			0	
10:15	3		0			3		22:15	0		0			0	
10:30	2		0			2		22:30	0		0			0	
10:45	2	7	0			2	7	22:45	0		0			0	
11:00	1		0			1		23:00	3		0			3	
11:15	3		0			3		23:15	0		0			0	
11:30	1		0			1		23:30	1		0			1	
11:45	7	12	0			7	12	23:45	0	4	0			0	4
TOTALS		42					**42**	**TOTALS**		82					**82**
SPLIT %		100.0%					**33.9%**	**SPLIT %**		100.0%					**66.1%**

DAILY TOTALS	NB	SB	EB	WB	Total
	124	0	0	0	124

AM Peak Hour	11:15				**11:15**	**PM Peak Hour**	15:00				**15:00**
AM Pk Volume	14				**14**	**PM Pk Volume**	13				**13**
Pk Hr Factor	0.500				**0.500**	**Pk Hr Factor**	0.813				**0.813**
7 - 9 Volume	7	0	0	0	**7**	**4 - 6 Volume**	17	0	0	0	**17**
7 - 9 Peak Hour	07:00				**07:00**	**4 - 6 Peak Hour**	16:00				**16:00**
7 - 9 Pk Volume	5	0	0	0	**5**	**4 - 6 Pk Volume**	11	0	0	0	**11**
Pk Hr Factor	0.625	0.000	0.000	0.000	**0.625**	**Pk Hr Factor**	0.688	0.000	0.000	0.000	**0.688**

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Friday
Date: 5/18/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	126	0	0	0	126

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	6		0			6	
00:15	0		0			0		12:15	3		0			3	
00:30	0		0			0		12:30	3		0			3	
00:45	0		0			0		12:45	4	16	0			4	16
01:00	1		0			1		13:00	1		0			1	
01:15	0		0			0		13:15	1		0			1	
01:30	0		0			0		13:30	2		0			2	
01:45	0	1	0			0	1	13:45	2	6	0			2	6
02:00	0		0			0		14:00	2		0			2	
02:15	0		0			0		14:15	3		0			3	
02:30	0		0			0		14:30	2		0			2	
02:45	1	1	0			1	1	14:45	3	10	0			3	10
03:00	0		0			0		15:00	5		0			5	
03:15	0		0			0		15:15	3		0			3	
03:30	0		0			0		15:30	3		0			3	
03:45	0		0			0		15:45	5	16	0			5	16
04:00	0		0			0		16:00	2		0			2	
04:15	0		0			0		16:15	0		0			0	
04:30	0		0			0		16:30	0		0			0	
04:45	0		0			0		16:45	1	3	0			1	3
05:00	1		0			1		17:00	3		0			3	
05:15	0		0			0		17:15	1		0			1	
05:30	0		0			0		17:30	3		0			3	
05:45	0	1	0			0	1	17:45	3	10	0			3	10
06:00	1		0			1		18:00	0		0			0	
06:15	0		0			0		18:15	1		0			1	
06:30	0		0			0		18:30	0		0			0	
06:45	1	2	0			1	2	18:45	1	2	0			1	2
07:00	2		0			2		19:00	4		0			4	
07:15	2		0			2		19:15	3		0			3	
07:30	1		0			1		19:30	2		0			2	
07:45	1	6	0			1	6	19:45	0	9	0			0	9
08:00	1		0			1		20:00	2		0			2	
08:15	1		0			1		20:15	2		0			2	
08:30	1		0			1		20:30	1		0			1	
08:45	2	5	0			2	5	20:45	1	6	0			1	6
09:00	3		0			3		21:00	2		0			2	
09:15	0		0			0		21:15	0		0			0	
09:30	1		0			1		21:30	0		0			0	
09:45	1	5	0			1	5	21:45	0	2	0			0	2
10:00	1		0			1		22:00	1		0			1	
10:15	2		0			2		22:15	0		0			0	
10:30	1		0			1		22:30	0		0			0	
10:45	4	8	0			4	8	22:45	0	1	0			0	1
11:00	3		0			3		23:00	2		0			2	
11:15	1		0			1		23:15	0		0			0	
11:30	3		0			3		23:30	3		0			3	
11:45	4	11	0			4	11	23:45	0	5	0			0	5
TOTALS		40					**40**	**TOTALS**		86					**86**
SPLIT %		100.0%					**31.7%**	**SPLIT %**		100.0%					**68.3%**

DAILY TOTALS	NB	SB	EB	WB	Total
	126	0	0	0	126

AM Peak Hour	11:30					**11:30**	**PM Peak Hour**	12:00					**12:00**
AM Pk Volume	16					**16**	**PM Pk Volume**	16					**16**
Pk Hr Factor	0.667					**0.667**	**Pk Hr Factor**	0.667					**0.667**
7 - 9 Volume	11	0	0	0		**11**	**4 - 6 Volume**	13	0	0	0		**13**
7 - 9 Peak Hour	07:00					**07:00**	**4 - 6 Peak Hour**	17:00					**17:00**
7 - 9 Pk Volume	6	0	0	0		**6**	**4 - 6 Pk Volume**	10	0	0	0		**10**
Pk Hr Factor	0.750	0.000	0.000	0.000		**0.750**	**Pk Hr Factor**	0.833	0.000	0.000	0.000		**0.833**

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Saturday
Date: 5/19/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	91	0	0	0	91

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	3		0			3	
00:15	0		0			0		12:15	0		0			0	
00:30	1		0			1		12:30	2		0			2	
00:45	0	1	0			0	1	12:45	1	6	0			1	6
01:00	1		0			1		13:00	1		0			1	
01:15	0		0			0		13:15	2		0			2	
01:30	0		0			0		13:30	3		0			3	
01:45	0	1	0			0	1	13:45	2	8	0			2	8
02:00	0		0			0		14:00	5		0			5	
02:15	1		0			1		14:15	0		0			0	
02:30	0		0			0		14:30	1		0			1	
02:45	0	1	0			0	1	14:45	1	7	0			1	7
03:00	0		0			0		15:00	2		0			2	
03:15	0		0			0		15:15	1		0			1	
03:30	0		0			0		15:30	1		0			1	
03:45	2	2	0			2	2	15:45	0	4	0			0	4
04:00	0		0			0		16:00	1		0			1	
04:15	0		0			0		16:15	3		0			3	
04:30	0		0			0		16:30	2		0			2	
04:45	0		0			0		16:45	2	8	0			2	8
05:00	0		0			0		17:00	0		0			0	
05:15	0		0			0		17:15	1		0			1	
05:30	1		0			1		17:30	3		0			3	
05:45	0	1	0			0	1	17:45	1	5	0			1	5
06:00	0		0			0		18:00	0		0			0	
06:15	1		0			1		18:15	0		0			0	
06:30	1		0			1		18:30	0		0			0	
06:45	1	3	0			1	3	18:45	0		0			0	
07:00	4		0			4		19:00	0		0			0	
07:15	3		0			3		19:15	0		0			0	
07:30	1		0			1		19:30	1		0			1	
07:45	1	9	0			1	9	19:45	0	1	0			0	1
08:00	1		0			1		20:00	4		0			4	
08:15	0		0			0		20:15	3		0			3	
08:30	0		0			0		20:30	2		0			2	
08:45	0	1	0			0	1	20:45	0	9	0			0	9
09:00	2		0			2		21:00	3		0			3	
09:15	0		0			0		21:15	2		0			2	
09:30	0		0			0		21:30	1		0			1	
09:45	1	3	0			1	3	21:45	0	6	0			0	6
10:00	1		0			1		22:00	0		0			0	
10:15	0		0			0		22:15	0		0			0	
10:30	3		0			3		22:30	0		0			0	
10:45	0	4	0			0	4	22:45	0		0			0	
11:00	1		0			1		23:00	3		0			3	
11:15	1		0			1		23:15	0		0			0	
11:30	3		0			3		23:30	2		0			2	
11:45	1	6	0			1	6	23:45	0	5	0			0	5
TOTALS		32					32	TOTALS		59					59
SPLIT %		100.0%					35.2%	SPLIT %		100.0%					64.8%

DAILY TOTALS	NB	SB	EB	WB	Total
	91	0	0	0	91

AM Peak Hour	06:30				06:30	PM Peak Hour	13:15				13:15
AM Pk Volume	9				9	PM Pk Volume	12				12
Pk Hr Factor	0.563				0.563	Pk Hr Factor	0.600				0.600
7 - 9 Volume	10	0	0	0	10	4 - 6 Volume	13	0	0	0	13
7 - 9 Peak Hour	07:00				07:00	4 - 6 Peak Hour	16:00				16:00
7 - 9 Pk Volume	9	0	0	0	9	4 - 6 Pk Volume	8	0	0	0	8
Pk Hr Factor	0.563	0.000	0.000	0.000	0.563	Pk Hr Factor	0.667	0.000	0.000	0.000	0.667

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Sunday
Date: 5/20/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	100	0	0	0	100

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	2		0			2	
00:15	0		0			0		12:15	2		0			2	
00:30	0		0			0		12:30	1		0			1	
00:45	1	1	0			1	1	12:45	1	6	0			1	6
01:00	0		0			0		13:00	3		0			3	
01:15	0		0			0		13:15	2		0			2	
01:30	1		0			1		13:30	0		0			0	
01:45	0	1	0			0	1	13:45	1	6	0			1	6
02:00	0		0			0		14:00	2		0			2	
02:15	0		0			0		14:15	0		0			0	
02:30	0		0			0		14:30	1		0			1	
02:45	0		0			0		14:45	3	6	0			3	6
03:00	0		0			0		15:00	2		0			2	
03:15	0		0			0		15:15	4		0			4	
03:30	0		0			0		15:30	2		0			2	
03:45	0		0			0		15:45	1	9	0			1	9
04:00	0		0			0		16:00	7		0			7	
04:15	0		0			0		16:15	5		0			5	
04:30	0		0			0		16:30	1		0			1	
04:45	0		0			0		16:45	1	14	0			1	14
05:00	1		0			1		17:00	2		0			2	
05:15	0		0			0		17:15	2		0			2	
05:30	0		0			0		17:30	0		0			0	
05:45	0	1	0			0	1	17:45	2	6	0			2	6
06:00	1		0			1		18:00	1		0			1	
06:15	0		0			0		18:15	1		0			1	
06:30	1		0			1		18:30	1		0			1	
06:45	0	2	0			0	2	18:45	1	4	0			1	4
07:00	2		0			2		19:00	3		0			3	
07:15	1		0			1		19:15	0		0			0	
07:30	3		0			3		19:30	1		0			1	
07:45	0	6	0			0	6	19:45	2	6	0			2	6
08:00	1		0			1		20:00	3		0			3	
08:15	0		0			0		20:15	2		0			2	
08:30	2		0			2		20:30	1		0			1	
08:45	2	5	0			2	5	20:45	1	7	0			1	7
09:00	2		0			2		21:00	1		0			1	
09:15	1		0			1		21:15	0		0			0	
09:30	1		0			1		21:30	0		0			0	
09:45	0	4	0			0	4	21:45	0	1	0			0	1
10:00	0		0			0		22:00	0		0			0	
10:15	0		0			0		22:15	0		0			0	
10:30	0		0			0		22:30	2		0			2	
10:45	1	1	0			1	1	22:45	1	3	0			1	3
11:00	2		0			2		23:00	0		0			0	
11:15	2		0			2		23:15	0		0			0	
11:30	1		0			1		23:30	1		0			1	
11:45	3	8	0			3	8	23:45	2	3	0			2	3
TOTALS		29					**29**	**TOTALS**		71					**71**
SPLIT %		100.0%					**29.0%**	**SPLIT %**		100.0%					**71.0%**

DAILY TOTALS	NB	SB	EB	WB	Total
	100	0	0	0	100

AM Peak Hour	11:00					**11:00**		**PM Peak Hour**	15:30					**15:30**	
AM Pk Volume	8					**8**		**PM Pk Volume**	15					**15**	
Pk Hr Factor	0.667					**0.667**		**Pk Hr Factor**	0.536					**0.536**	
7 - 9 Volume	11	0	0	0		**11**		**4 - 6 Volume**	20	0	0	0		**20**	
7 - 9 Peak Hour	07:00					**07:00**		**4 - 6 Peak Hour**	16:00					**16:00**	
7 - 9 Pk Volume	6	0	0	0		**6**		**4 - 6 Pk Volume**	14	0	0	0		**14**	
Pk Hr Factor	0.500	0.000	0.000	0.000		**0.500**		**Pk Hr Factor**	0.500	0.000	0.000	0.000		**0.500**	

Prepared by NDS/ATD

VOLUME

One-Way Alley S/O Broadway

Day: Monday
Date: 5/21/2018

City: Los Gatos
Project #: CA18_8237_004

DAILY TOTALS	NB	SB	EB	WB	Total
	105	0	0	0	105

AM Period	NB		SB	EB	WB	TOTAL		PM Period	NB		SB	EB	WB	TOTAL	
00:00	0		0			0		12:00	0		0			0	
00:15	0		0			0		12:15	1		0			1	
00:30	0		0			0		12:30	3		0			3	
00:45	0		0			0		12:45	1	5	0			1	5
01:00	0		0			0		13:00	1		0			1	
01:15	0		0			0		13:15	1		0			1	
01:30	0		0			0		13:30	4		0			4	
01:45	0		0			0		13:45	1	7	0			1	7
02:00	0		0			0		14:00	0		0			0	
02:15	0		0			0		14:15	3		0			3	
02:30	0		0			0		14:30	0		0			0	
02:45	0		0			0		14:45	3	6	0			3	6
03:00	0		0			0		15:00	4		0			4	
03:15	0		0			0		15:15	1		0			1	
03:30	0		0			0		15:30	2		0			2	
03:45	0		0			0		15:45	2	9	0			2	9
04:00	0		0			0		16:00	0		0			0	
04:15	0		0			0		16:15	6		0			6	
04:30	0		0			0		16:30	3		0			3	
04:45	0		0			0		16:45	4	13	0			4	13
05:00	0		0			0		17:00	3		0			3	
05:15	0		0			0		17:15	3		0			3	
05:30	1		0			1		17:30	0		0			0	
05:45	0	1	0			0	1	17:45	1	7	0			1	7
06:00	0		0			0		18:00	1		0			1	
06:15	2		0			2		18:15	2		0			2	
06:30	0		0			0		18:30	0		0			0	
06:45	1	3	0			1	3	18:45	2	5	0			2	5
07:00	4		0			4		19:00	3		0			3	
07:15	2		0			2		19:15	2		0			2	
07:30	1		0			1		19:30	2		0			2	
07:45	1	8	0			1	8	19:45	3	10	0			3	10
08:00	2		0			2		20:00	4		0			4	
08:15	0		0			0		20:15	1		0			1	
08:30	0		0			0		20:30	0		0			0	
08:45	3	5	0			3	5	20:45	2	7	0			2	7
09:00	1		0			1		21:00	2		0			2	
09:15	1		0			1		21:15	0		0			0	
09:30	1		0			1		21:30	0		0			0	
09:45	0	3	0			0	3	21:45	0	2	0			0	2
10:00	2		0			2		22:00	0		0			0	
10:15	2		0			2		22:15	1		0			1	
10:30	0		0			0		22:30	0		0			0	
10:45	0	4	0			0	4	22:45	2	3	0			2	3
11:00	1		0			1		23:00	2		0			2	
11:15	1		0			1		23:15	1		0			1	
11:30	0		0			0		23:30	0		0			0	
11:45	2	4	0			2	4	23:45	0	3	0			0	3
TOTALS	28						**28**	**TOTALS**	77						**77**
SPLIT %	100.0%						**26.7%**	**SPLIT %**	100.0%						**73.3%**

DAILY TOTALS	NB	SB	EB	WB	Total
	105	0	0	0	105

AM Peak Hour	06:45				**06:45**	**PM Peak Hour**	16:15				**16:15**
AM Pk Volume	8				**8**	**PM Pk Volume**	16				**16**
Pk Hr Factor	0.500				**0.500**	**Pk Hr Factor**	0.667				**0.667**
7 - 9 Volume	13	0	0	0	**13**	**4 - 6 Volume**	20	0	0	0	**20**
7 - 9 Peak Hour	07:00				**07:00**	**4 - 6 Peak Hour**	16:15				**16:15**
7 - 9 Pk Volume	8	0	0	0	**8**	**4 - 6 Pk Volume**	16	0	0	0	**16**
Pk Hr Factor	0.500	0.000	0.000	0.000	**0.500**	**Pk Hr Factor**	0.667	0.000	0.000	0.000	**0.667**

National Data & Surveying Services

Intersection Turning Movement Count

Location: Santa Cruz Ave & Wood Rd
City: Los Gatos
Control: 1-Way Stop(EB)

Project ID: 18-08238-001
Date: 5/10/2018

Bikes

NS/EW Streets:	Santa Cruz Ave				Santa Cruz Ave				Wood Rd				Wood Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	1	0	0	0	1	0	0	0	0.5	0.5	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
APPROACH %'s :					0.00%	0.00%	100.00%	0.00%									
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	1	0	0	0	1	0	0	0	0.5	0.5	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	12:15 PM - 01:15 PM																TOTAL
PEAK HR VOL :	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
PEAK HR FACTOR :	0.00	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
		0.250				0.250											

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	1	0	0	0	1	0	0	0	0.5	0.5	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	0	0	0	2	0	0	1	0	0	0	0	0	0	0	4
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%					
PEAK HR :	04:00 PM - 05:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
						0.250				0.250							

National Data & Surveying Services

Intersection Turning Movement Count

Location: Santa Cruz Ave & Wood Rd
City: Los Gatos
Control: 1-Way Stop(EB)

Project ID: 18-08238-001
Date: 2018-05-12

Bikes

NS/EW Streets:	Santa Cruz Ave				Santa Cruz Ave				Wood Rd				Wood Rd				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	1	1	0	0	0	1	0	0	0	0.5	0.5	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
PEAK HR :	01:15 PM - 02:15 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

2. Existing Synchro Reports

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	1	5	442	117	29
Future Vol, veh/h	11	1	5	442	117	29
Conflicting Peds, #/hr	0	2	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	1	6	546	144	36

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	720	164	180	0	-	0
Stage 1	162	-	-	-	-	-
Stage 2	558	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	395	881	1396	-	-	-
Stage 1	867	-	-	-	-	-
Stage 2	573	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	393	879	1396	-	-	-
Mov Cap-2 Maneuver	393	-	-	-	-	-
Stage 1	864	-	-	-	-	-
Stage 2	573	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.1	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1396	-	393	879	-	-
HCM Lane V/C Ratio	0.004	-	0.035	0.001	-	-
HCM Control Delay (s)	7.6	-	14.5	9.1	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	27	0	1	178	151	33
Future Vol, veh/h	27	0	1	178	151	33
Conflicting Peds, #/hr	1	0	6	0	0	6
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	0	1	214	182	40

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	425	208	228	0	-	0
Stage 1	208	-	-	-	-	-
Stage 2	217	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	586	832	1340	-	-	-
Stage 1	827	-	-	-	-	-
Stage 2	819	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	578	827	1332	-	-	-
Mov Cap-2 Maneuver	578	-	-	-	-	-
Stage 1	821	-	-	-	-	-
Stage 2	814	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1332	-	578	-	-	-
HCM Lane V/C Ratio	0.001	-	0.056	-	-	-
HCM Control Delay (s)	7.7	-	11.6	0	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	27	1	6	170	447	17
Future Vol, veh/h	27	1	6	170	447	17
Conflicting Peds, #/hr	1	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	1	6	181	476	18

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	681	487	496	0	-	0
Stage 1	487	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	416	581	1068	-	-	-
Stage 1	618	-	-	-	-	-
Stage 2	839	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	412	580	1066	-	-	-
Mov Cap-2 Maneuver	412	-	-	-	-	-
Stage 1	613	-	-	-	-	-
Stage 2	837	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.3	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1066	-	412	580	-	-
HCM Lane V/C Ratio	0.006	-	0.07	0.002	-	-
HCM Control Delay (s)	8.4	-	14.4	11.2	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	20	3	3	193	234	29
Future Vol, veh/h	20	3	3	193	234	29
Conflicting Peds, #/hr	0	0	1	0	0	1
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	3	3	212	257	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	492	274	290	0	-	0
Stage 1	274	-	-	-	-	-
Stage 2	218	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	536	765	1272	-	-	-
Stage 1	772	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	534	764	1271	-	-	-
Mov Cap-2 Maneuver	534	-	-	-	-	-
Stage 1	770	-	-	-	-	-
Stage 2	817	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.7	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1271	-	534	764	-	-
HCM Lane V/C Ratio	0.003	-	0.041	0.004	-	-
HCM Control Delay (s)	7.8	-	12	9.7	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0	-	-

3. Existing Sidra Reports

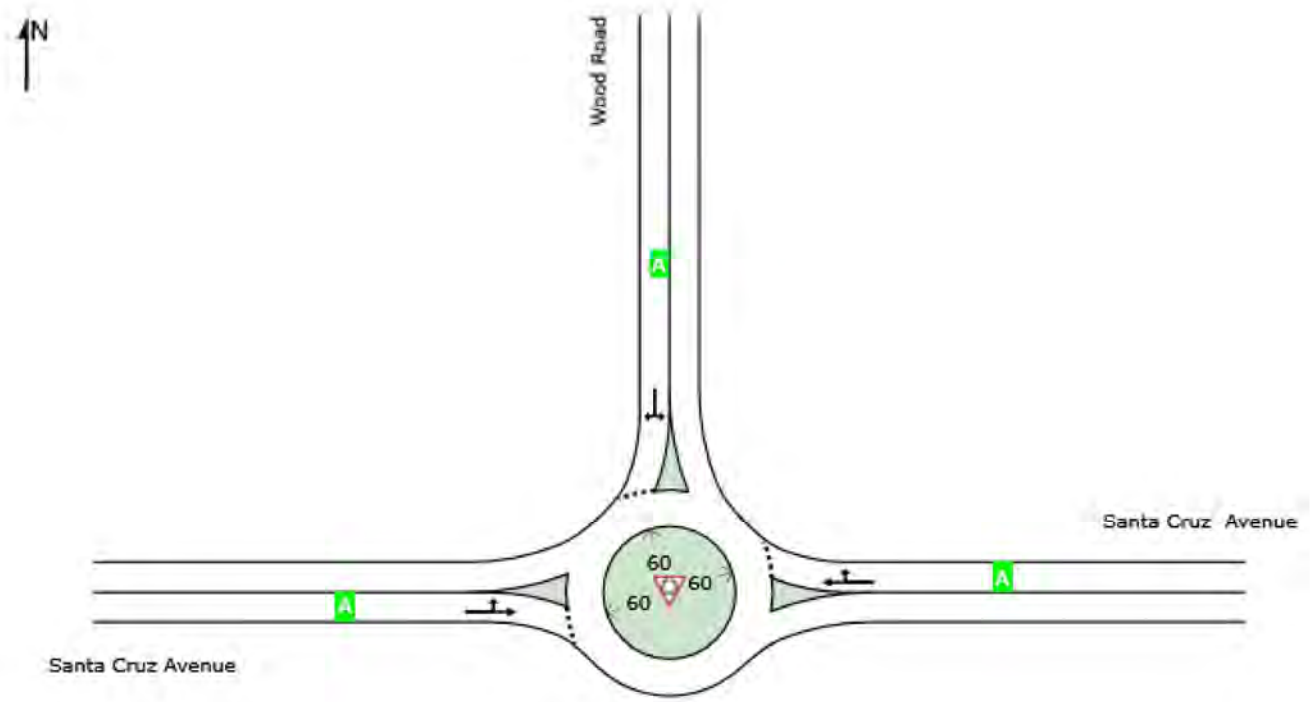
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road (AM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

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MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road (AM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	127	3.0	0.119	3.7	LOS A	0.5	14.0	0.05	0.01	0.05	30.4
16	R2	32	3.0	0.119	3.7	LOS A	0.5	14.0	0.05	0.01	0.05	29.5
Approach		159	3.0	0.119	3.7	LOS A	0.5	14.0	0.05	0.01	0.05	30.2
North: Wood Road												
7	L2	12	3.0	0.011	3.2	LOS A	0.0	1.1	0.26	0.11	0.26	28.4
14	R2	1	3.0	0.011	3.2	LOS A	0.0	1.1	0.26	0.11	0.26	29.7
Approach		13	3.0	0.011	3.2	LOS A	0.0	1.1	0.26	0.11	0.26	28.6
West: Santa Cruz Avenue												
5	L2	5	3.0	0.367	6.1	LOS A	2.3	59.0	0.10	0.02	0.10	30.6
2	T1	480	3.0	0.367	6.1	LOS A	2.3	59.0	0.10	0.02	0.10	28.9
Approach		486	3.0	0.367	6.1	LOS A	2.3	59.0	0.10	0.02	0.10	28.9
All Vehicles		658	3.0	0.367	5.5	LOS A	2.3	59.0	0.09	0.02	0.09	29.2

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 6.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

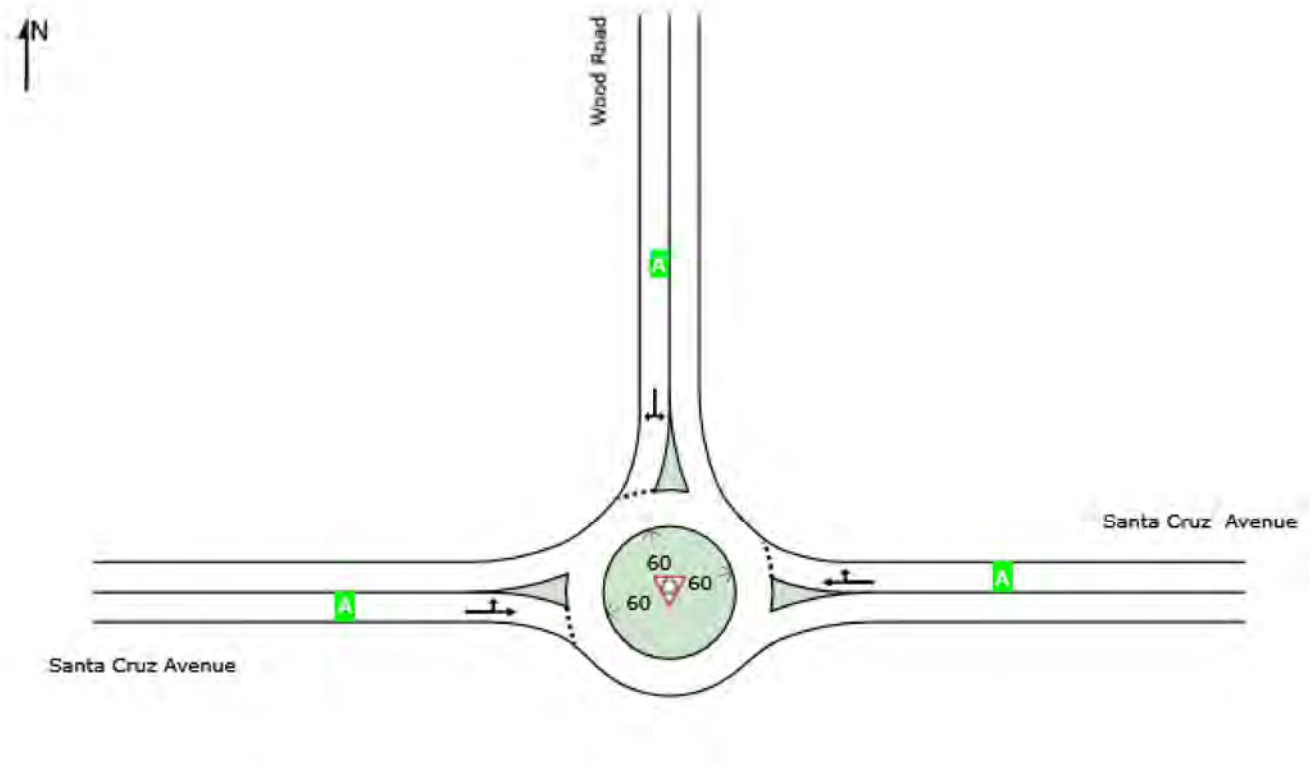
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road (Midday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

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MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road (Midday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	164	3.0	0.149	3.9	LOS A	0.7	18.2	0.02	0.00	0.02	30.3
16	R2	36	3.0	0.149	3.9	LOS A	0.7	18.2	0.02	0.00	0.02	29.3
Approach		200	3.0	0.149	3.9	LOS A	0.7	18.2	0.02	0.00	0.02	30.1
North: Wood Road												
7	L2	29	3.0	0.027	3.4	LOS A	0.1	2.8	0.30	0.15	0.30	28.2
14	R2	1	3.0	0.027	3.4	LOS A	0.1	2.8	0.30	0.15	0.30	29.5
Approach		30	3.0	0.027	3.4	LOS A	0.1	2.8	0.30	0.15	0.30	28.3
West: Santa Cruz Avenue												
5	L2	1	3.0	0.150	4.0	LOS A	0.7	18.1	0.13	0.04	0.13	31.6
2	T1	193	3.0	0.150	4.0	LOS A	0.7	18.1	0.13	0.04	0.13	30.1
Approach		195	3.0	0.150	4.0	LOS A	0.7	18.1	0.13	0.04	0.13	30.1
All Vehicles		425	3.0	0.150	3.9	LOS A	0.7	18.2	0.09	0.03	0.09	30.0

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 6.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

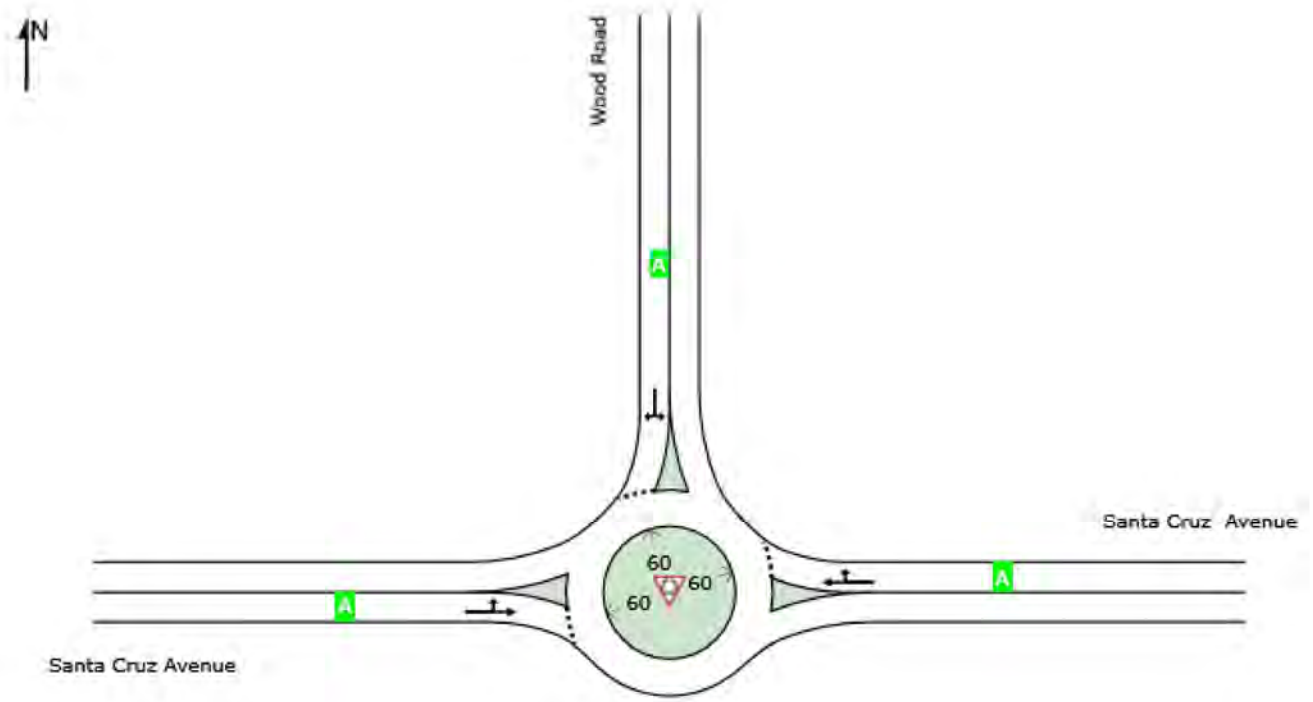
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road (PM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

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MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road (PM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	486	3.0	0.379	6.2	LOS A	2.4	62.3	0.07	0.01	0.07	28.9
16	R2	18	3.0	0.379	6.2	LOS A	2.4	62.3	0.07	0.01	0.07	28.1
Approach		504	3.0	0.379	6.2	LOS A	2.4	62.3	0.07	0.01	0.07	28.9
North: Wood Road												
7	L2	29	3.0	0.038	4.8	LOS A	0.1	3.7	0.51	0.40	0.51	27.5
14	R2	1	3.0	0.038	4.8	LOS A	0.1	3.7	0.51	0.40	0.51	29.0
Approach		30	3.0	0.038	4.8	LOS A	0.1	3.7	0.51	0.40	0.51	27.6
West: Santa Cruz Avenue												
5	L2	7	3.0	0.147	4.0	LOS A	0.7	17.8	0.13	0.04	0.13	31.5
2	T1	185	3.0	0.147	4.0	LOS A	0.7	17.8	0.13	0.04	0.13	30.0
Approach		191	3.0	0.147	4.0	LOS A	0.7	17.8	0.13	0.04	0.13	30.1
All Vehicles		726	3.0	0.379	5.6	LOS A	2.4	62.3	0.10	0.04	0.10	29.2

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 6.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

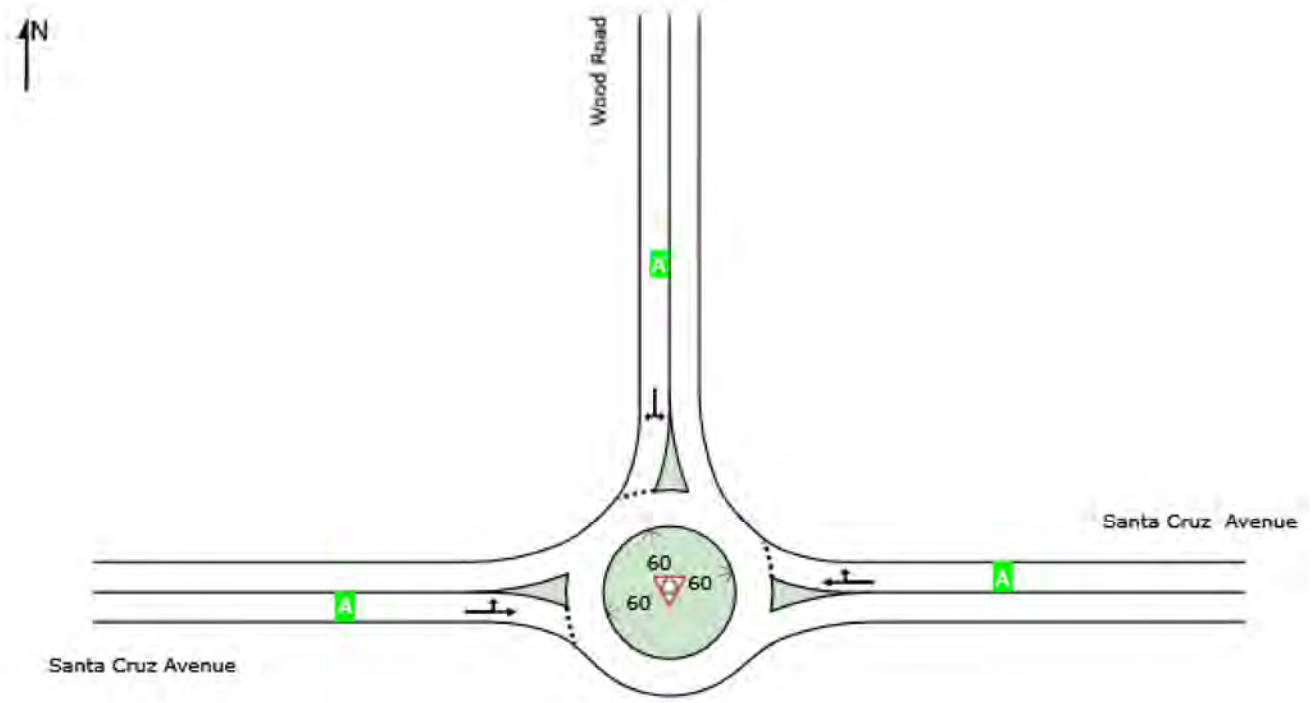
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road (Saturday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

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MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road (Saturday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	254	3.0	0.214	4.5	LOS A	1.1	28.2	0.04	0.00	0.04	29.9
16	R2	32	3.0	0.214	4.5	LOS A	1.1	28.2	0.04	0.00	0.04	29.0
Approach		286	3.0	0.214	4.5	LOS A	1.1	28.2	0.04	0.00	0.04	29.8
North: Wood Road												
7	L2	22	3.0	0.024	3.7	LOS A	0.1	2.5	0.38	0.22	0.38	28.2
14	R2	3	3.0	0.024	3.7	LOS A	0.1	2.5	0.38	0.22	0.38	29.5
Approach		25	3.0	0.024	3.7	LOS A	0.1	2.5	0.38	0.22	0.38	28.5
West: Santa Cruz Avenue												
5	L2	3	3.0	0.163	4.1	LOS A	0.8	20.0	0.11	0.03	0.11	31.5
2	T1	210	3.0	0.163	4.1	LOS A	0.8	20.0	0.11	0.03	0.11	30.0
Approach		213	3.0	0.163	4.1	LOS A	0.8	20.0	0.11	0.03	0.11	30.0
All Vehicles		524	3.0	0.214	4.3	LOS A	1.1	28.2	0.08	0.03	0.08	29.8

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 6.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

4. Existing Plus Project Synchro Reports

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	1	4	442	117	26
Future Vol, veh/h	14	1	4	442	117	26
Conflicting Peds, #/hr	0	2	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	1	5	546	144	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	716	162	176	0	-	0
Stage 1	160	-	-	-	-	-
Stage 2	556	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	397	883	1400	-	-	-
Stage 1	869	-	-	-	-	-
Stage 2	574	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	395	881	1400	-	-	-
Mov Cap-2 Maneuver	395	-	-	-	-	-
Stage 1	866	-	-	-	-	-
Stage 2	574	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.1	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1400	-	395	881	-	-
HCM Lane V/C Ratio	0.004	-	0.044	0.001	-	-
HCM Control Delay (s)	7.6	-	14.5	9.1	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	0	1	178	151	32
Future Vol, veh/h	35	0	1	178	151	32
Conflicting Peds, #/hr	1	0	6	0	0	6
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	0	1	214	182	39

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	425	208	227	0	-	0
Stage 1	208	-	-	-	-	-
Stage 2	217	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	586	832	1341	-	-	-
Stage 1	827	-	-	-	-	-
Stage 2	819	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	578	827	1333	-	-	-
Mov Cap-2 Maneuver	578	-	-	-	-	-
Stage 1	821	-	-	-	-	-
Stage 2	814	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1333	-	578	-	-	-
HCM Lane V/C Ratio	0.001	-	0.073	-	-	-
HCM Control Delay (s)	7.7	-	11.7	0	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	1	6	170	447	18
Future Vol, veh/h	25	1	6	170	447	18
Conflicting Peds, #/hr	1	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	1	6	181	476	19

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	682	488	497	0	-	0
Stage 1	488	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	415	580	1067	-	-	-
Stage 1	617	-	-	-	-	-
Stage 2	839	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	411	579	1065	-	-	-
Mov Cap-2 Maneuver	411	-	-	-	-	-
Stage 1	612	-	-	-	-	-
Stage 2	837	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.3	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1065	-	411	579	-	-
HCM Lane V/C Ratio	0.006	-	0.065	0.002	-	-
HCM Control Delay (s)	8.4	-	14.4	11.2	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	29	4	3	193	234	28
Future Vol, veh/h	29	4	3	193	234	28
Conflicting Peds, #/hr	0	0	1	0	0	1
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	0	30	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	4	3	212	257	31

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	492	274	289	0	-	0
Stage 1	274	-	-	-	-	-
Stage 2	218	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	536	765	1273	-	-	-
Stage 1	772	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	534	764	1272	-	-	-
Mov Cap-2 Maneuver	534	-	-	-	-	-
Stage 1	770	-	-	-	-	-
Stage 2	817	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.9	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1272	-	534	764	-	-
HCM Lane V/C Ratio	0.003	-	0.06	0.006	-	-
HCM Control Delay (s)	7.8	-	12.2	9.7	-	-
HCM Lane LOS	A	-	B	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	0	-	-

5. Existing Plus Project Sidra Reports

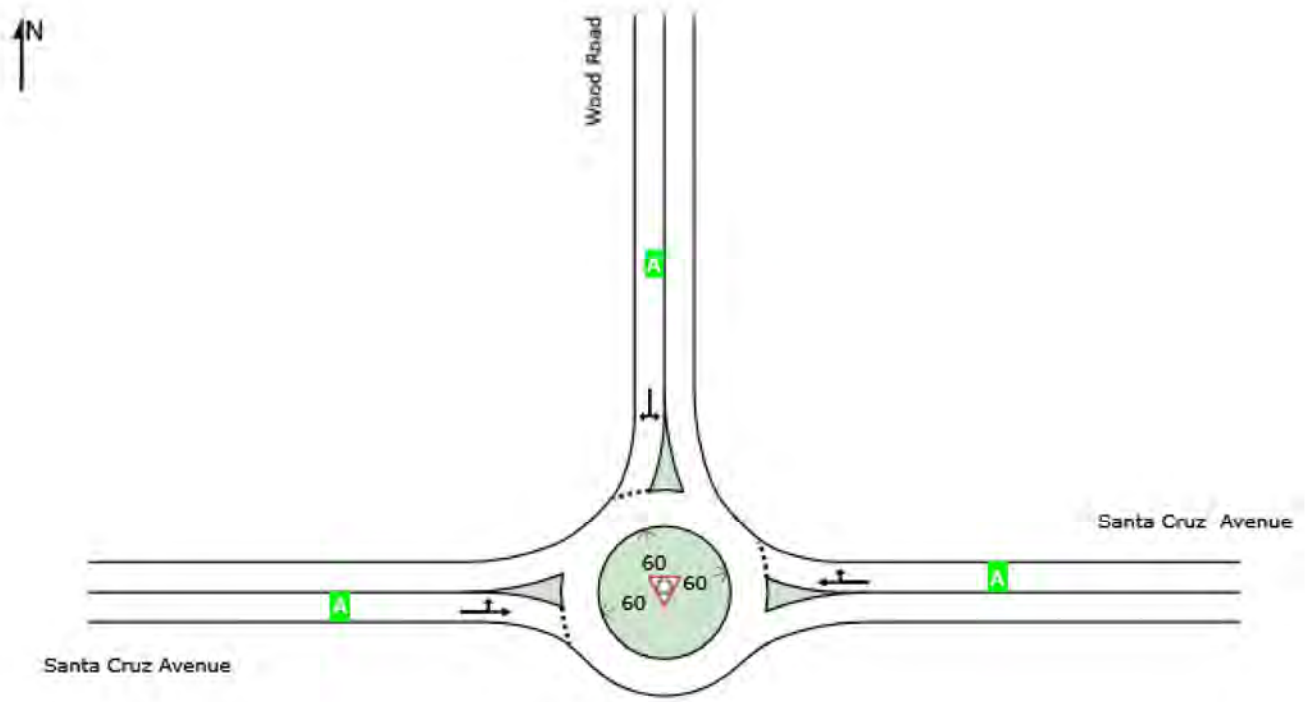
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (AM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

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MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (AM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	127	3.0	0.112	3.5	LOS A	0.5	13.4	0.04	0.01	0.04	30.5
16	R2	28	3.0	0.112	3.5	LOS A	0.5	13.4	0.04	0.01	0.04	29.6
Approach		155	3.0	0.112	3.5	LOS A	0.5	13.4	0.04	0.01	0.04	30.4
North: Wood Road												
7	L2	15	3.0	0.013	3.0	LOS A	0.1	1.4	0.26	0.11	0.26	28.5
14	R2	1	3.0	0.013	3.0	LOS A	0.1	1.4	0.26	0.11	0.26	29.7
Approach		16	3.0	0.013	3.0	LOS A	0.1	1.4	0.26	0.11	0.26	28.6
West: Santa Cruz Avenue												
5	L2	4	3.0	0.352	5.8	LOS A	2.2	56.5	0.11	0.03	0.11	30.8
2	T1	480	3.0	0.352	5.8	LOS A	2.2	56.5	0.11	0.03	0.11	29.1
Approach		485	3.0	0.352	5.8	LOS A	2.2	56.5	0.11	0.03	0.11	29.1
All Vehicles		657	3.0	0.352	5.2	LOS A	2.2	56.5	0.10	0.02	0.10	29.4

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

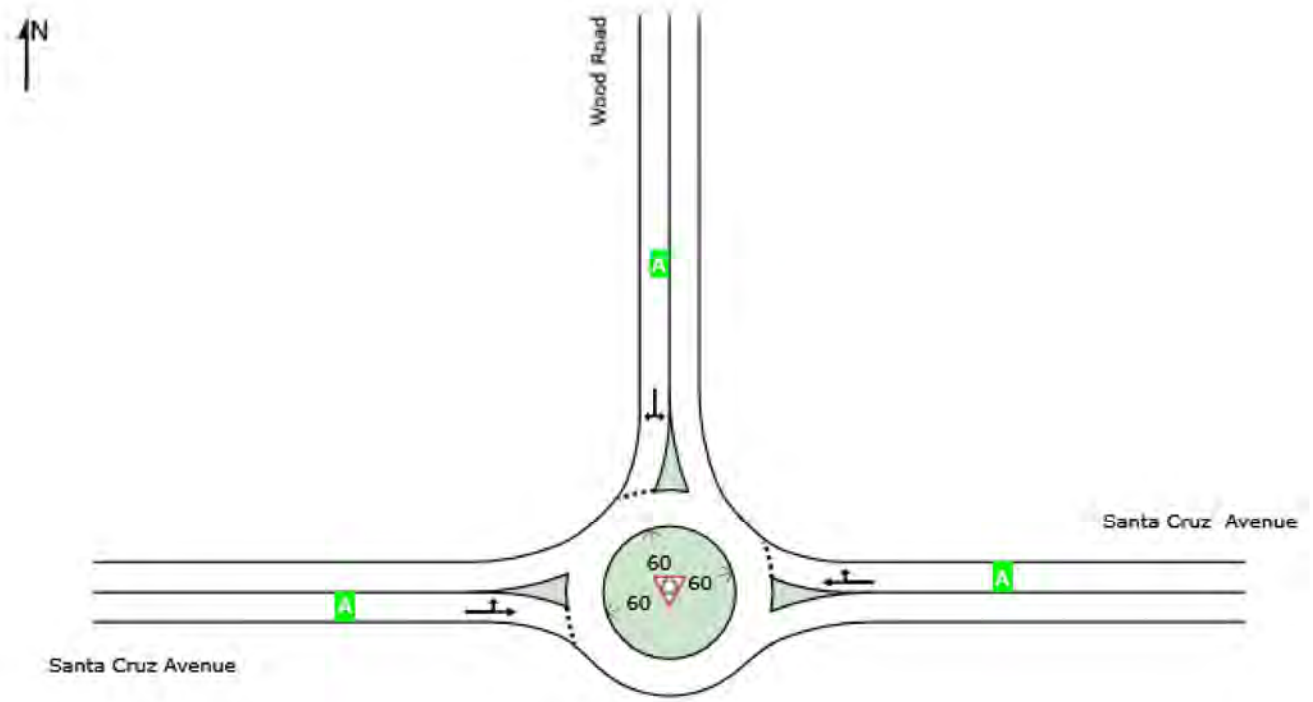
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (Midday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

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MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (Midday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles

Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	164	3.0	0.142	3.7	LOS A	0.7	17.6	0.02	0.00	0.02	30.4
16	R2	35	3.0	0.142	3.7	LOS A	0.7	17.6	0.02	0.00	0.02	29.4
Approach		199	3.0	0.142	3.7	LOS A	0.7	17.6	0.02	0.00	0.02	30.2
North: Wood Road												
7	L2	38	3.0	0.033	3.3	LOS A	0.1	3.5	0.30	0.15	0.30	28.2
14	R2	1	3.0	0.033	3.3	LOS A	0.1	3.5	0.30	0.15	0.30	29.5
Approach		39	3.0	0.033	3.3	LOS A	0.1	3.5	0.30	0.15	0.30	28.3
West: Santa Cruz Avenue												
5	L2	1	3.0	0.145	3.9	LOS A	0.7	17.8	0.15	0.05	0.15	31.6
2	T1	193	3.0	0.145	3.9	LOS A	0.7	17.8	0.15	0.05	0.15	30.2
Approach		195	3.0	0.145	3.9	LOS A	0.7	17.8	0.15	0.05	0.15	30.2
All Vehicles		433	3.0	0.145	3.7	LOS A	0.7	17.8	0.10	0.04	0.10	30.0

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

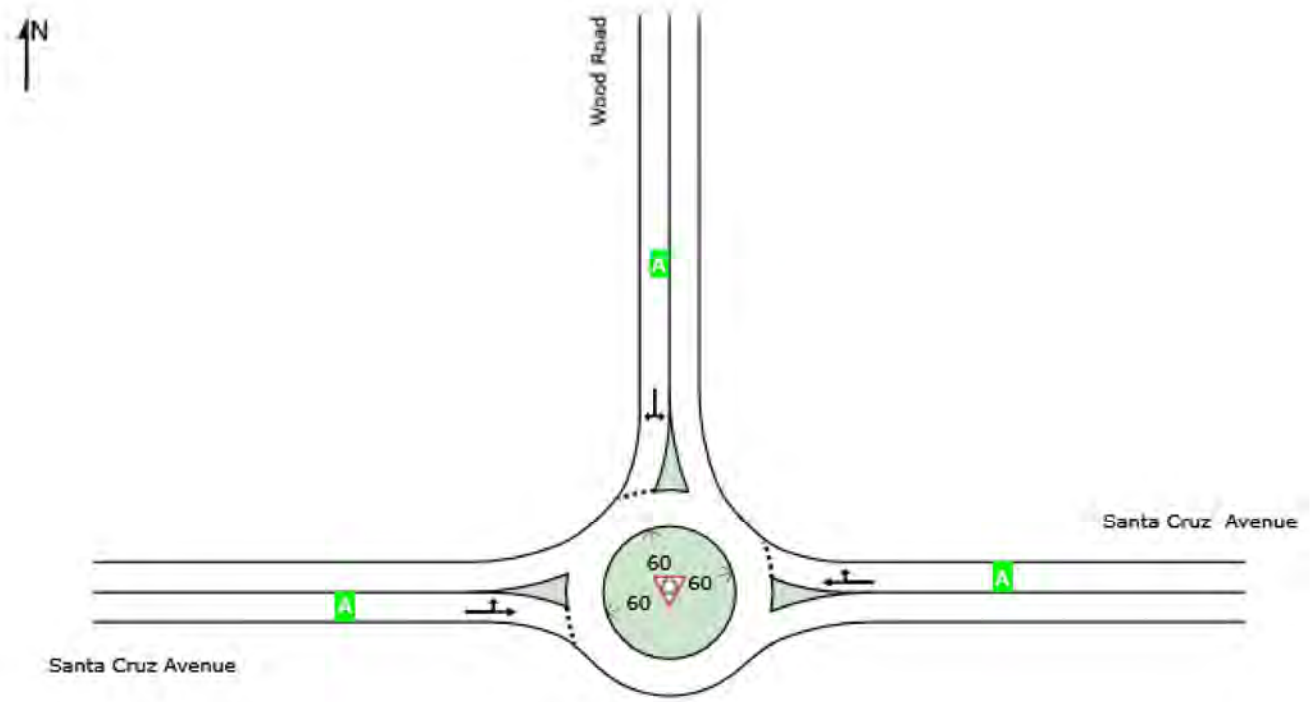
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (PM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

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MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (PM)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	486	3.0	0.364	5.9	LOS A	2.3	59.8	0.07	0.01	0.07	29.1
16	R2	20	3.0	0.364	5.9	LOS A	2.3	59.8	0.07	0.01	0.07	28.3
Approach		505	3.0	0.364	5.9	LOS A	2.3	59.8	0.07	0.01	0.07	29.1
North: Wood Road												
7	L2	27	3.0	0.033	4.6	LOS A	0.1	3.4	0.51	0.38	0.51	27.6
14	R2	1	3.0	0.033	4.6	LOS A	0.1	3.4	0.51	0.38	0.51	29.1
Approach		28	3.0	0.033	4.6	LOS A	0.1	3.4	0.51	0.38	0.51	27.7
West: Santa Cruz Avenue												
5	L2	7	3.0	0.141	3.8	LOS A	0.7	17.2	0.12	0.04	0.12	31.6
2	T1	185	3.0	0.141	3.8	LOS A	0.7	17.2	0.12	0.04	0.12	30.2
Approach		191	3.0	0.141	3.8	LOS A	0.7	17.2	0.12	0.04	0.12	30.2
All Vehicles		725	3.0	0.364	5.3	LOS A	2.3	59.8	0.10	0.03	0.10	29.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

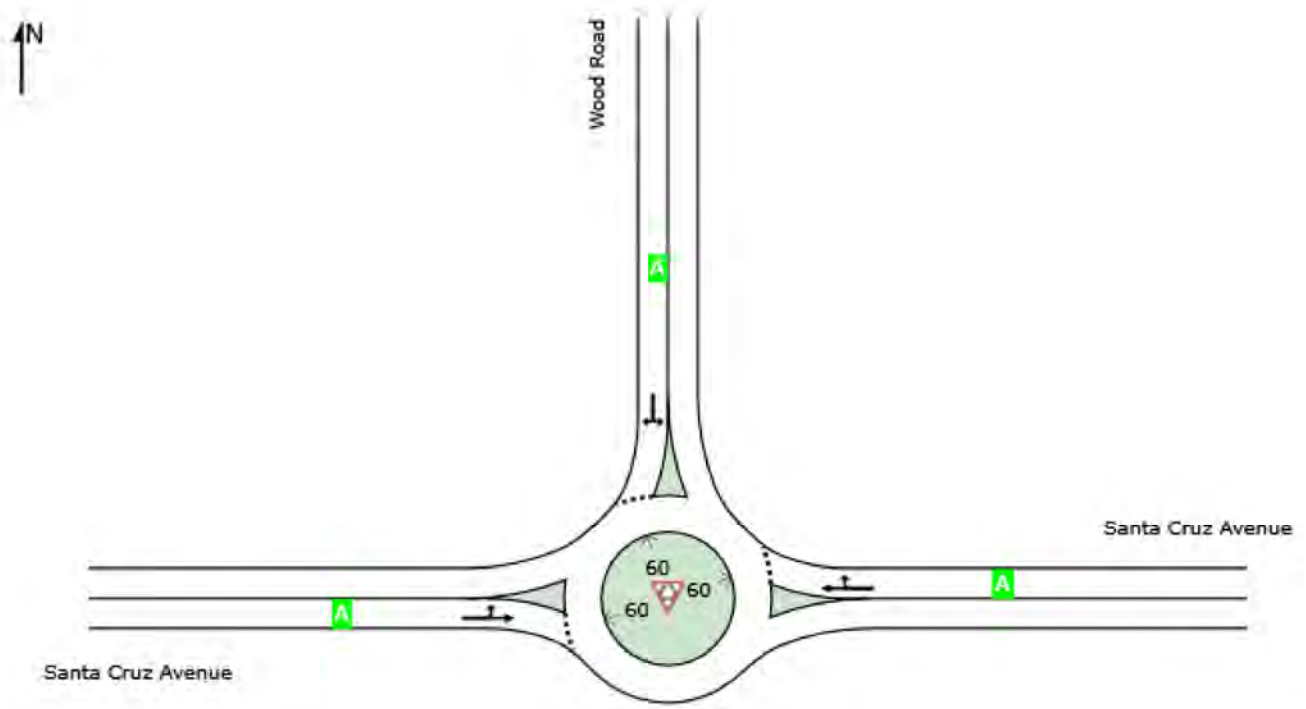
LANE LEVEL OF SERVICE

Lane Level of Service

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (Saturday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

	Approaches			Intersection
	East	North	West	
LOS	A	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 2010).
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

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MOVEMENT SUMMARY

Site: 1 [Santa Cruz Avenue / Wood Road Ex+P (Saturday)]

Santa Cruz Avenue and Wood Road
Site Category: (None)
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
East: Santa Cruz Avenue												
6	T1	254	3.0	0.204	4.3	LOS A	1.1	27.2	0.04	0.00	0.04	30.1
16	R2	30	3.0	0.204	4.3	LOS A	1.1	27.2	0.04	0.00	0.04	29.1
Approach		285	3.0	0.204	4.3	LOS A	1.1	27.2	0.04	0.00	0.04	30.0
North: Wood Road												
7	L2	32	3.0	0.033	3.6	LOS A	0.1	3.5	0.38	0.23	0.38	28.3
14	R2	4	3.0	0.033	3.6	LOS A	0.1	3.5	0.38	0.23	0.38	29.6
Approach		36	3.0	0.033	3.6	LOS A	0.1	3.5	0.38	0.23	0.38	28.5
West: Santa Cruz Avenue												
5	L2	3	3.0	0.157	3.9	LOS A	0.8	19.6	0.13	0.04	0.13	31.6
2	T1	210	3.0	0.157	3.9	LOS A	0.8	19.6	0.13	0.04	0.13	30.1
Approach		213	3.0	0.157	3.9	LOS A	0.8	19.6	0.13	0.04	0.13	30.1
All Vehicles		534	3.0	0.204	4.1	LOS A	1.1	27.2	0.10	0.03	0.10	29.9

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

6. ADA Requirements

U.S. Department of Justice

Civil Rights Division

Disability Rights Section

Americans with Disabilities Act

ADA Compliance BRIEF:

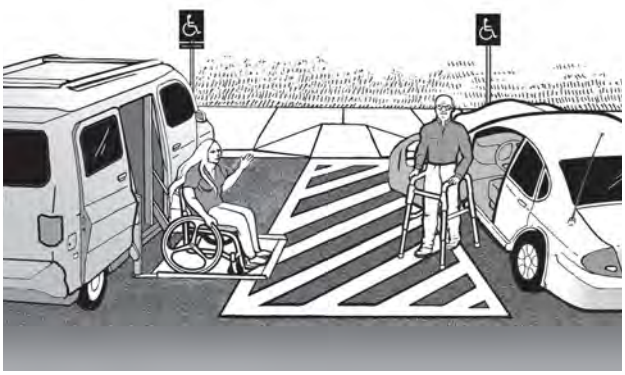
Restriping Parking Spaces

Accessible Parking Spaces

When a business or State or local government restripes parking spaces in a parking lot or parking structure (parking facilities), it must provide accessible parking spaces as required by the 2010 ADA Standards for Accessible Design (2010 Standards).

In addition, businesses or privately owned facilities that provide goods or services to the public have a continuing ADA obligation to remove barriers to access in existing parking facilities when it is readily achievable to do so. Because restriping is relatively inexpensive, it is readily achievable in most cases. State and local government facilities also have an ongoing ADA obligation to make their programs accessible, which can require providing accessible parking.

This compliance brief provides information about the features of accessible car and van parking spaces and how many accessible spaces are required when parking facilities are restriped.



One of six accessible parking spaces, but always at least one, must be van-accessible.

The required number of accessible parking spaces must be calculated separately for each parking facility, not calculated based on the total number of parking spaces provided on a site. One of six (or fraction of six) accessible parking spaces, but always at least one, must be van accessible.

Parking for hospital outpatient facilities, rehabilitation facilities, outpatient physical therapy facilities or residential facilities have substantially different requirements for accessibility (see 2010 Standards 208.2).

Minimum Number of Accessible Parking Spaces
2010 Standards (208.2)

Total Number of Parking Spaces Provided in Parking Facility (per facility)	(Column A) Minimum Number of Accessible Parking Spaces (car and van)	Mininum Number of Van-Accessible Parking Spaces (1 of six accessible spaces)
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
500 to 1000	2% of total parking provided in each lot or structure	1/6 of Column A*
1001 and over	20 plus 1 for each 100 over 1000	1/6 of Column A*

*one out of every 6 accessible spaces

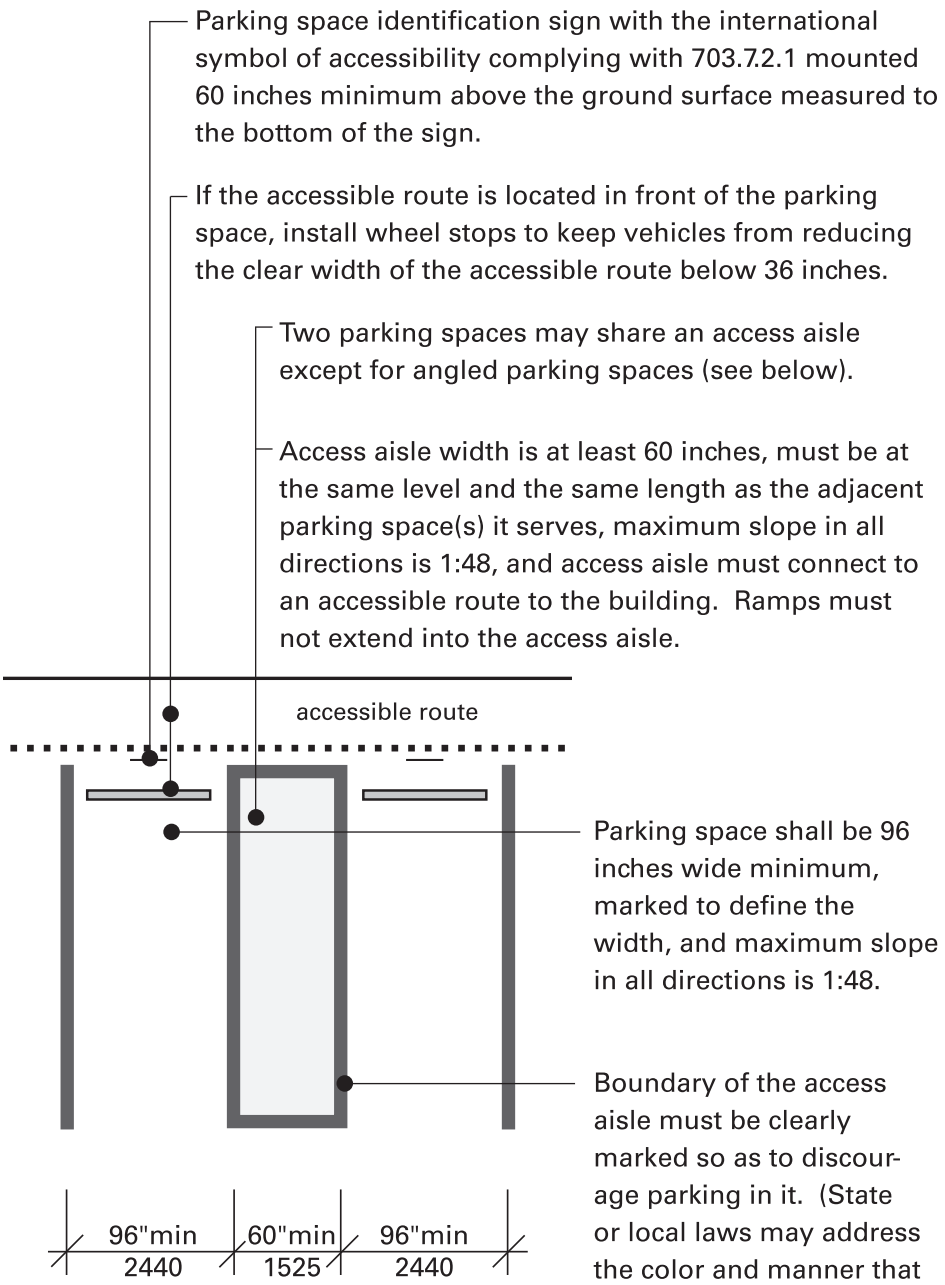
Location

Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance. Where buildings have multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances.

When accessible parking spaces are added in an existing parking lot or structure, locate the spaces on the most level ground close to the accessible entrance. An accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route never has curbs or stairs, must be at least 3 feet wide, and has a firm, stable, slip-resistant surface. The slope along the accessible route should not be greater than 1:12 in the direction of travel.

Accessible parking spaces may be clustered in one or more facilities if equivalent or greater accessibility is provided in terms of distance from the accessible entrance, parking fees, and convenience. Van-accessible parking spaces located in parking garages may be clustered on one floor (to accommodate the 98-inch minimum vertical height requirement).

Features of Accessible Parking Spaces



Accessible Parking Spaces with 60-inch Minimum Width Access Aisle for Cars

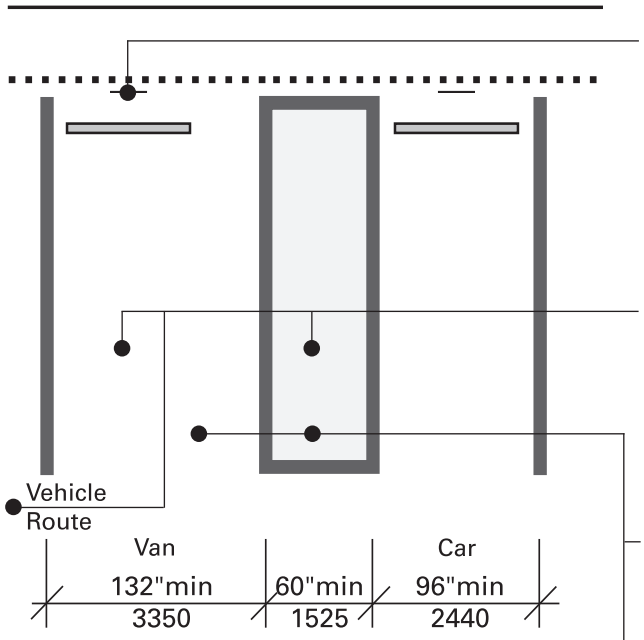
Additional Notes:

Where parking spaces are marked with lines, width measurements of parking spaces and access aisles are to centerlines, except for the end space which may include the full width of the line.

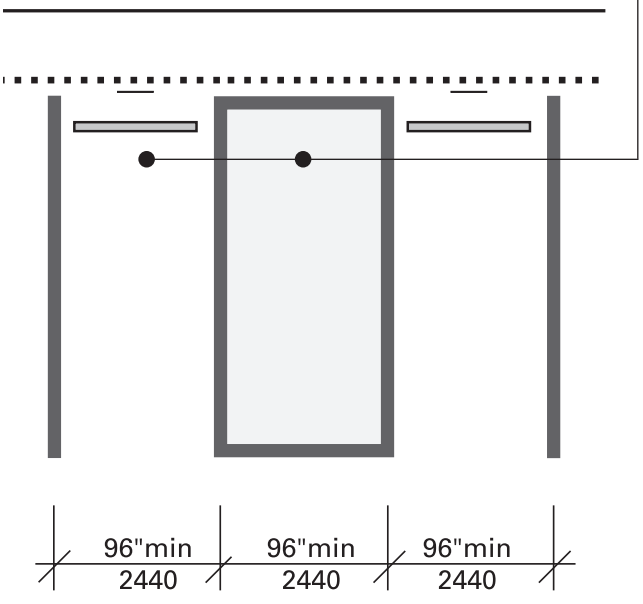
Access aisles may be located on either side of the parking space except for angled van parking spaces which must have access aisles located on the passenger side of the parking spaces.

Additional Features of Van-Accessible Parking Spaces

Van-accessible parking spaces incorporate the features of accessible parking spaces on the previous page and require the following additional features: a "van accessible" designation on the sign; different widths for the van parking space or the access aisle; and at least 98 inches of vertical clearance for the van parking space, access aisle, and vehicular route to and from the van-accessible space. The first image below shows a van-accessible space with a 60-inch minimum width access aisle. The second image shows a van-accessible space with a 96-inch minimum width access aisle. Both configurations are permitted and requirements for van-accessible signage and vertical clearance apply to both configurations.



Van-Accessible Parking Space with 60-inch Minimum Width Access Aisle



Van-Accessible Parking Space with 96-inch Minimum Width Access Aisle

Parking space identification sign with the international symbol of accessibility and designation, "van accessible." Note, where four or fewer parking spaces are provided on a site, a sign identifying the accessible space, which must be van-accessible, is not required.

Vertical clearance of 98 inches minimum to accommodate van height at the vehicle parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space.

Van parking space must be 132 inches wide minimum with an adjacent 60-inch wide minimum access aisle. A van parking space of 96 inches wide minimum with an adjacent 96-inch wide minimum access aisle is also permitted (see below).



Where four or fewer parking spaces are provided on a site, signage identifying the van-accessible parking space is not required.

Resources

For more information about the ADA, please visit our website or call our toll-free number.

ADA Website

www.ADA.gov

To receive e-mail notifications when new ADA information is available, visit the ADA Website's home page and click the link near the bottom of the right-hand column.

ADA Information Line

800-514-0301 (Voice)
and
800-514-0383 (TTY)

Call Monday – Wednesday, Friday 9:30 a.m. – 5:30 p.m., Thursday 12:30 p.m. – 5:30 p.m. (Eastern Time) to speak with an ADA Specialist. Calls are confidential.

24 hours a day to order publications by mail.

For people with disabilities, this publication is available in alternate formats.

Reference:

2010 ADA Standards for Accessible Design (available on ADA.gov and from the ADA Information Line)

Sections 208 & 502 Parking Spaces

Section 206 Accessible Route

Duplication of this document is encouraged.

December 2015

Kimley»Horn

Date: December 10, 2020

ITEM: 110 Wood Road; APN: 510-47-038
Planned Development Application PD-20-001
Requesting approval of a Planned Development for a senior living community and removal of large protected trees on property zoned R:PD.
PROPERTY OWNER: Covia Communities
APPLICANT: Rockwood Pacific, Inc. (v. Frank Rockwood)

PROJECT PLANNER: Jocelyn Shoopman
LAST REVIEWED: August 2020

RESPONSE TO TJKM TRAFFIC COMMENTS

Department: **Public Works**

RECOMMENDATONS/COMMENTS

1) Pages 6 & 7: The graphs should show that the counts need to be multiplied by a factor of 10.
Response: Unclear what this comment is referring to, please clarify. These graphs have been provided to show the average of 3 days of bi-directional tube count data that was collected. The statement now reads "…average hourly bi-directional traffic data…". Refer to Page 6, Paragraph 1 of Section 2.1.

2) Page 18: In paragraph 7, in the first sentence, change "east approach" to "west leg".
Response: The report has been updated to reflect this change. Refer to Page 18, Paragraph 1 of Section 7.

3) Page 18: In paragraph 7 change "The proposed funicular is attached to this memorandum" to "Information on the proposed funicular…"
Response: At the time of this report, a funicular was proposed for the site. This has now been removed and replaced with electrical autonomous vehicles (devpods). All discussion on funicular has been removed and replaced with discussion regarding the devpods. Refer to Page 18, Section 7 and Section 9.

4) TJKM did not receive information on the funicular
Response: Please refer to Comment #3 response.

5) IF not shown in the missing information, show on a map the location of the funicular. Does it connect two private properties? Will it be available to the general public? Who is it intended to serve?
Response: Please refer to Comment #3 response.

6) Page 18: Paragraph 8, Vehicle Miles Traveled (VMT): More information is needed to demonstrate that the project is fully compliant with VMT guidelines established by the State Office of Planning and Research, Santa Clara County and the Town of Los Gatos, possibly after the date of the report.
Response: The report has now been updated with a more detailed discussion on VMT. Refer to Page 18, Section 9.

7) Page 19: In the second paragraph, change the last word from "client" to "applicant."
Response: This section was revised. Please refer to Comment #8 response.

8) Page 19, Tables 7 and 8: More information is needed including the location and description of the other site(s) referenced. The term "units" needs to be defined and how it applies to this context. Also, the tables seem to apply to supply, with no direct reference to demand vs. supply. The FTE column in Table 7 does not seem to add correctly.
Response: The City has provided a parking rate for the Project site of 1 space per 2.5 beds. This section has been revised to reflect this update. Refer to Page 19, Section 10.

9) Page 19, Table 8: Many medical related parking and traffic ratios apply to beds, not units, since the demand is frequently based on employees and secondarily to visitors. What is the conclusion to be drawn from Table 8?
Response: Please refer to Comment #8 response.

10) Page 19, Table 9: The Sunnyvale reference for Senior Housing would not be expected to apply to medical or care facilities, just housing for Senior Adults. The Los Altos reference may be similar. This is also applicable to portions of Table 10.
Response: Please refer to Comment #8 response.

11) Page 20, first sentence: While there may be adequate parking for the facility, the report does not seem to clearly show how this is the case. Comparison of supplied ratios or evaluation of true parking demand compared with the supply of 238 parking stalls is not clearly made.
Response: Please refer to Comment #8 response.

TECHNICAL MEMORANDUM

Date: December 14, 2020

To: Mike Weisz, Town of Los Gatos

From: Chris D. Kinzel, P.E.
Vice President

Subject: ***TJKM Review of 101 Wood Road Peer Review Responses***

TJKM has completed a Peer Review of the Traffic Impact Analysis for Planning #PD-20-001, 101 Wood Road on November 24, 2020. The original analysis was prepared by Kimley Horn and was included in a report dated January 21, 2020. In response to the TJKM peer review comments, Kimley Horn prepared a revised report dated December 9, 2020. The revised report shows that the 101 Wood Road has no traffic or VMT impacts and addresses the earlier TJKM comments. The revised report is acceptable.

The project is now proposing a four-passenger electrical autonomous vehicle called a devpod. This is an applicant-proposed item and is not a project or mitigation requirement and likely does not change the peak hour traffic generation of the project. However, it does raise some questions which may be of interest to the Town when considering its approval:

1. Will the devpod travel on a public street? It appears that it would need to travel on Wood Road, which in some areas has a width of 24 feet.
2. Does the California Vehicle Code allow such a vehicle to travel on a public street?
3. Can the devpod negotiate the steep slopes involved?
4. It would appear the devpod would need to mix with vehicular traffic on Wood Road. This could be unsafe because of speed differential, among other items. It would seem to have the characteristics of a driverless golf cart.
5. What is the lower termination point (transit stop) of the devpod on or near Santa Cruz Avenue? Does this involve any wrong-way travel or travel on a sidewalk?
6. It is suggested that, separate from the traffic report, these and related items should be addressed.

Please contact me if there are questions on this matter.

STATE OF CALIFORNIA — Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

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Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

February 1, 2021

RECEIVED
FEB 08 2021
TOWN OF LOS GATOS
PLANNING DIVISION

Jocelyn Shoopman
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

Re: 2021020007, 110 Wood Road – Los Gatos Meadows Continuing Care Retirement Community Project, Santa Clara County

Dear Ms. Shoopman:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides 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. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.

b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.

c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,



Nancy Gonzalez-Lopez
Cultural Resources Analyst

cc: State Clearinghouse

DocuSign Envelope ID: 1293DB60-B4F4-49A8-B4EF-0689BF30D246

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

March 4, 2021

Ms. Jocelyn Shoopman
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030
jshoopman@losgatosca.gov

Subject: 110 Wood Road - Los Gatos Meadows Continuing Care Retirement Community, Notice of Preparation of a Draft Environmental Impact Report, SCH No. 2021020007, Santa Clara County

Dear Ms. Shoopman:

The California Department of Fish and Wildlife (CDFW) received the Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) from the Town of Los Gatos (Town) for the 110 Wood Road - Los Gatos Meadows Continuing Care Retirement Community (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife resources. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is a Trustee Agency with responsibility under CEQA §15386 for commenting on projects that could impact fish, plant and wildlife resources. CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), the Native Plant Protection Act, the Lake and Streambed Alteration (LSA) Program and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife trust resources. Pursuant to our jurisdiction, CDFW has the following concerns, comments, and recommendations regarding the Project.

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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PROJECT DESCRIPTION SUMMARY

Proponent: Rockwood Pacific

Objective: The Project includes redevelopment of a 10.84-acre senior living community. The existing 10 buildings of 1 to 4 stories and associated parking would be demolished. Thereafter, 8 buildings of 3 to 5 stories and 91,827 square feet of parking area would be constructed.

Location: The Project is located at 110 Wood Road, Los Gatos, CA 95030. The Assessor's Parcel Number is 51047038.

COMMENTS AND RECOMMENDATIONS

The NOP, on page 3, states that 213 trees will be removed as part of the Project. Trees are also present in areas adjacent to the Project. However, the NOP does not discuss wildlife species that may be present within the area of impact. CDFW offers the comments and recommendations below to assist the Town of Los Gatos in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

Bat Measures

In review of the California Natural Diversity Database (CNDDB, CDFW 2021), bat species occurrences within five miles of the Project area include pallid bat (*Antrozous pallidus,* State Species of Special Concern) and hoary bat (*Lasiurus cinereus*). Tree removal could cause direct mortality to both species of bats, if present. Disturbance due to demolition and construction could also impact bats that may be roosting in trees adjacent to the work area.

To reduce impacts to less-than-significant levels, CDFW recommends the following mitigation measures be included in the draft EIR:

1. Bat Habitat Assessment and Surveys: A qualified biologist will conduct a habitat assessment for bats within the Project area. The habitat assessment will include a visual inspection of potential roosting features (building and potential trees to be removed) and presence of guano within the Project area, access routes, and 50 feet around these areas. The qualified biologist will survey these areas 14 days prior to the start of work.

2. Roost Disturbance Avoidance: If roosting features are found during surveys, these features will be flagged or marked. A minimum 50-foot buffer will be established around maternity roosts adjacent to the work area. Construction proposed adjacent

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to roosts will not occur within the established buffer area until the time of year in which young are able to fly.

3. Exclusion Plan: If pre-construction surveys have determined that bats are present in trees or buildings to be removed, and if full avoidance of disturbance of bats is not possible prior to tree removal construction activities, exclusion structures (e.g., one-way doors or similar methods) will be installed in the roosting feature(s). The exclusion structures will not be placed until the time of year in which young are able to fly. This exclusion plan will be submitted to CDFW for review.

4. Bat Mitigation and Monitoring Plan. A Bat Mitigation and Monitoring Plan will be prepared and implemented to mitigate for the loss of roosting habitat. The Plan should include information pertaining to the species of bat and location of the roost, compensatory mitigation for permanent impacts (including specific mitigation ratios and location of proposed mitigation), and monitoring to assess bat use of mitigation areas. This exclusion plan will be submitted to CDFW for review.

Bird Nest Measures

Please be advised that both native and non-native trees provide nesting habitat for birds, and habitat value for other wildlife. Therefore, the draft EIR should include a thorough habitat assessment and description of special-status avian species that could be present within the Project area and surrounding lands. In order to avoid significant impacts to avian species potentially nesting in or near the impact area, CDFW recommends that the following protective measures be included in the draft EIR:

1. Nesting Bird Surveys: If Project-related work is scheduled during the nesting season (typically February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist will conduct two surveys for active nests of such birds within 14 days prior to the beginning of Project construction, with a final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding the work area are typically the following: i) 250 feet for passerines; ii) 500 feet for small raptors such as accipiters; and iii) 1,000 feet for larger raptors such as buteos. Surveys will be conducted at the appropriate times of day and during appropriate nesting times.

2. Active Nest Buffers: If the qualified biologist documents active nests within the Project area or in nearby surrounding areas, an appropriate buffer between the nest and active construction will be established. The buffer will be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist will conduct baseline monitoring of the nest to characterize “normal” bird behavior and establish a buffer distance which allows

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the birds to exhibit normal behavior. The qualified biologist will monitor the nesting birds daily during construction activities and increase the buffer if the birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman will have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

ENVIRONMENTAL DATA

CEQA requires that information developed in draft environmental impact reports be incorporated into a data base which may be used to make subsequent or supplemental environmental determinations. [Pub. Resources Code, § 21003, subd. (e)]. Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDB. The CNNDB field survey form, online field survey form, and contact information for CNDDB staff can be found at the following link: https://wildlife.ca.gov/data/CNDDB/submitting-data. The types of information reported to CNDDB can be found at the following link: https://wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish and Game Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the Town in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Ms. Kristin Garrison, Environmental Scientist, at (707) 944-5534 or by email at Kristin.Garrison@wildlife.ca.gov; or Ms. Brenda Blinn, Senior Environmental Scientist (Supervisory), at (707) 944-5541 or by email at Brenda.Blinn@widlife.ca.gov.

Sincerely,

DocuSigned by:
Gregg Erickson
BE74D4C93C604EA...

Gregg Erickson
Regional Manager
Bay Delta Region

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ec: Office of Planning and Research, State Clearinghouse, Sacramento

LITERATURE CITED

California Department of Fish and Wildlife (CDFW). 2021. Biogeographic Information and Observation System (BIOS). https://www.wildlife.ca.gov/Data/BIOS. Accessed February 22, 2021.

APPENDIX B

COMPLETE SET OF PROJECT PLANS (DATED JANUARY 12, 2021)

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

Applicant:	Owner:	Civil / Site:	Landscape:	Structural:	Mechanical, Electrical, & Plumbing:	General Contractor:
ROCKWOOD PACIFIC	**COVIA**	**KIMLEY-HORN**	**GATES + ASSOCIATES**	**KPFF CONSULTING ENGINEERS**	**GLUMAC**	**DEVCON CONSTRUCTION INC**
36 SOUTHWOOD DRIVE ORINDA, CA 94563 (415) 816-7944	2185 N CALIFORNIA BLVD, SUITE 215 WALNUT CREEK, CA 94596 (925) 956-7400	4637 CHABOT DRIVE, SUITE 300 PLEASANTON, CA 94588 (925) 398-4840	2671 CROW CANYON RD SAN RAMON, CA 94583 (925) 736-8176	45 FREMONT ST, 28TH FLOOR SAN FRANCISCO, CA 94105 (415) 989-1004	150 CALIFORNIA ST, 3RD FLOOR SAN FRANCISCO, CA 94111 (415) 398-7667	690 GIBRALTAR DRIVE MILPITAS, CA 95035 (408) 942-8200

DRAWING SCHEDULE

01 - GENERAL
G000 COVER SHEET

05 - CIVIL
C101 PRELIMINARY DEMOLITION PLAN
C101.1 EXISTING DRAINAGE PLAN
C102 PRELIMINARY CIVIL SITE PLAN
C103 PRELIMINARY GRADING AND DRAINAGE PLAN
C103.1 GRADING SECTIONS
C103.2 PRELIMINARY GRADING DETAILS
C104 PRELIMINARY CUT AND FILL PLAN
C105 PRELIMINARY STORMWATER CONTROL PLAN
C105.1 PRELIMINARY STORMWATER CONTROL DETAILS
C105.2 CALIFORNIA BLUEPRINT FOR A CLEAN BAY
C106 PRELIMINARY UTILITY PLAN
C107 PRELIMINARY EROSION CONTROL PLAN
C108 PRELIMINARY FIRE ACCESS PLAN
C108.1 FIRE TURNAROUND DETAILS
C108.2 FIRE ROOF ACCESS DETAILS
C108.3 FIRE ROOF ACCESS SECTIONS
C109 PRELIMINARY HOSE PULL PLAN
C109.1 PRELIMINARY FDC PLAN

06 - LANDSCAPE
T-1 TREE PRESERVATION REMOVAL PLAN
T-2 TREE INVENTORY TABLE
T-3 TREE INVENTORY TABLE
T-4 TREE INVENTORY TABLE
T-5 TREE INVENTORY TABLE AND NOTES
LS-1 OVERALL ILLUSTRATIVE SITE PLAN
LS-2 LAYOUT NOTES AND PLANTING NOTES
LS-3 PLANT PALETTE
LS-4 GROUND LEVEL LAYOUT PLAN
LS-5 GROUND LEVEL LAYOUT PLAN - MEMORY COURTYARD
LS-6 TERRACE LEVEL LAYOUT PLAN
LS-7 TERRACE LEVEL LAYOUT PLAN - VILLAGE GREEN AND TOWN SQUARE
LS-8 GROUND LEVEL PLANTING PLAN
LS-9 GROUND LEVEL PLANTING PLAN
LS-10 TERRACE LEVEL PLANTING PLAN
LS-11 TERRACE LEVEL PLANTING PLAN - VILLAGE GREEN AND TOWN SQUARE
LS-12 SITE LIGHTING CONCEPT PLAN
LS-13 MATERIAL BOARD

08 - ARCHITECTURE
A000 AERIAL VIEW DIAGRAM
A001 OVERALL SITE PLAN
A100 FLOOR PLAN - LOWER GARAGE LEVEL
A101 GROUND FLOOR PLAN - OVERALL
A101A GROUND FLOOR PLAN - S GARAGE
A101B GROUND FLOOR PLAN - MID GARAGE
A101C GROUND FLOOR PLAN - N GARAGE
A101D GROUND FLOOR PLAN - HEALTH CENTER
A101E GROUND FLOOR PLAN - CORE
A101F GROUND FLOOR PLAN - WELLNESS
A102 1ST FLOOR PLAN - OVERALL
A102A 1ST FLOOR PLAN - VILLA A S
A102B 1ST FLOOR PLAN - VILLA A N
A102C 1ST FLOOR PLAN - VILLA B & H
A102D 1ST FLOOR PLAN - VILLA C
A102E 1ST FLOOR PLAN - VILLA D & G
A102F 1ST FLOOR PLAN - VILLA E & F
A103 2ND & 3RD FLOOR PLAN - OVERALL
A103A TYPICAL FLOOR PLAN - VILLA A S
A103B TYPICAL FLOOR PLAN - VILLA A N
A103C TYPICAL FLOOR PLAN - VILLA B&H
A103D TYPICAL FLOOR PLAN - VILLA C
A103E TYPICAL FLOOR PLAN - VILLA D & G
A103F TYPICAL FLOOR PLAN - VILLA E & F
A104 4TH FLOOR PLAN - OVERALL
A104A 4TH FLOOR PLAN - VILLA D & G
A105 5TH FLOOR PLAN - OVERALL
A105A 5TH FLOOR PLAN - VILLA A S
A105B 5TH FLOOR PLAN - VILLA C
A105C 5TH FLOOR PLAN - VILLA E & F
A106 ROOF PLAN - OVERALL
A201-E EXISTING EXTERIOR ELEVATIONS
A201 EXTERIOR ELEVATIONS SE
A202-E EXISTING EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS NE & SW
A203-E EXISTING EXTERIOR ELEVATIONS
A203 EXTERIOR ELEVATIONS NW
A204 MATERIAL BOARD
A205 BUILDING OUTLINES - EXISTING AND PROPOSED
A206 BUILDING OUTLINES - LANDSCAPE OVERLAY
A207 SITE CROSS-SECTIONS
A301 OVERALL SITE SECTION
A302 ADJACENT PROPERTIES SECTIONS
A303 ADJACENT PROPERTIES SECTIONS
A400 SHADOW STUDY - DECEMBER
A401 SHADOW STUDY - JUNE
A402 SITE PHOTOS
A403 SITE PHOTOS
A404 SITE PHOTOS
A405 RENDERING IMAGES
A406 PERSPECTIVE - BEFORE AND AFTER
A407 RENDERED IMAGE PROGRESSION
A408 PERSPECTIVE - BEFORE AND AFTER
A501 TYPICAL IL UNIT PLANS

CIVIL IMPROVEMENTS ABBREVIATIONS

AB - AGGREGATE BASE
AC - ASPHALT
BLDG - BUILDING
BW - BACK OF WALK
CB - CATCH BASIN
C/L - CENTERLINE
CO - CLEAN OUT
CONC - CONCRETE
DI - DRAIN INLET
DW - DOMESTIC WATER
E - EAST
ELEC - ELECTRIC
ESMT - EASEMENT
EP - EDGE OF PAVEMENT
EX - EXISTING
FF - FINISHED FLOOR
FG - FINISHED GRADE
FL - FLOW LINE
FS - FINISHED SURFACE
FW - FIRE WATER
G - GAS
GB - GRADE BREAK
HP - HIGH POINT
INV - INVERT
IRR - IRRIGATION WATER
JS - JUNCTION STRUCTURE
LP - LOW POINT
MH - MANHOLE
N - NORTH
PCC - PORTLAND CEMENT CONCRETE
P/L - PROPERTY LINE
PROP. - PROPOSED
PUE - PUBLIC UTILITY EASEMENT
PVC - POLYVINYL CHLORIDE
R - RIDGE OR RADIUS
RW - RECLAIMED WATER
R/W - RIGHT-OF-WAY
S - SEWER OR SOUTH
SD - STORM DRAIN
STA - STATION
SS - SANITARY SEWER
SW - SIDEWALK
T - TELEPHONE
TELE - TELECOMMUNICATION
TC - TOP OF CURB
TW - TOP OF WALL ELEVATION
W - WATER OR WEST
XXX.XX - PROPOSED ELEVATION
(XXX.XX) - EXISTING ELEVATION

FIRE PROTECTION ABBREVIATIONS

FPR - FIRE PROTECTION RISER (STANDPIPE)
FSP - FIRE STANDPIPE



AERIAL MAP



VICINITY MAP



PROJECT DATA	
LOS GATOS MEADOWS (CONTINUING CARE RETIREMENT COMMUNITY)	
APN:	510 47 038
ADDRESS:	110 WOOD ROAD LOS GATOS CA, 95030
SITE AREA (GSF):	472,185 GSF
SITE AREA (NET):	10.66 ACRES
GROSS SITE AREA (ACRES):	10.84 ACRES
PROPOSED SITE AREA COVERAGE:	0.225**
ZONING:	RESIDENTIAL-PLANNED DEVELOPMENT
LAND USE:	MEDIUM DENSITY RESIDENTIAL
FLOOD ZONE:	X
WILDLAND URBAN INTERFACE:	YES
WUI ZONE NAME:	STATE MANDATED LRA (VHFHA)
WITHIN HILLSIDE AREA MAP BOUNDARY:	NO
TYPE OF CONSTRUCTION:	IA
OCCUPANCY:	R2.1

GROSS DATA			
LEVEL	GSF*	PARKING SF	BALCONY SF
LOWER PARKING GARAGE	0	22,136	
GRADE LEVEL	52,904	69,691	
TERRACE LEVEL	89,271		4,586
SECOND LEVEL	85,821		6,591
THIRD LEVEL	85,821		6,591
FOURTH LEVEL	73,043		7,462
FIFTH LEVEL	43,956		6,097
TOTAL GSF	430,816	91,827	31,327

*GSF excludes Parking, Balconies (not used for egress) and Generator/Cooling Tower Enclosure Areas

EXISTING GROSS DATA			
LEVEL	GSF*	PARKING SF	BALCONY SF
TOTAL EXISTING GSF	150,475	45,000	13,350

UNIT DATA							
		IL UNITS					
	SUPPORTING CARE UNITS	1-BED	1-BED W DEN	2-BED	2-BED W DEN	2-BED PENT	APT TOTAL
GRADE LEVEL	17	-	-	-	-	-	0
TERRACE LEVEL	-	5	2	10	11	-	28
SECOND LEVEL	-	1	13	17	13	-	44
THIRD LEVEL	-	1	13	17	13	-	44
FOURTH LEVEL	-	1	12	13	9	2	37
FIFTH LEVEL	-	1	8	9	-	3	21
SUBTOTAL	17	9	48	66	46	5	
TOTAL	17						174

PARKING		
TOTAL PARKING REQUIRED		77
TOTAL STANDARD SPACES PROVIDED		77
ADDITIONAL TANDEM SPACES PROVIDED PER OWNER OPERATIONAL REQUIREMENT		152
TOTAL SPACES, STANDARD + TANDEM		229
ACCESSIBLE SPACES PROVIDED	2% OF MULTIFAMILY, 5% OF OTHER USES	9
ACCESSIBLE VAN SPACES PROVIDED		2
EV SPACES FOR FUTURE EVSE	10% OF SPACES PROVIDED	28

SCOPE OF WORK
THE PROPOSED SENIOR LIVING DEVELOPMENT INCLUDES 174 INDEPENDENT RESIDENTIAL APARTMENTS AND 17 SUPPORTING CARE UNITS AS WELL AS AMENITY SPACE, BACK OF HOUSE SPACE AND SUBTERRANEAN PARKING. TOTAL SITE COVERAGE IS APPROXIMATELY 22.5% AND WITH A MAXIMUM HEIGHT OF 85.5 FEET FROM THE GROUND FLOOR ELEVATION (488'). THE PROJECT WILL BE LICENSED AS A RESIDENTIAL CARE FACILITY AND WILL COMPLY WITH THE ACCESSIBILITY GUIDELINES IN THE CALIFORNIA BUILDING CODE. PER THE CALIFORNIA ENERGY CODE AND IN KEEPING WITH THE INTENT OF THE TOWN CODE, A MINIMUM OF 15% OF THE TOTAL ROOF AREA WILL BE A DEDICATED SOLAR ZONE. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS AND STRUCTURES INCLUDING COVERED WALKWAYS. A FIRE ALARM SYSTEM PER CFC SEC. 907 (NFPA 72) SHALL BE PROVIDED.

** PROPOSED SITE AREA COVERAGE

BUILDING COVERAGE AREA

1.	VILLA (APT) BUILDINGS	87,303 SF
2.	SUBTERRANEAN GARAGE	56,890 SF
3.	HEALTH CENTER	2,453 SF
4.	ENTRANCE CANOPY	1,092 SF
5.	COVERED BALCONIES	6,921 SF
6.	COVERED WALKWAYS	6,235 SF
7.	TERRACE COURTYARDS	+2,890 SF
	TERRACE OVERLOOK	- 4,053 SF
	TOTAL	106,540 SF

EXISTING SITE AREA COVERAGE
(CALCULATED FROM EXISTING DRAWING SET)

BUILDING COVERAGE AREA

1.	RESIDENT (APT) BUILDINGS	70,300 SF
2.	SUBTERRANEAN GARAGE	21,422 SF
3.	HEALTH CENTER	12,000 SF
4.	ENTRANCE CANOPY	INCL IN GARAGE SF
5.	COVERED BALCONIES	INCL IN RESIDENTIAL BLDG
6.	COVERED WALKWAYS	12,705 SF
7.	TERRACE COURTYARDS	NA
	TERRACE OVERLOOK	NA
	TOTAL	116,427 SF

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

PLANNING SUBMITTAL

PROJECT No. 70581.00
JANUARY 12, 2021



1 **AERIAL VIEW DIAGRAM**
1" = 100'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

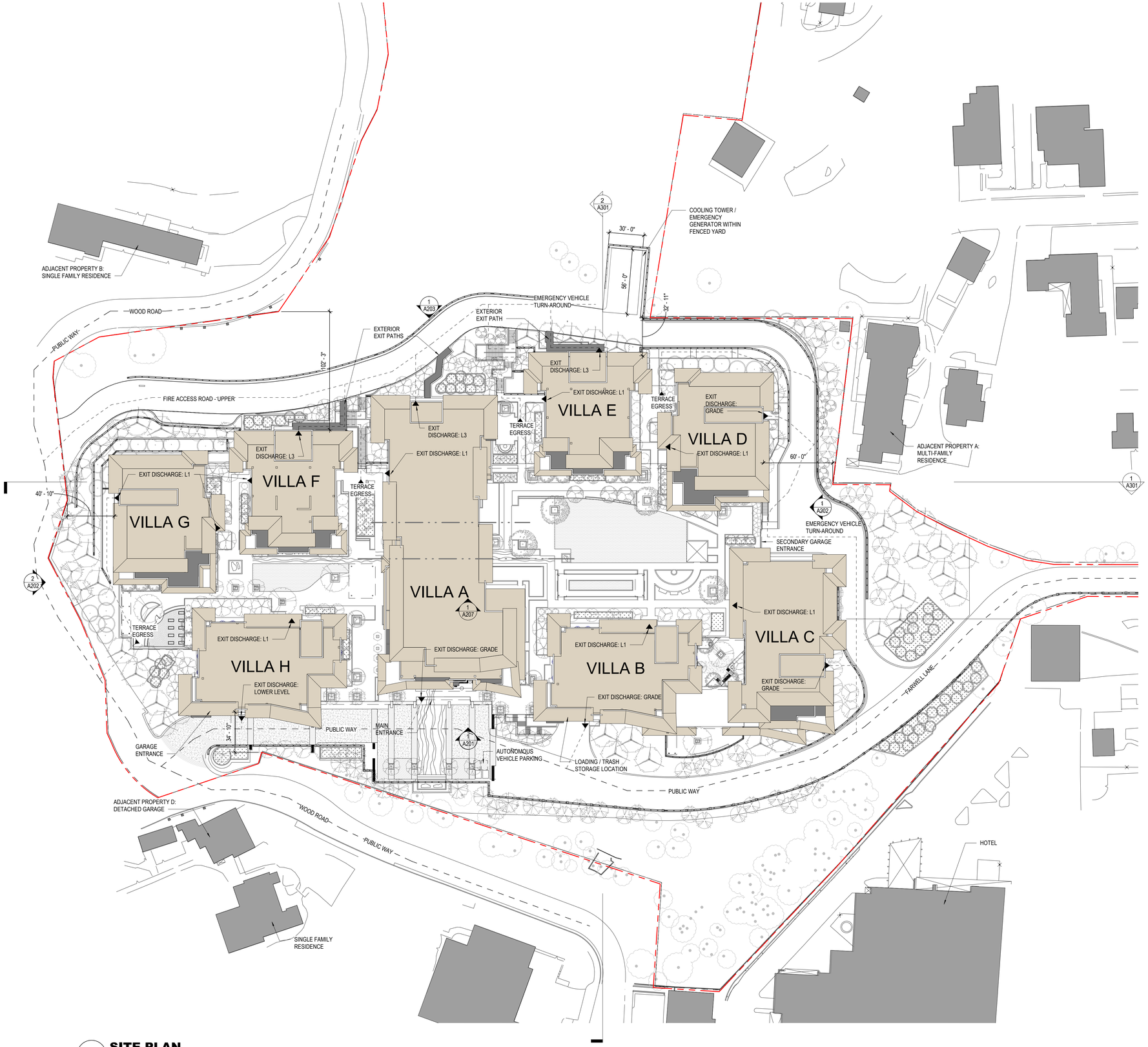
AERIAL VIEW DIAGRAM

SCALE: 1" = 100'-0"

A000

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **SITE PLAN**
1" = 40'-0"

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SEAL

KEY PLAN

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100 Montgomery St., Suite 2300
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Applicant:
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PROJECT No: 70581.00

DRAWING TITLE:

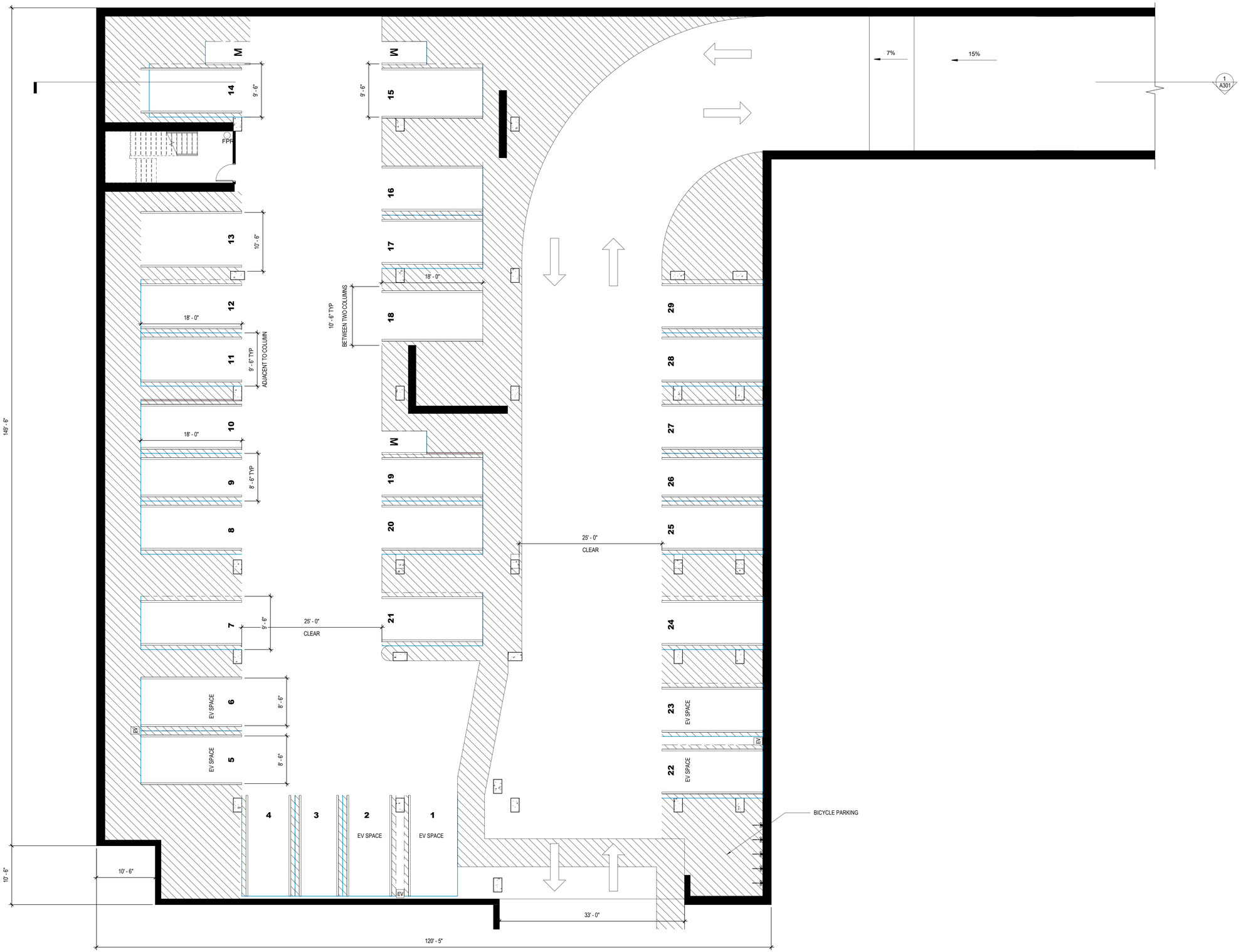
OVERALL SITE PLAN

SCALE: 1" = 40'-0"

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PLANNING SUBMITTAL

JANUARY 12, 2021



1 **LOWER GARAGE LEVEL PLAN**

1/8" = 1'-0"

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NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
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PROJECT TITLE:

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LOS GATOS, CA 95030

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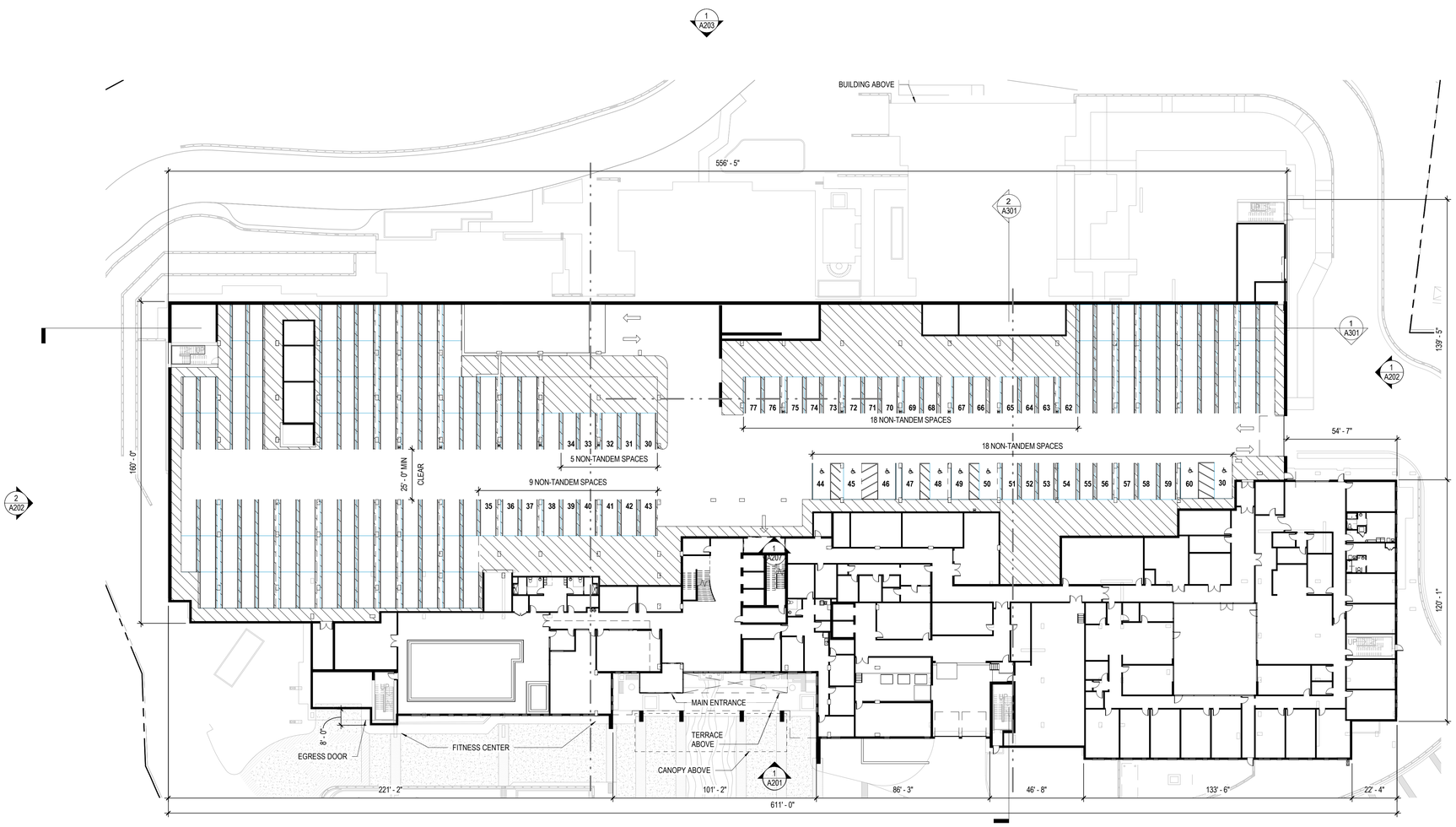
FLOOR PLAN - LOWER GARAGE LEVEL

SCALE: 1/8" = 1'-0"

A100

PLANNING SUBMITTAL

JANUARY 12 2021



1 **GROUND FLOOR PLAN - OVERALL**
1" = 30'-0"

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NOT FOR CONSTRUCTION

SEAL

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SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A101

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JANUARY 12, 2021



1 **GROUND FLOOR - SOUTH GARAGE PLAN**
1/8" = 1'-0"

C:\REVIT LOCAL\70580_Los Gatos_Site_R19_m.destout.rvt
10/13/2020 7:36:17 PM

NO.	DATE	ISSUE

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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

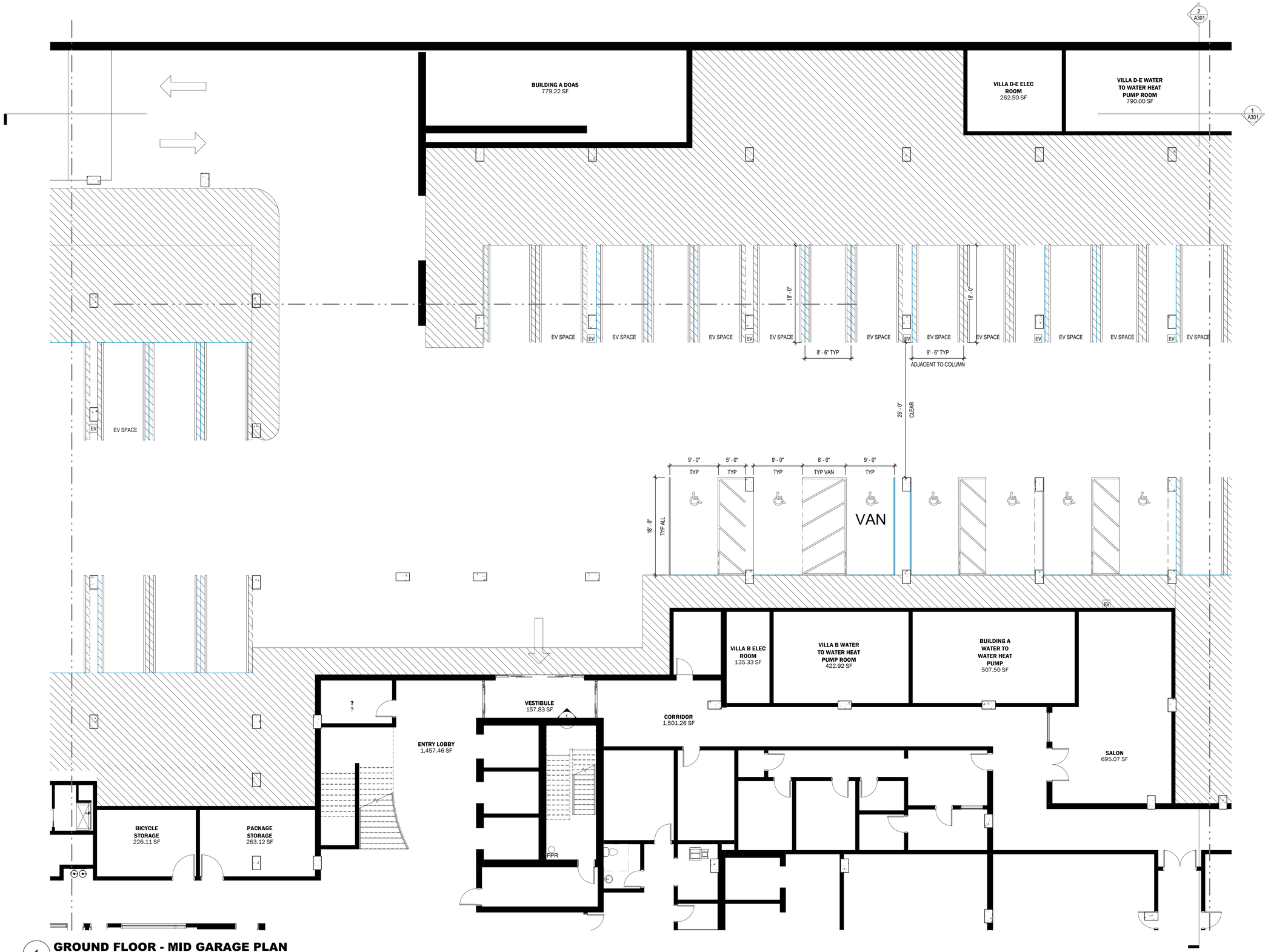
GROUND FLOOR PLAN - S GARAGE

SCALE: 1/8" = 1'-0"

A101A

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **GROUND FLOOR - MID GARAGE PLAN**
1/8" = 1'-0"

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

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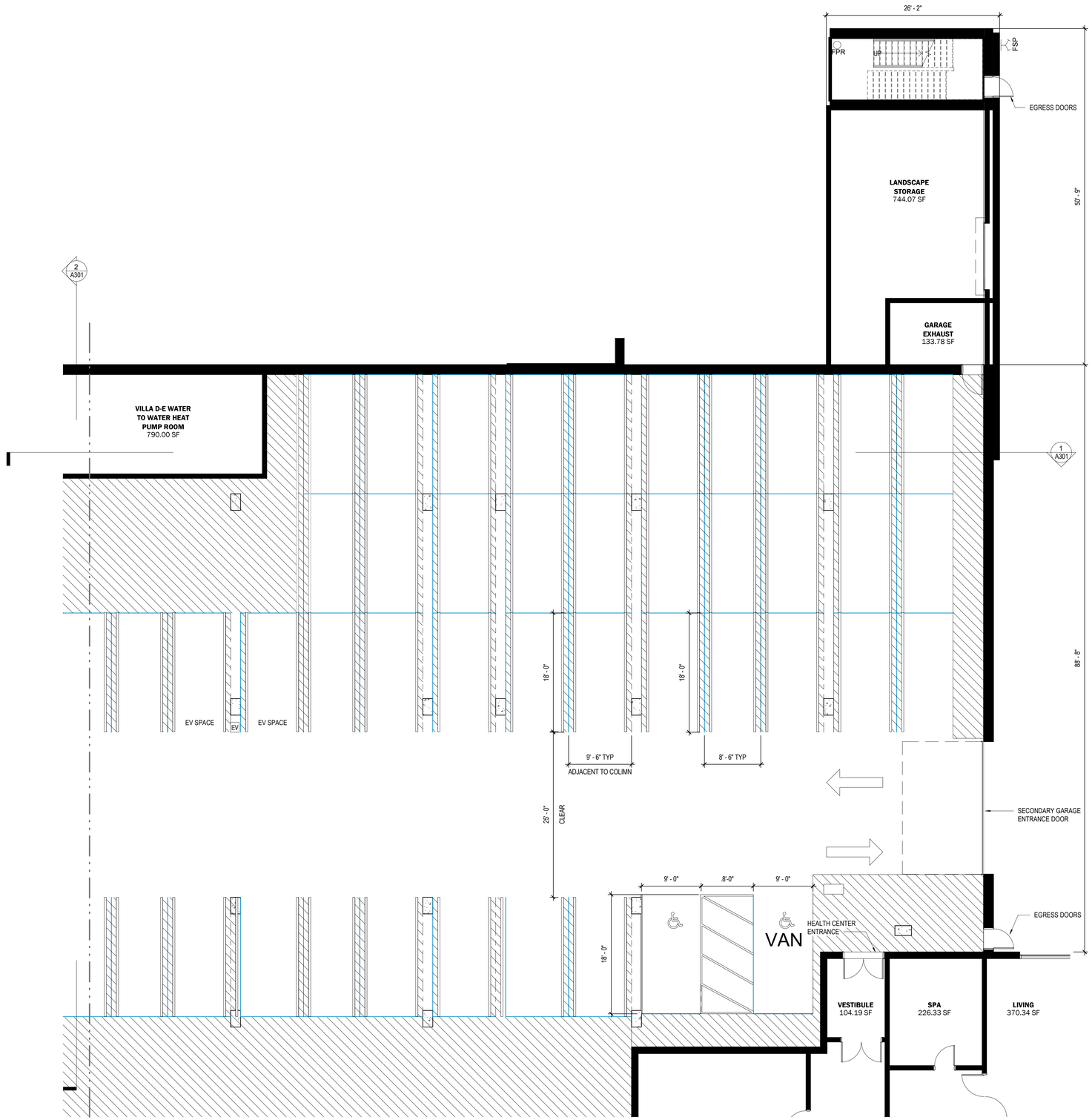
GROUND FLOOR PLAN - MID GARAGE

SCALE: 1/8" = 1'-0"

A101B

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **GROUND FLOOR PLAN - NORTH GARAGE**

1/8" = 1'-0"

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

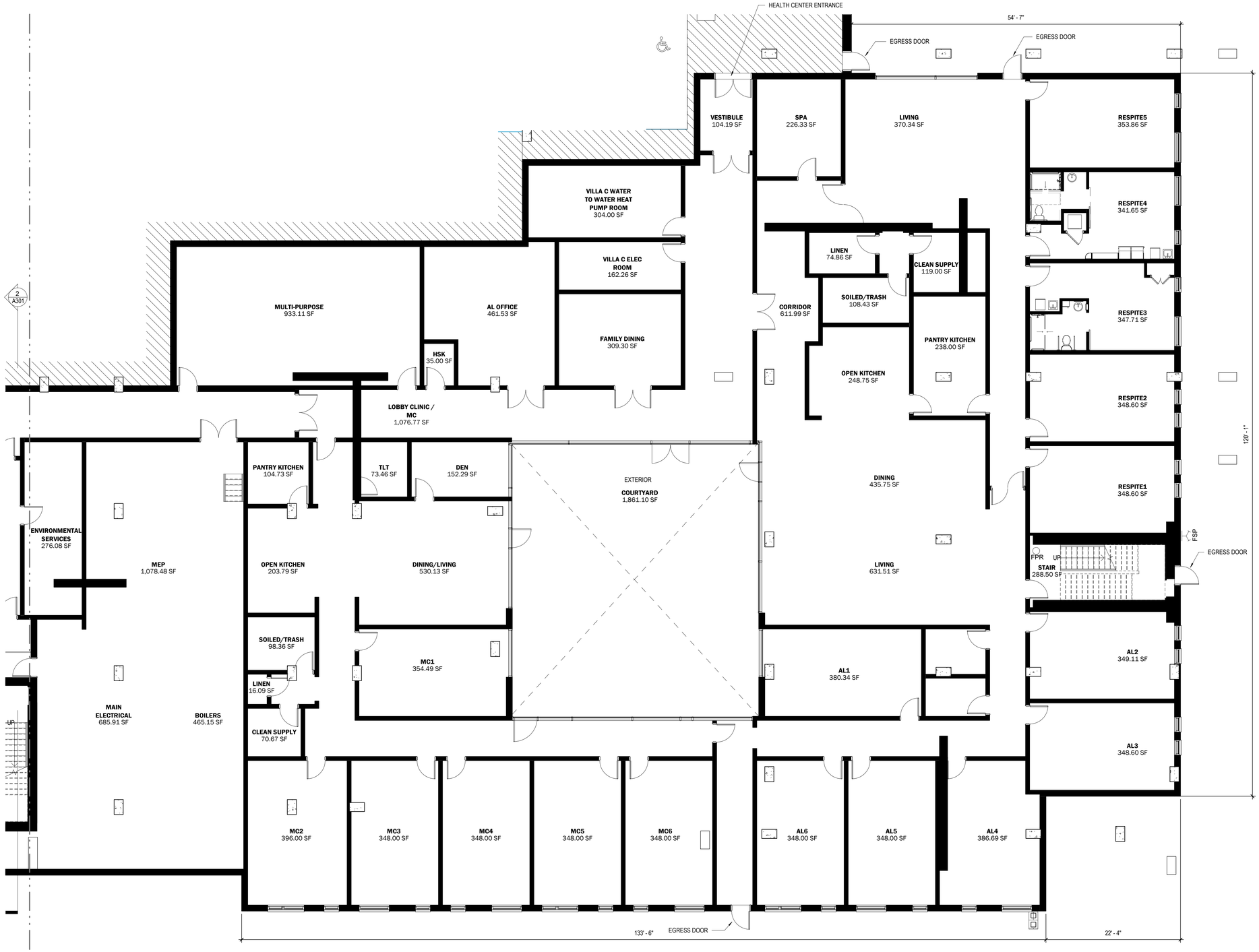
GROUND FLOOR PLAN - N GARAGE

SCALE: 1/8" = 1'-0"

A101C

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **GROUND FLOOR - HEALTH CENTER PLAN**
1/8" = 1'-0"

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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

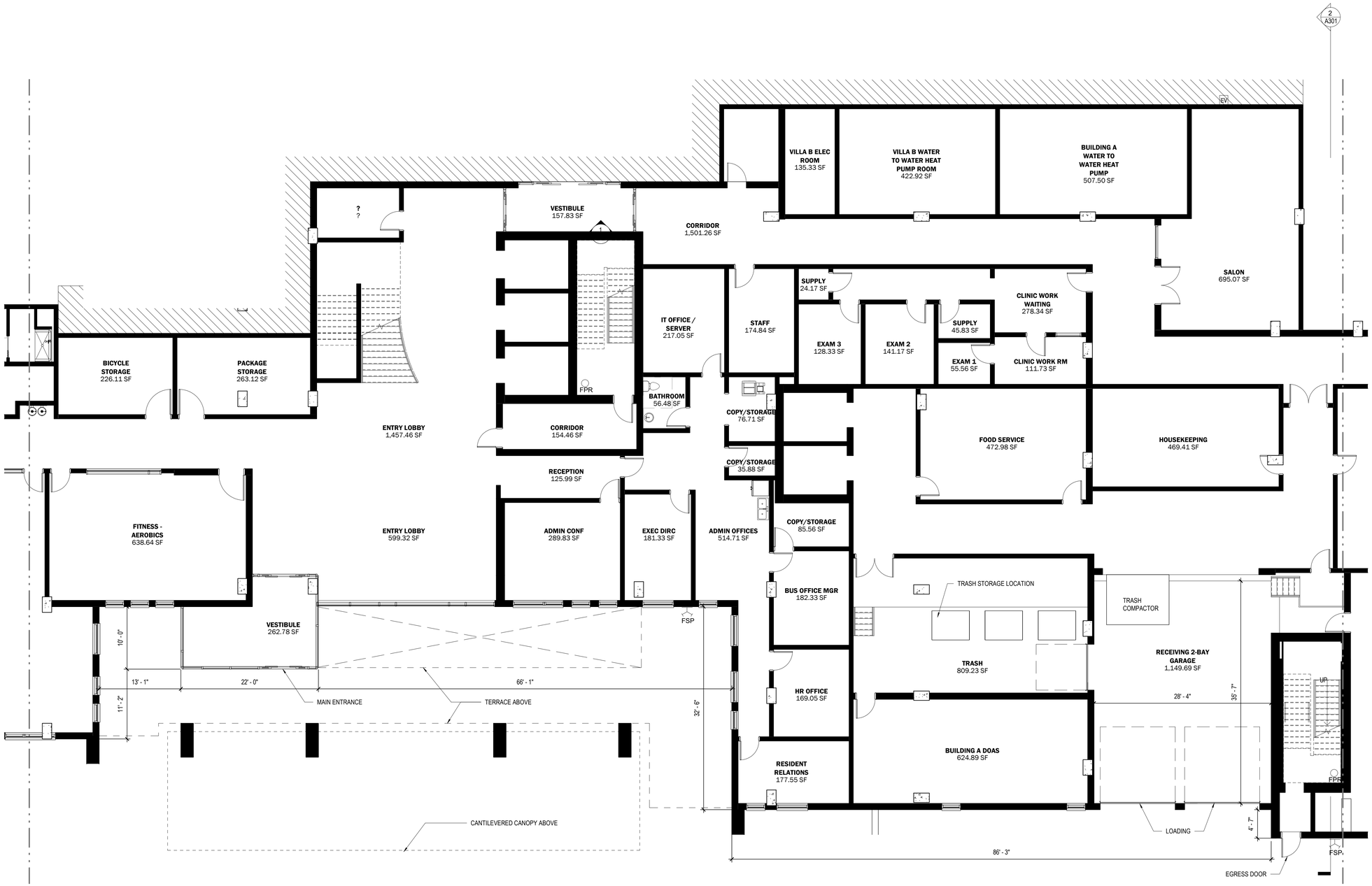
GROUND FLOOR PLAN - HEALTH CENTER

SCALE: 1/8" = 1'-0"

A101D

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **GROUND FLOOR PLAN - CORE**

1/8" = 1'-0"

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GROUND FLOOR PLAN - CORE

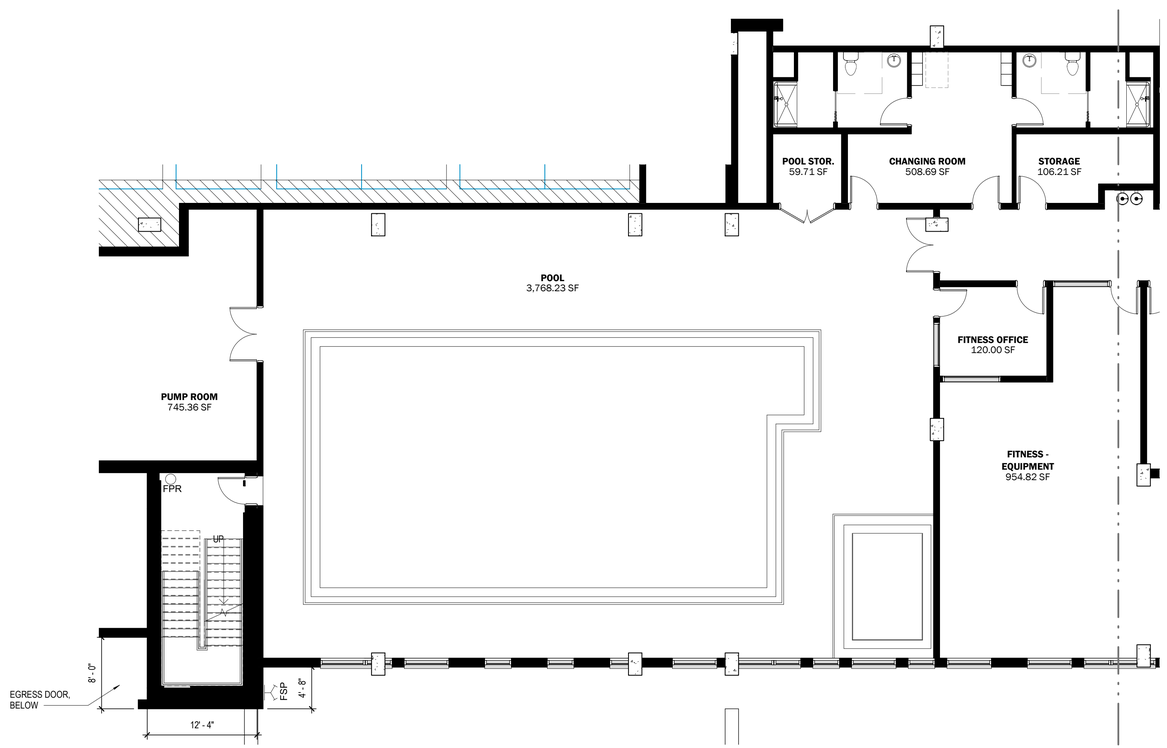
SCALE: 1/8" = 1'-0"

A101E

PLANNING SUBMITTAL

JANUARY 12, 2021

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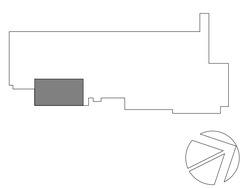


1 **GROUND FLOOR PLAN - WELLNESS**
1/8" = 1'-0"

NO.	DATE	ISSUE

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SEAL



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PERKINS — EASTMAN
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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

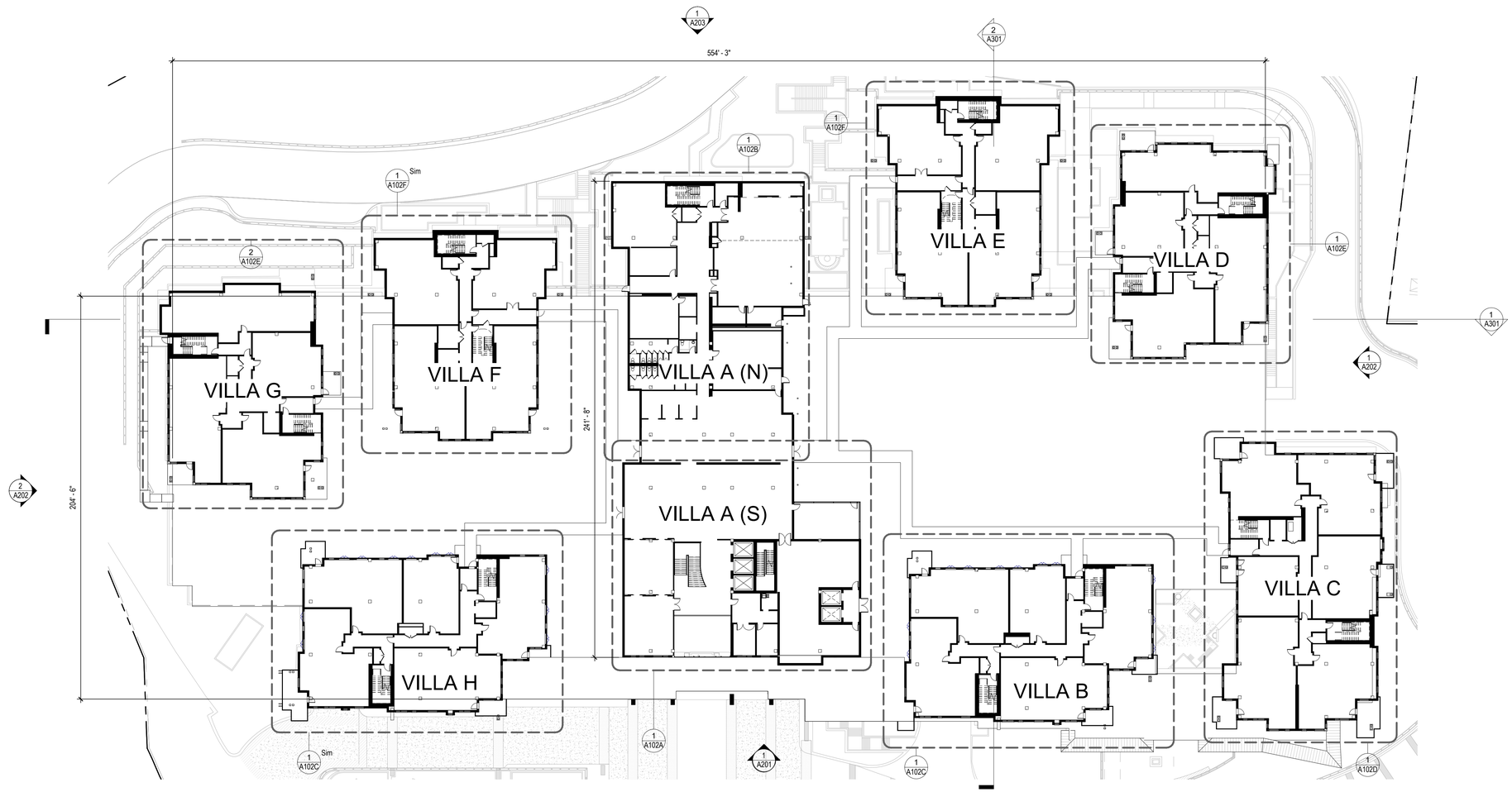
GROUND FLOOR PLAN - WELLNESS

SCALE: 1/8" = 1'-0"

A101F

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **1ST FLOOR PLAN - OVERALL**
1" = 30'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
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690 GIBRALTAR DRIVE
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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

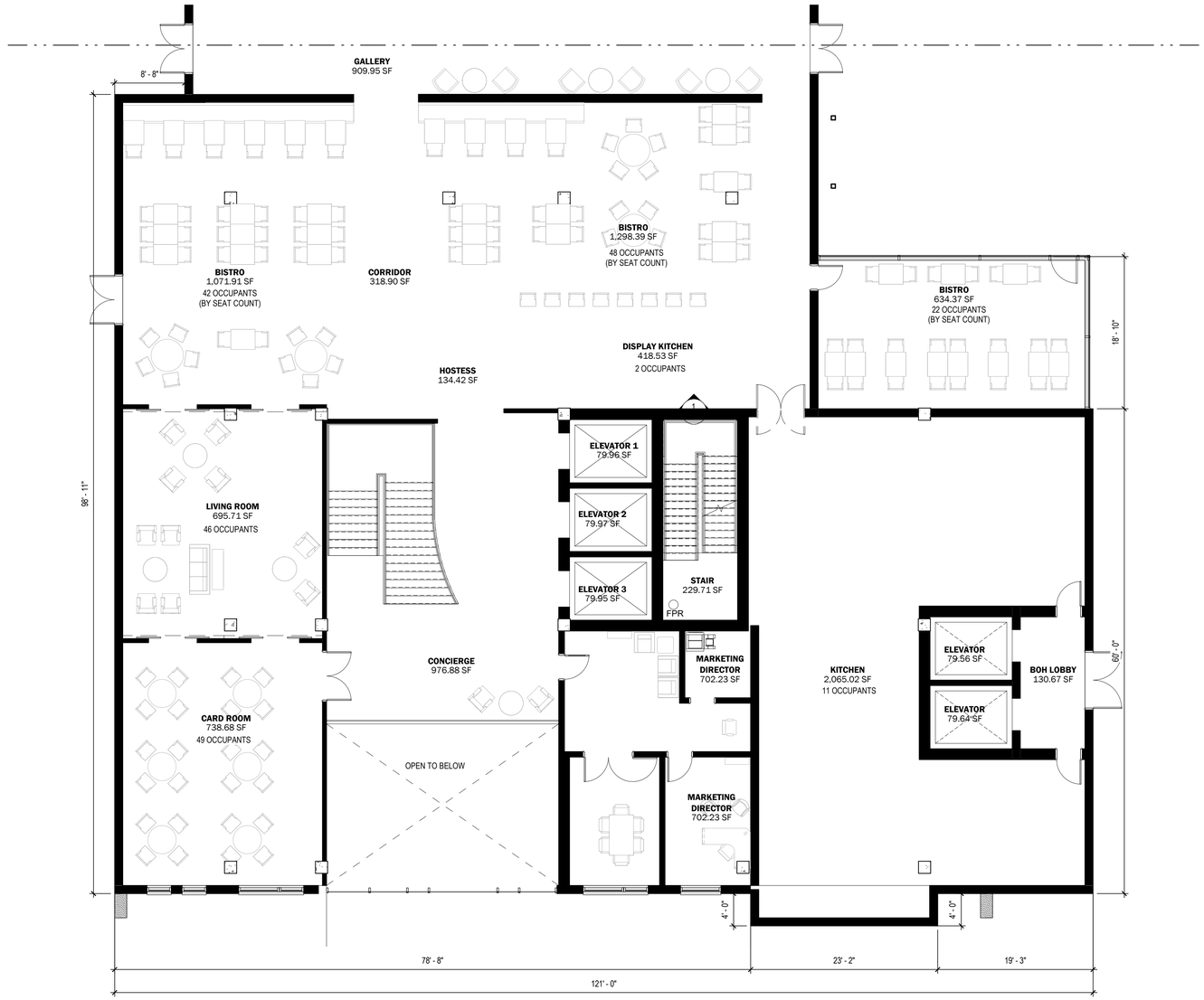
1ST FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A102

PLANNING SUBMITTAL

JANUARY 12, 2021



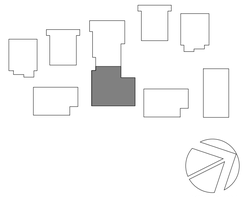
1 **1ST FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0"

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10/13/2020 7:36:44 PM

NO.	DATE	ISSUE

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

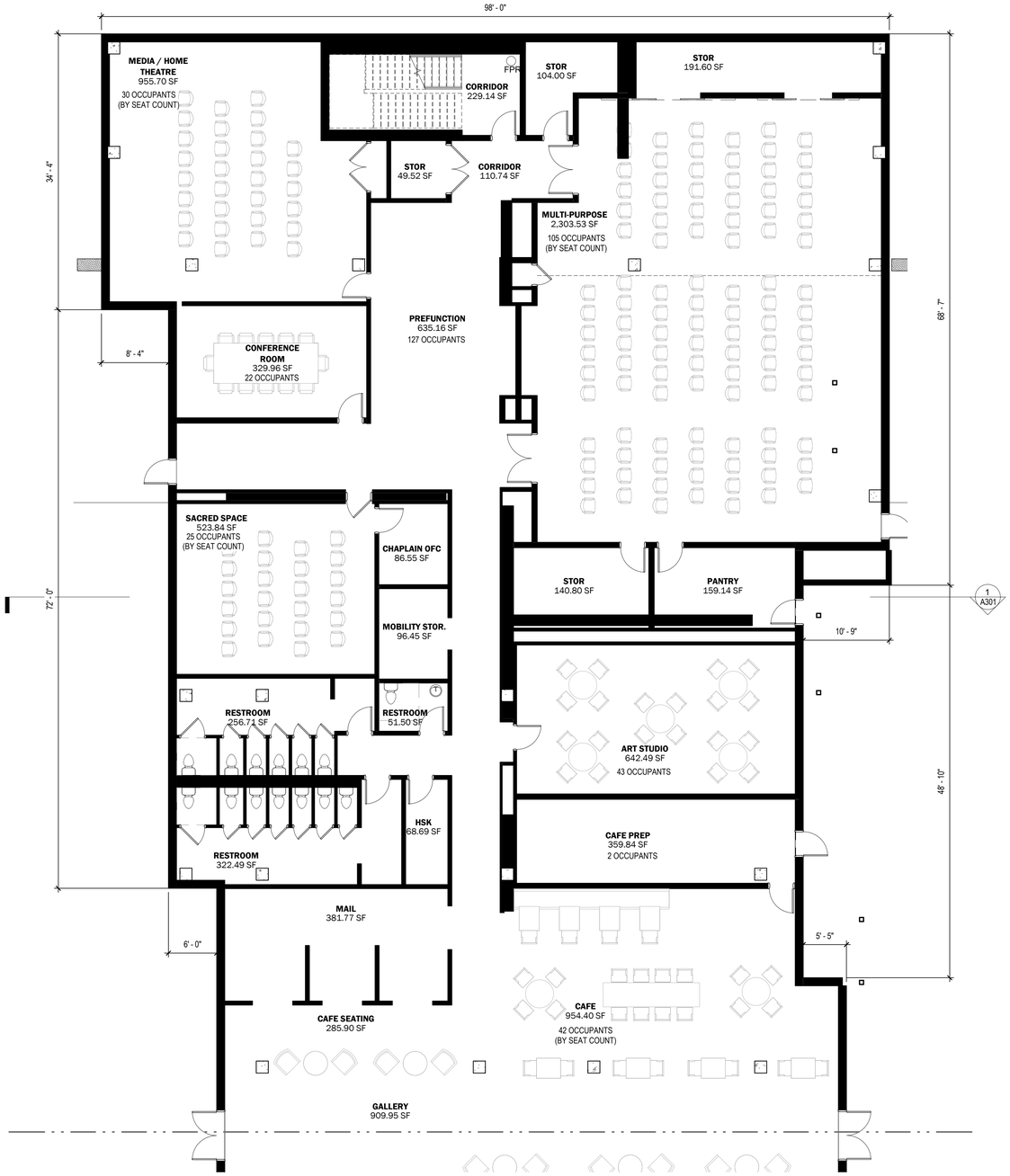
1ST FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A102A

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **1ST FLOOR PLAN - VILLA A NORTH**

1/8" = 1'-0"

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NO.	DATE	ISSUE

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

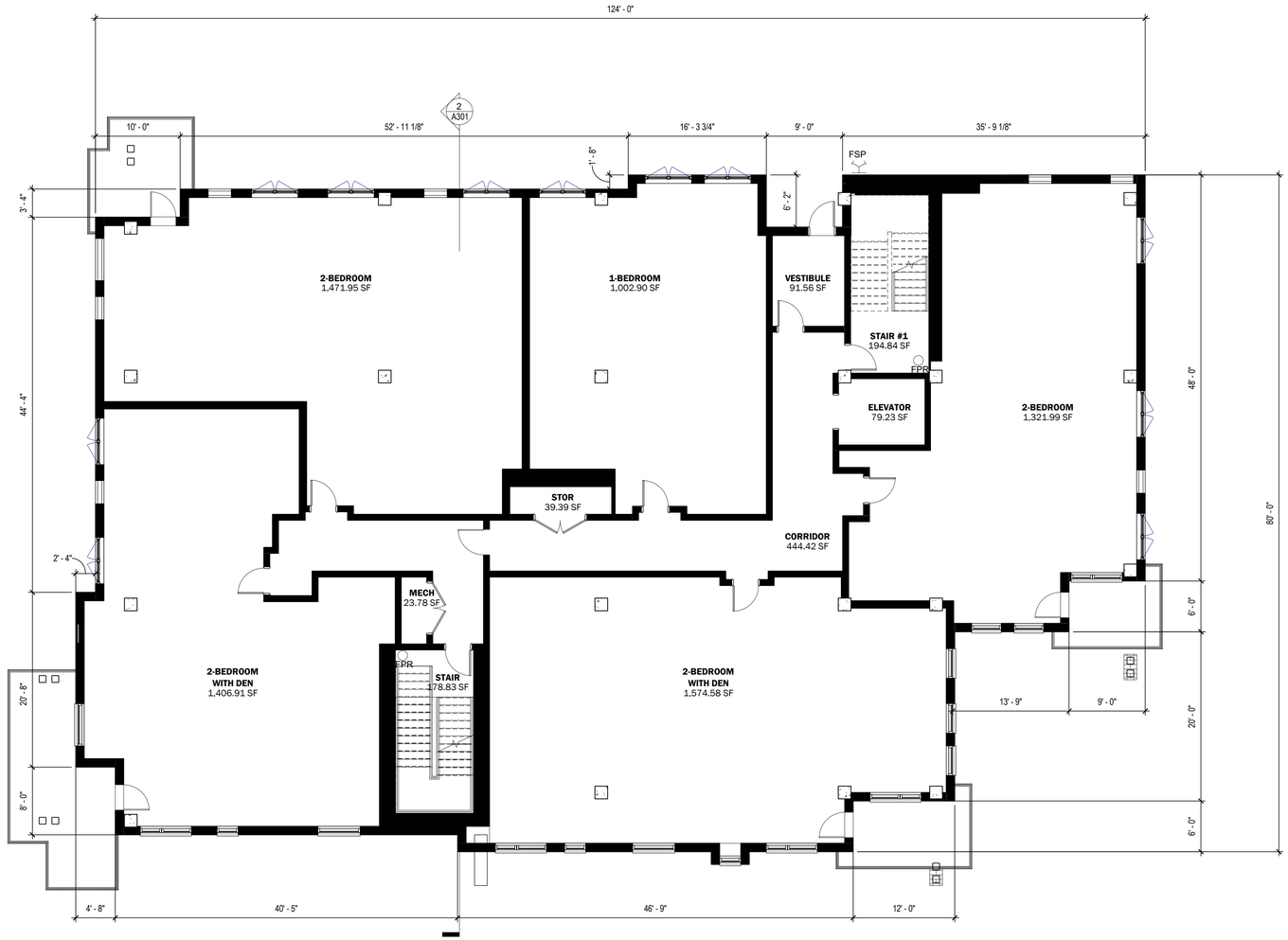
1ST FLOOR PLAN - VILLA A N

SCALE: 1/8" = 1'-0"

A102B

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **1ST FLOOR PLAN - VILLA B & H**

1/8" = 1'-0"

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110 WOOD ROAD
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DRAWING TITLE:

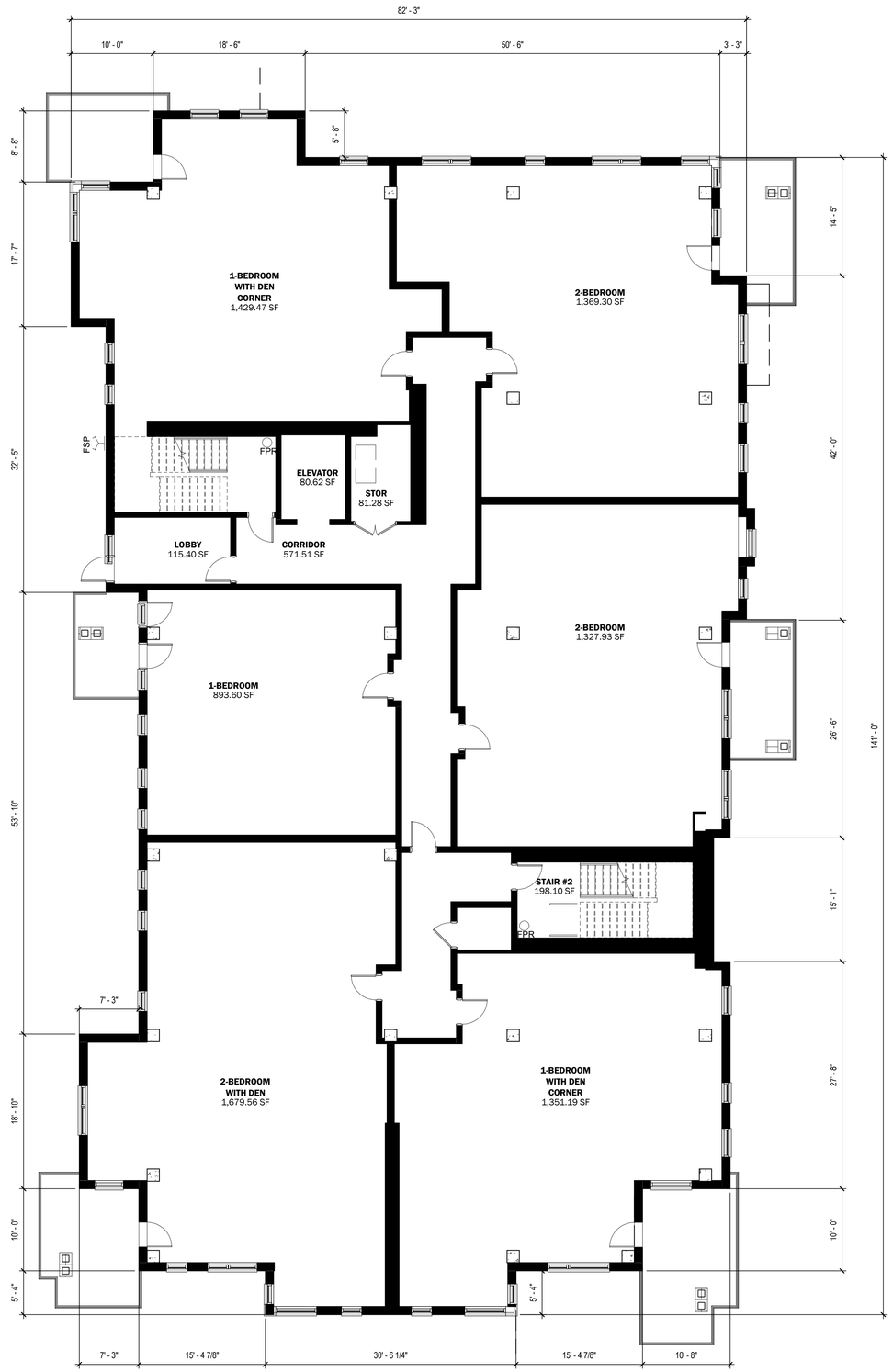
1ST FLOOR PLAN - VILLA B & H

SCALE: 1/8" = 1'-0"

A102C

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **1ST FLOOR PLAN - VILLA C**
1/8" = 1'-0"

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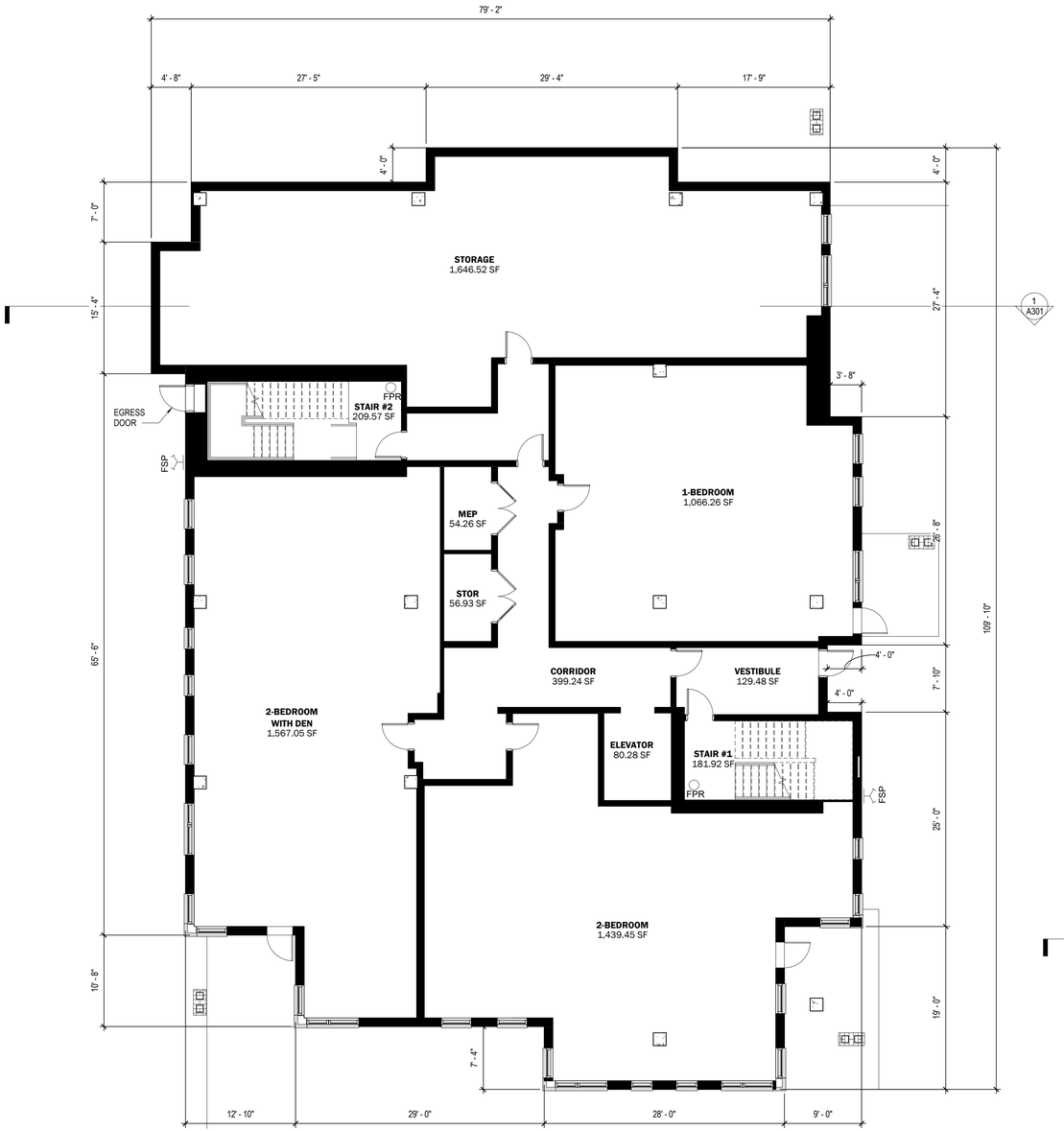
1ST FLOOR PLAN - VILLA C

SCALE: 1/8" = 1'-0"

A102D

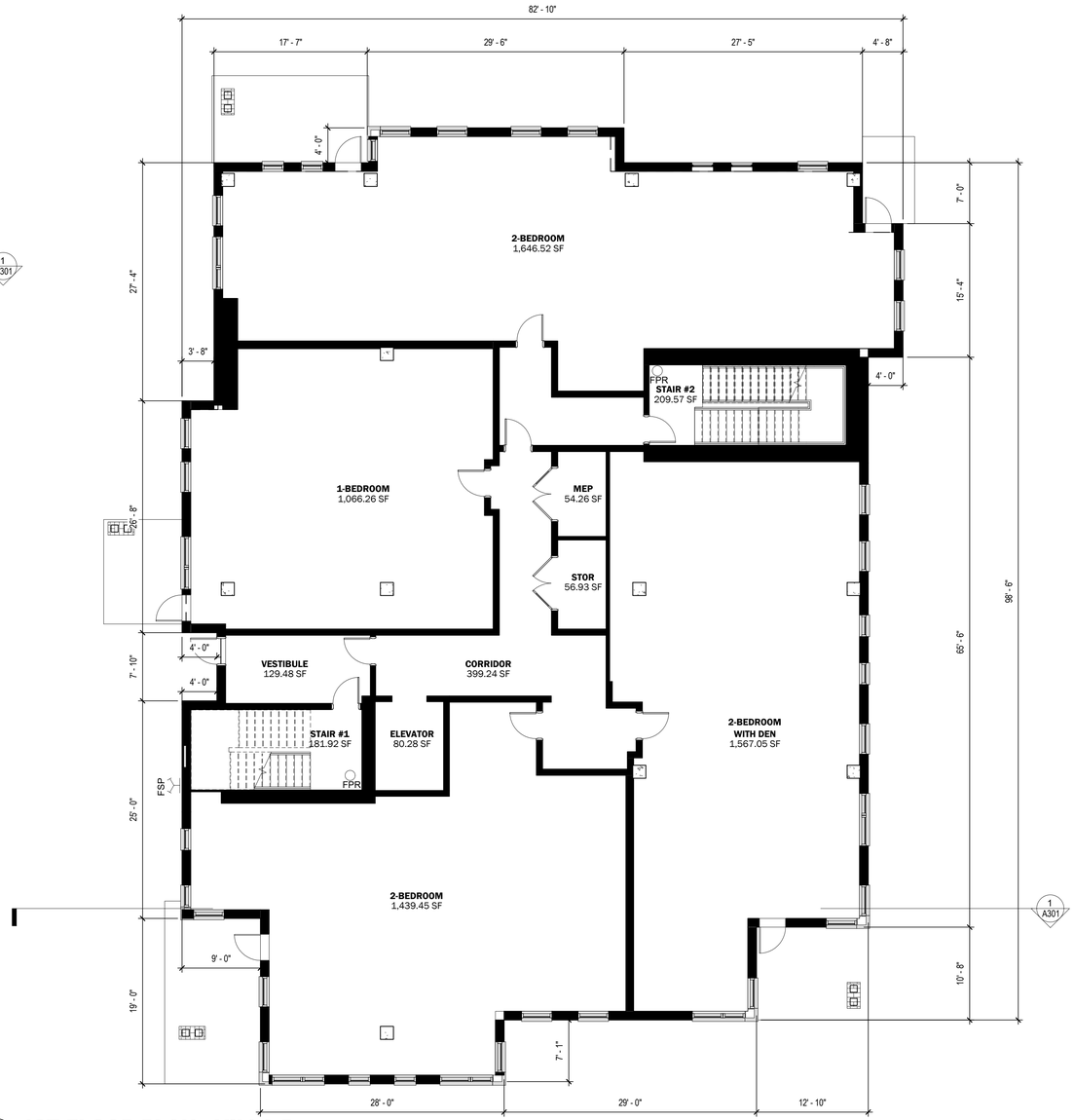
PLANNING SUBMITTAL

JANUARY 12, 2021



2 1ST FLOOR PLAN - VILLA G

1/8" = 1'-0"



1 1ST FLOOR PLAN - VILLA D

1/8" = 1'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

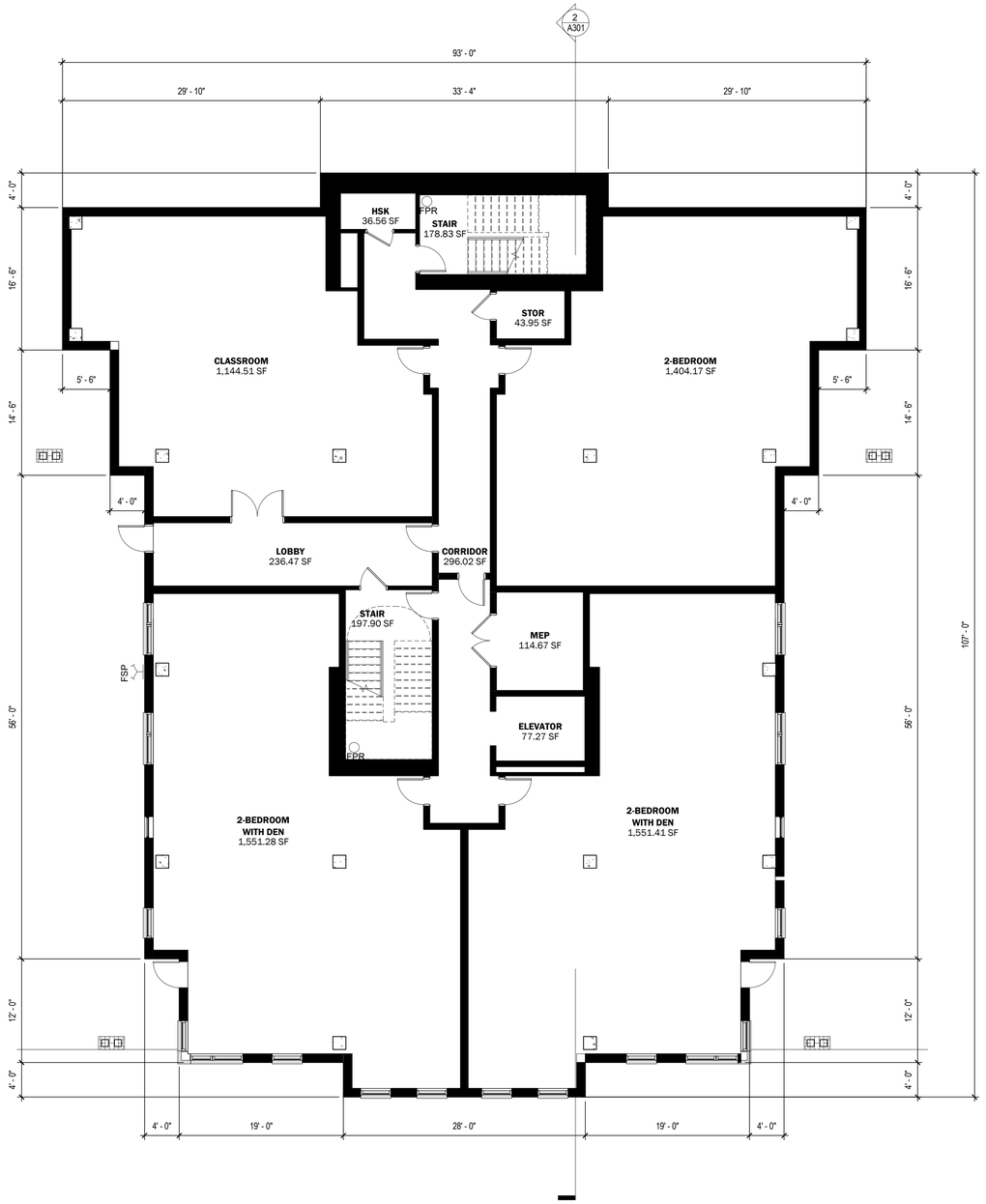
1ST FLOOR PLAN - VILLA D & G

SCALE: 1/8" = 1'-0"

A102E

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **1ST FLOOR PLAN - VILLA E (VILLA F OPP HAND)**

1/8" = 1'-0"

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SEAL

KEY PLAN

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Applicant:
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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

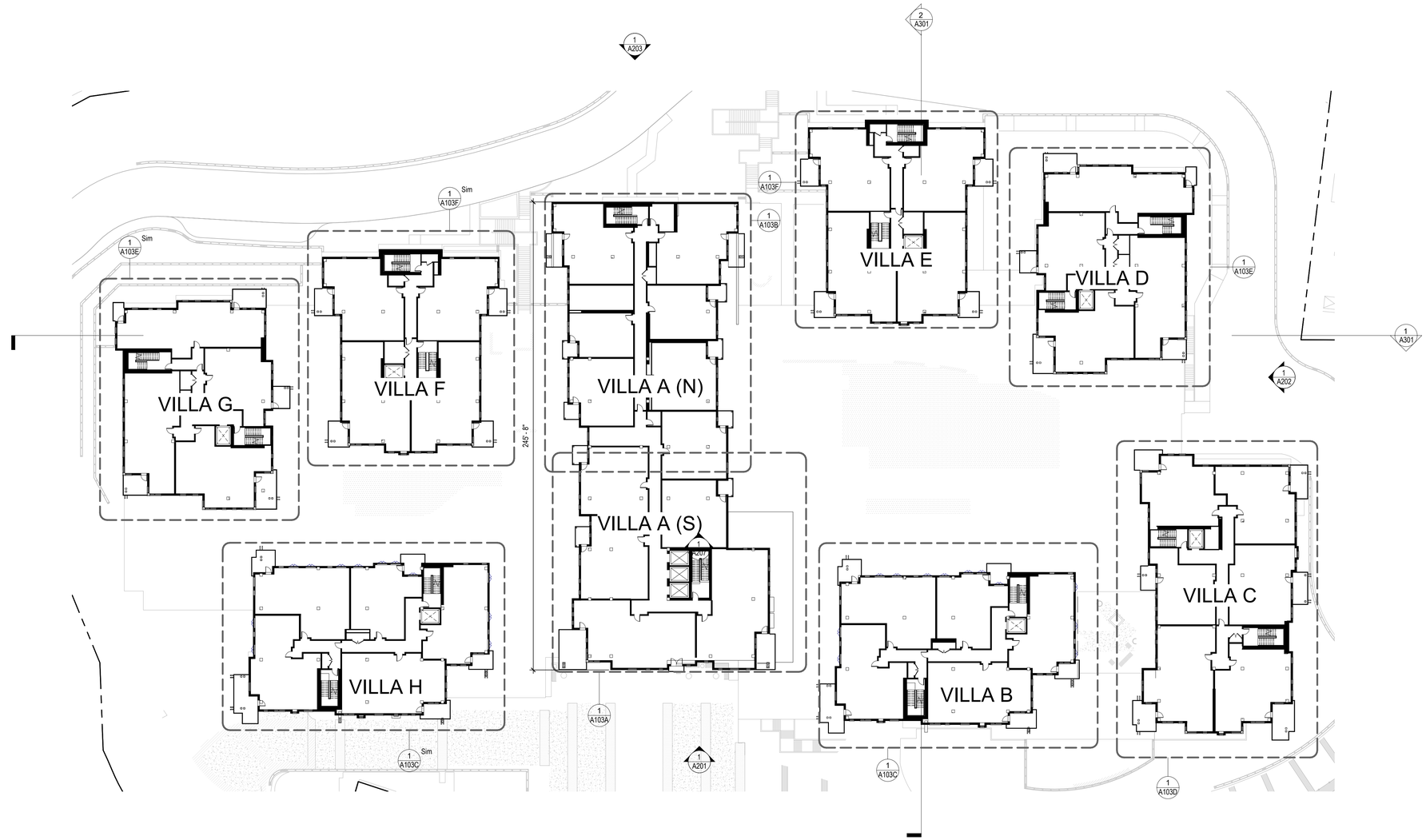
1ST FLOOR PLAN - VILLA E & F

SCALE: 1/8" = 1'-0"

A102F

PLANNING SUBMITTAL

JANUARY 12, 2021



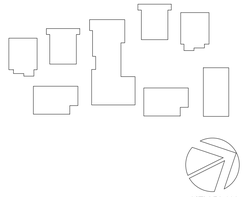
1 **2ND & 3RD FLOOR PLAN - OVERALL**
1" = 30'-0"

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

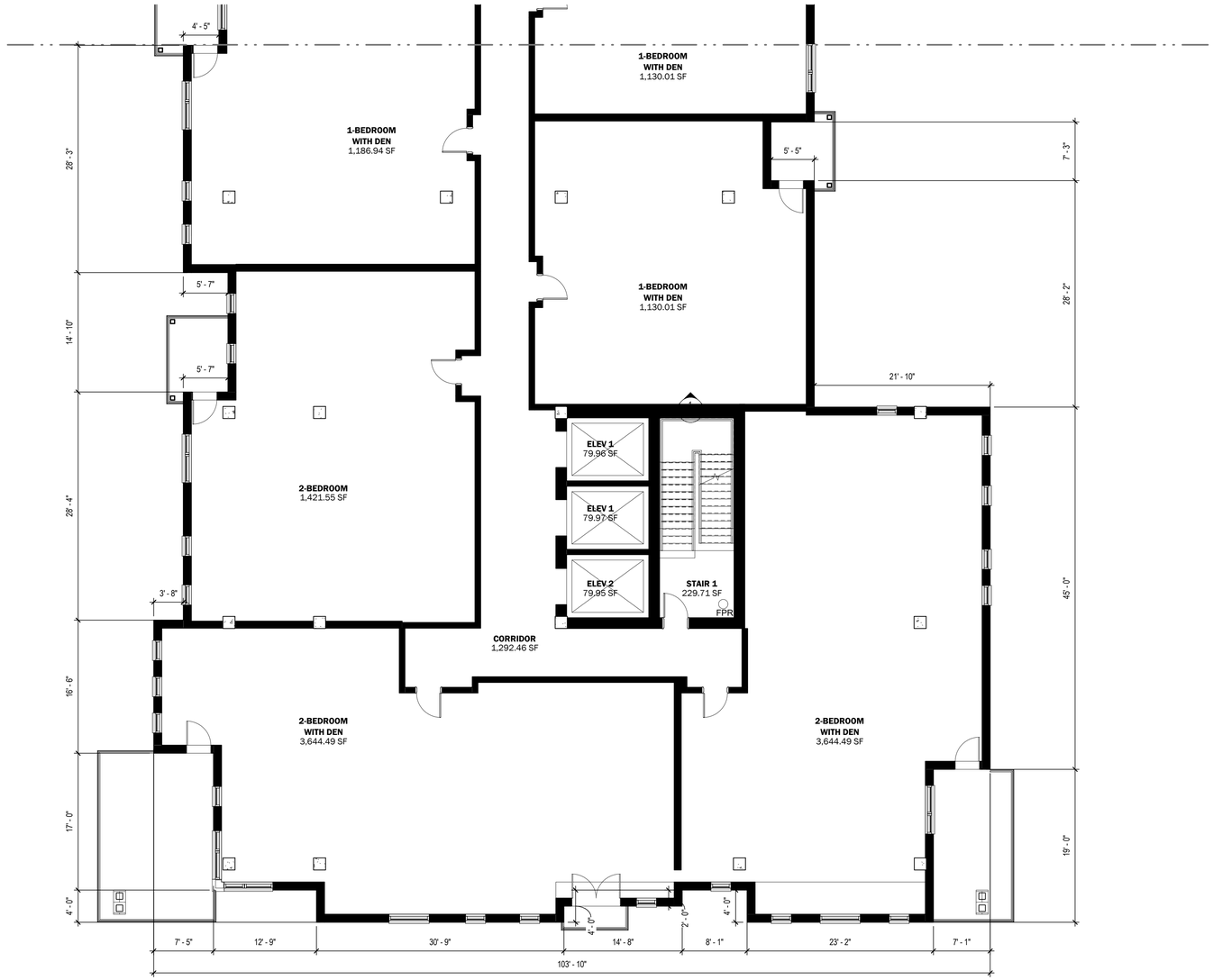
2ND & 3RD FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A103

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **TYPICAL FLOOR PLAN - VILLA A SOUTH**

1/8" = 1'-0" **TYPICAL FLOORS 2-4**

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PROJECT TITLE:

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

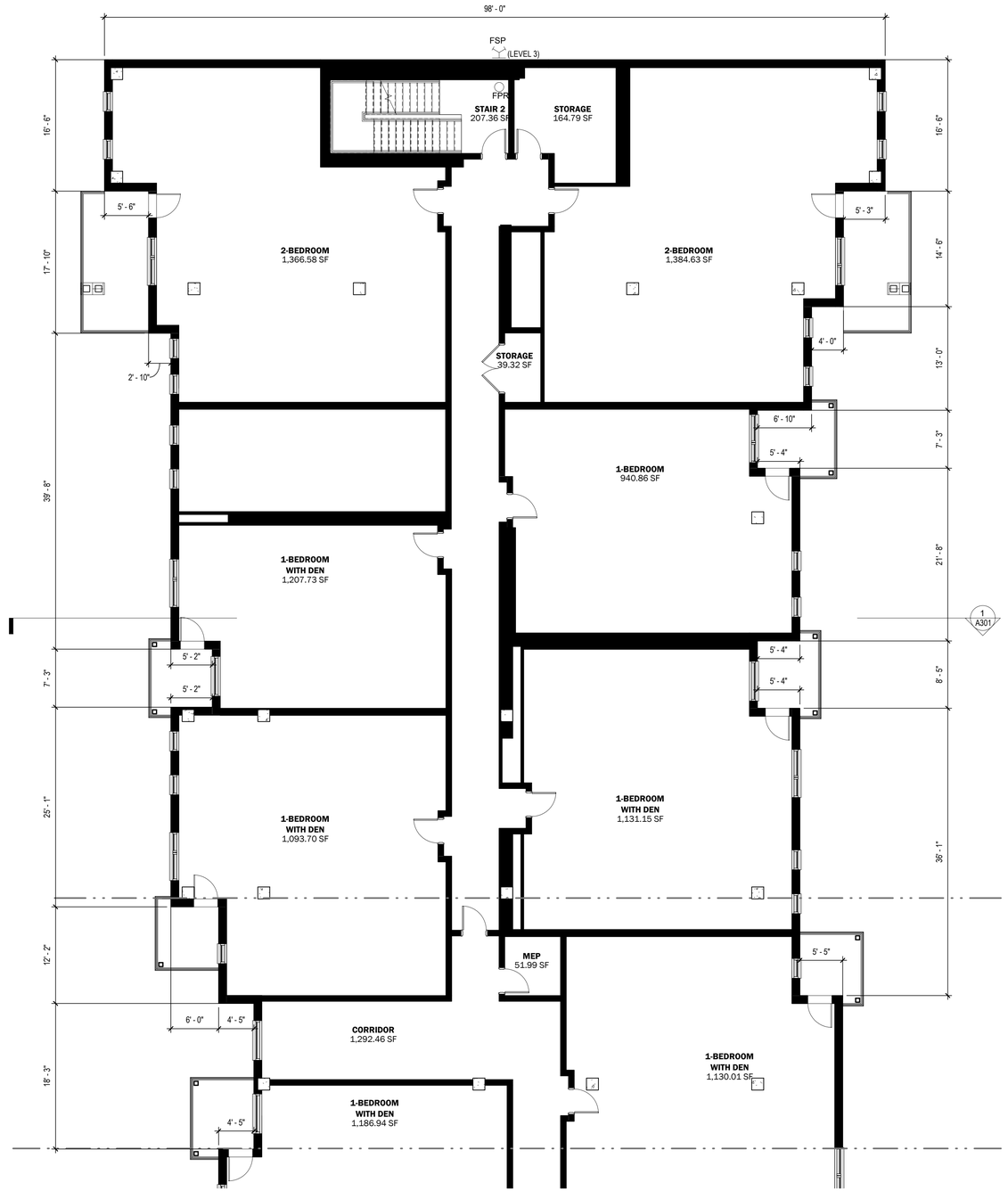
TYPICAL FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A103A

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **TYPICAL FLOOR PLAN - VILLA A NORTH**

1/8" = 1'-0" **TYPICAL FLOORS 2-5**

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

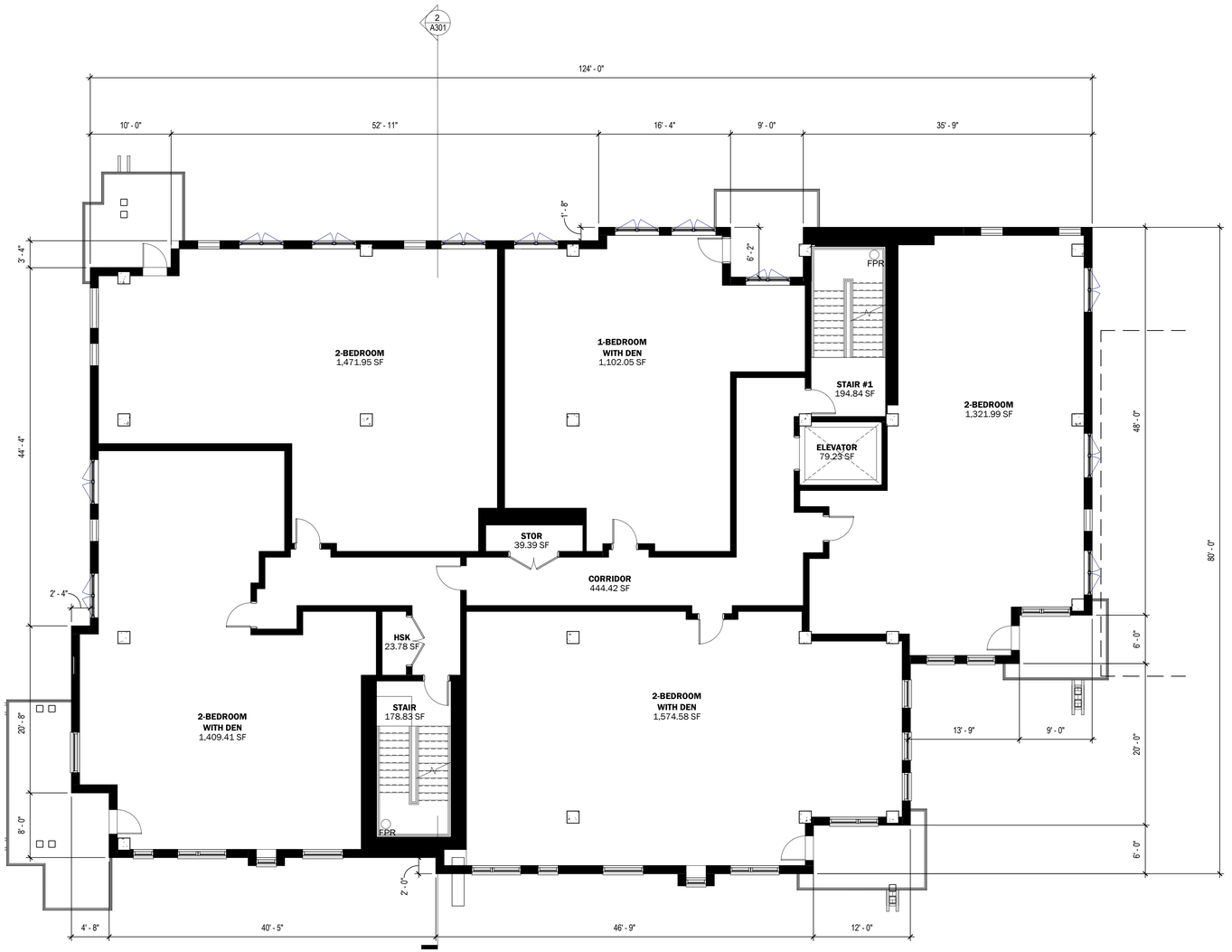
TYPICAL FLOOR PLAN - VILLA A N

SCALE: 1/8" = 1'-0"

A103B

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **TYPICAL FLOOR PLAN - VILLA B (VILLA H SIM)**

1/8" = 1'-0"

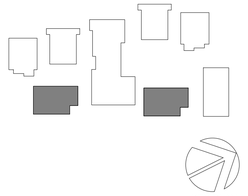
VILLA B: TYPICAL FLOORS 2-4 **VILLA H: TYPICAL FLOORS 2-3**

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Applicant:
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Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

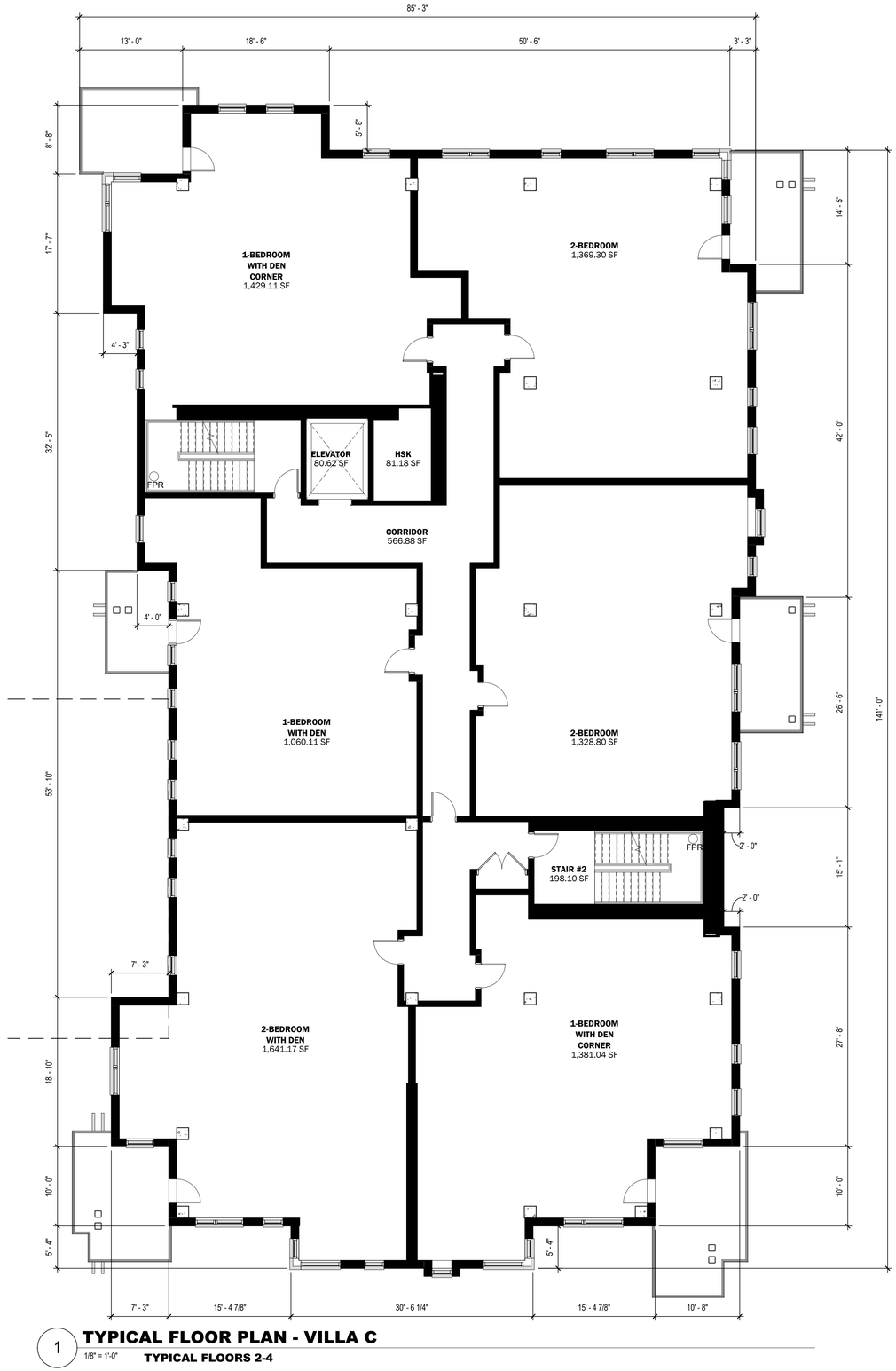
TYPICAL FLOOR PLAN - VILLA B&H

SCALE: 1/8" = 1'-0"

A103C

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **TYPICAL FLOOR PLAN - VILLA C**

1/8" = 1'-0"

TYPICAL FLOORS 2-4

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KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
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2185 N CALIFORNIA BLVD, SUITE 215
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4637 CHABOT DRIVE, SUITE 300
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Landscape:
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(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

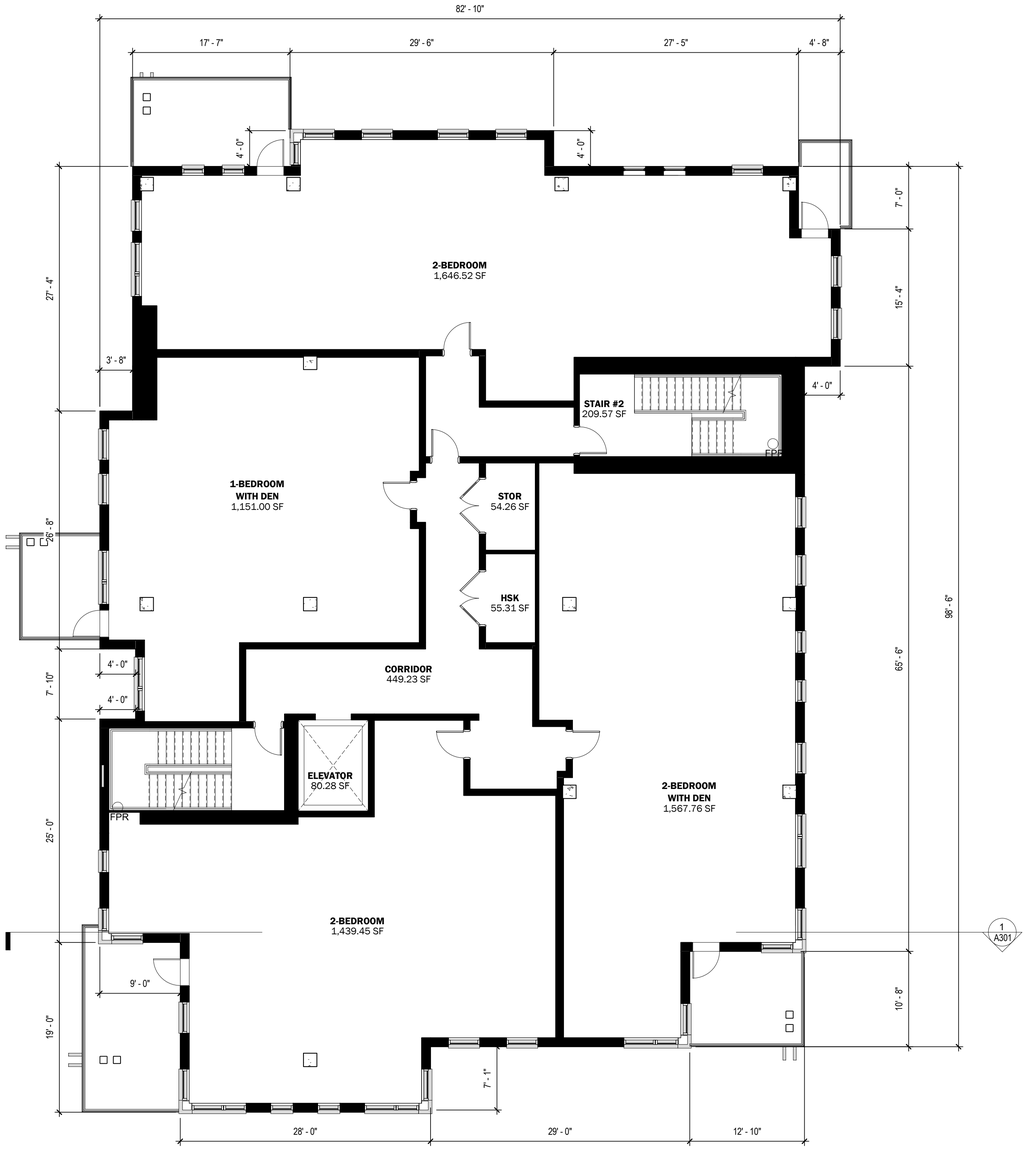
TYPICAL FLOOR PLAN - VILLA C

SCALE: 1/8" = 1'-0"

A103D

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **TYPICAL FLOOR PLAN - VILLA D (VILLA G OPP HAND)**
1/8" = 1'-0"
TYPICAL FLOORS 2-3

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NO.	DATE	ISSUE

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KEY PLAN

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PROJECT TITLE:

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

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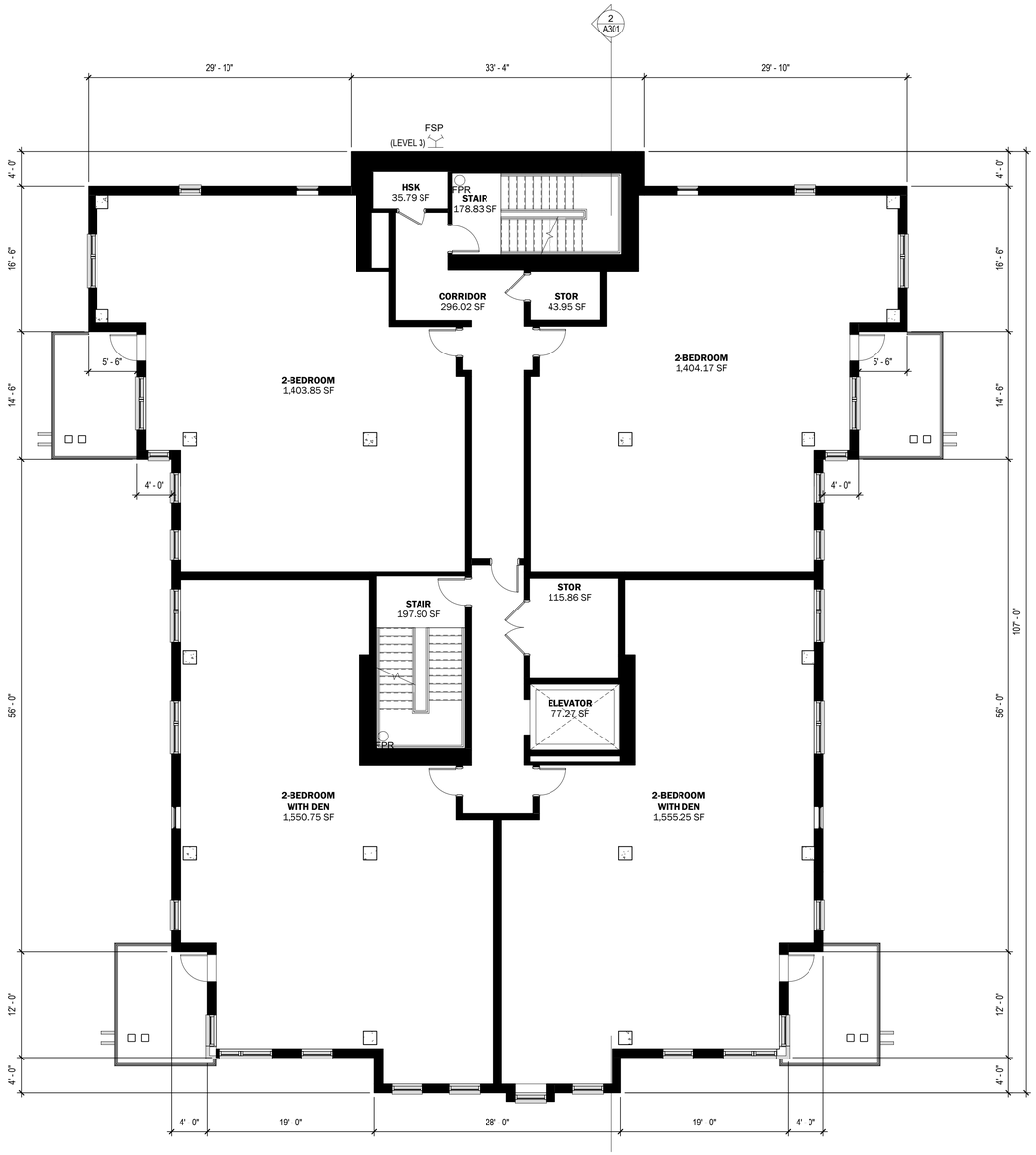
TYPICAL FLOOR PLAN - VILLA D & G

SCALE: 1/8" = 1'-0"

A103E

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **TYPICAL FLOOR PLAN - VILLA E (VILLA F OPP HAND)**

1/8" = 1'-0" **TYPICAL FLOORS 2-4**

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PROJECT TITLE:

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

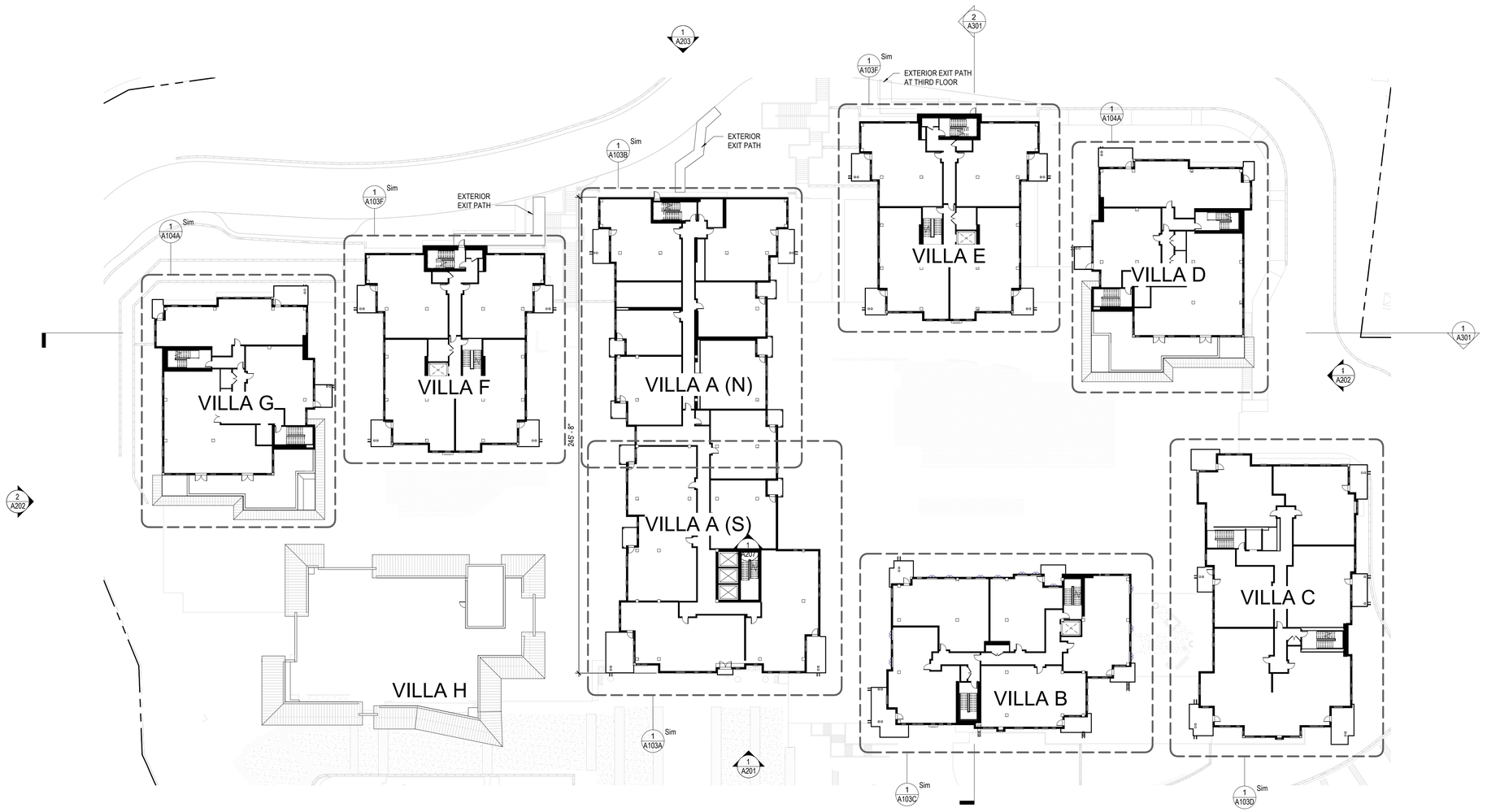
TYPICAL FLOOR PLAN - VILLA E & F

SCALE: 1/8" = 1'-0"

A103F

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **4TH FLOOR PLAN - OVERALL**
1" = 30'-0"

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PROJECT TITLE:

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110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

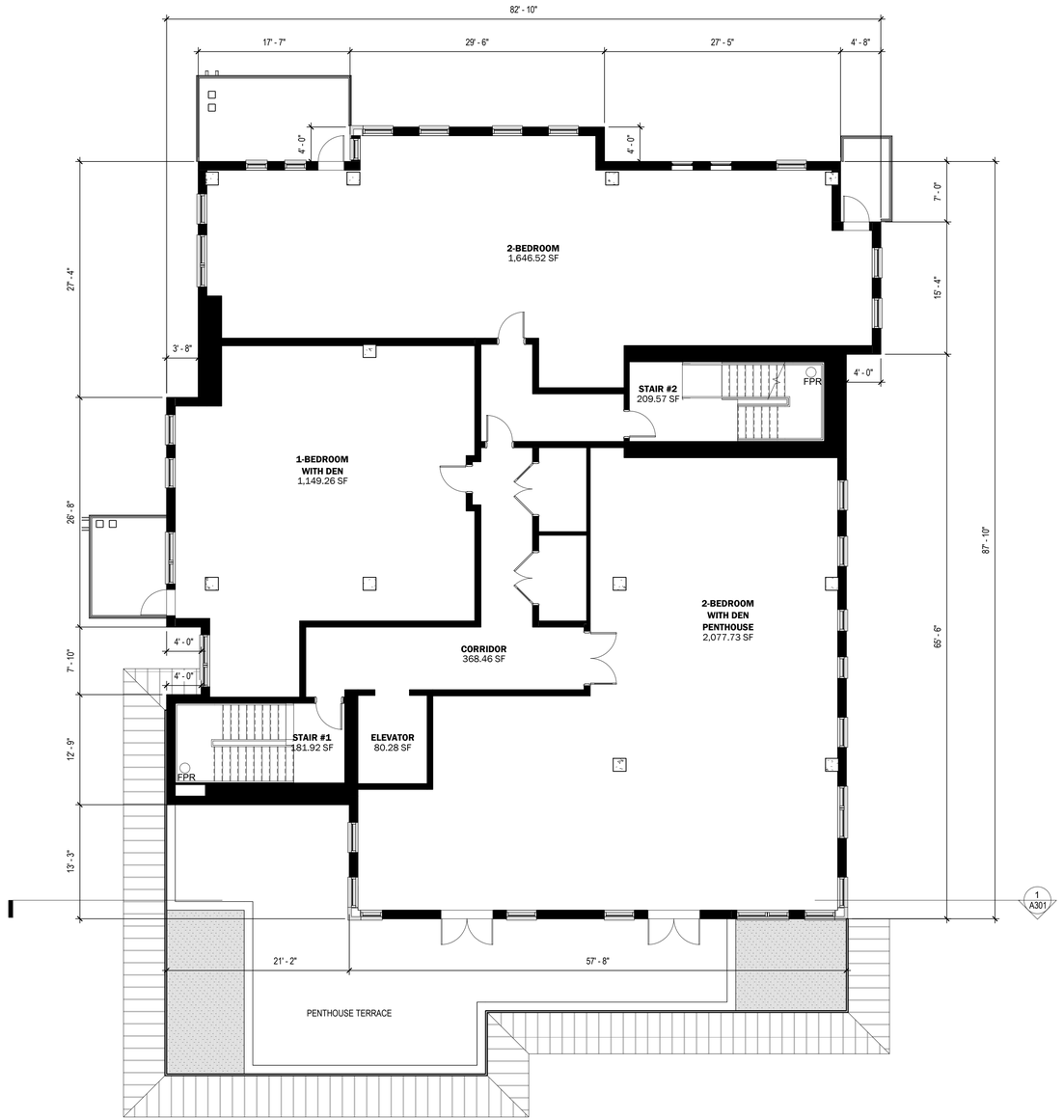
4TH FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A104

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **4TH FLOOR PLAN - VILLA D (VILLA G OPP HAND)**

1/8" = 1'-0"

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PROJECT No: 70581.00

DRAWING TITLE:

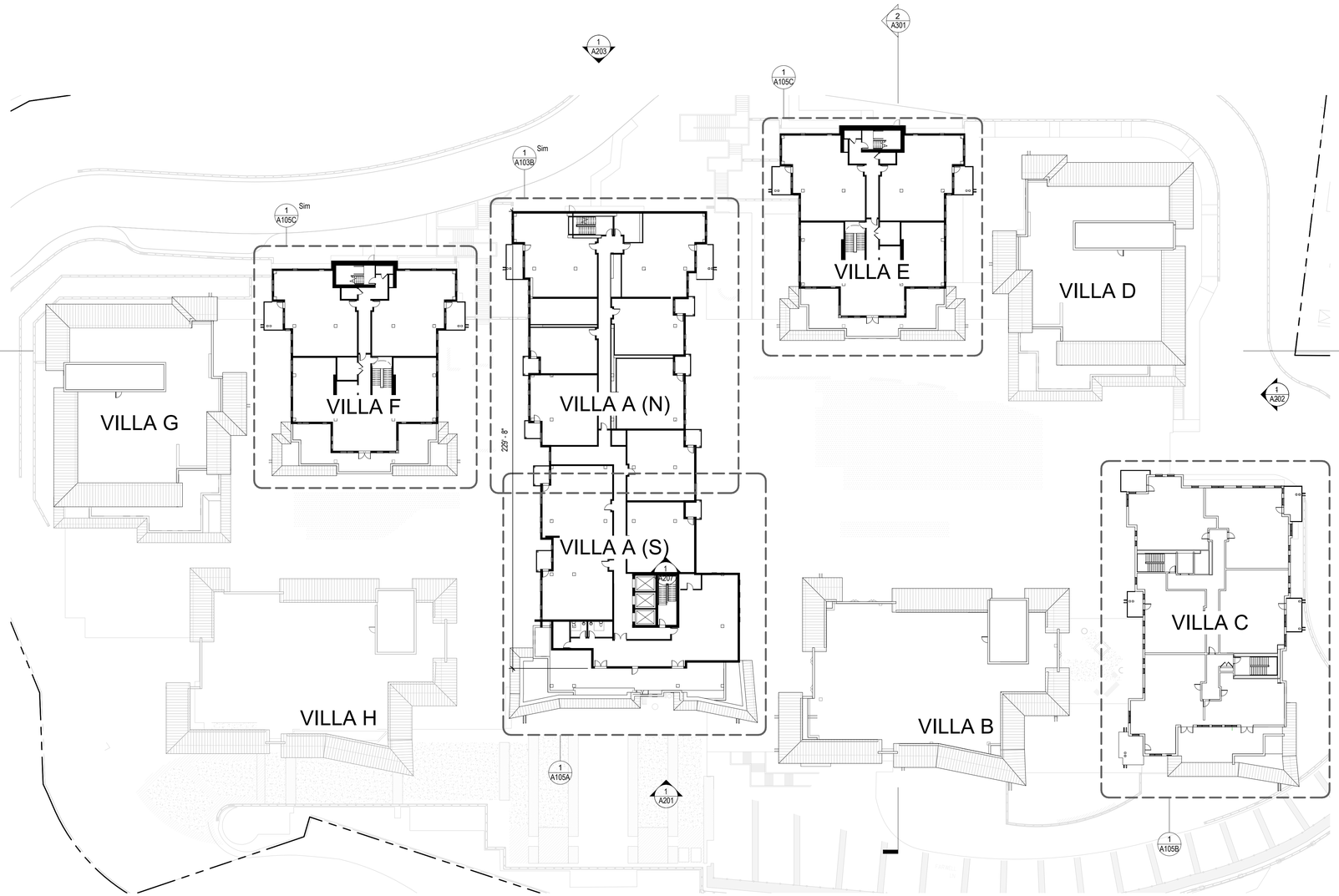
4TH FLOOR PLAN - VILLA D & G

SCALE: 1/8" = 1'-0"

A104A

PLANNING SUBMITTAL

JANUARY 12, 2021



1 5TH FLOOR PLAN - OVERALL

1" = 30'-0"

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1/13/2021 9:39:46 PM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

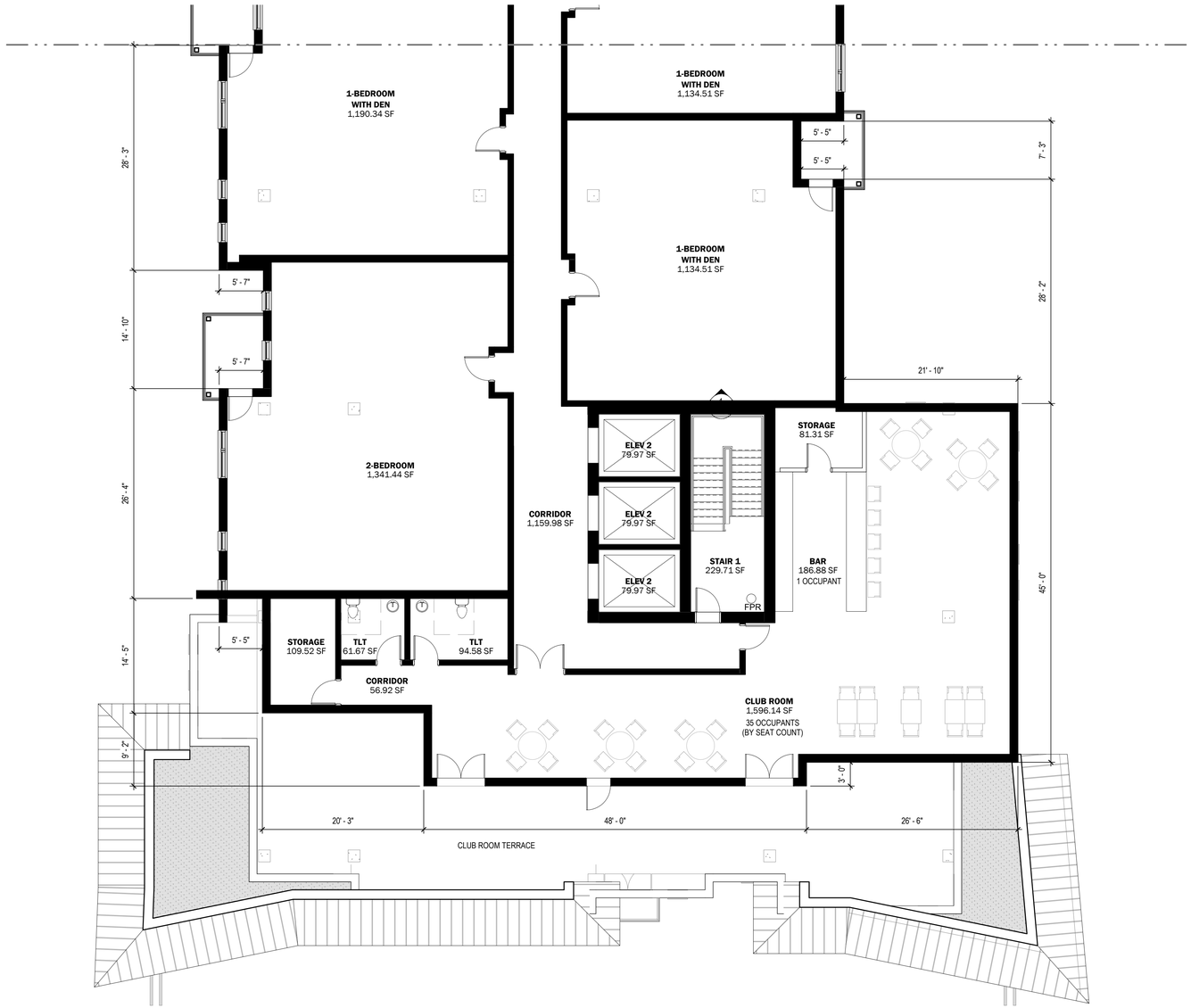
5TH FLOOR PLAN - OVERALL

SCALE: 1" = 30'-0"

A105

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **5TH FLOOR PLAN - VILLA A SOUTH**
1/8" = 1'-0"

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NO.	DATE	ISSUE

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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

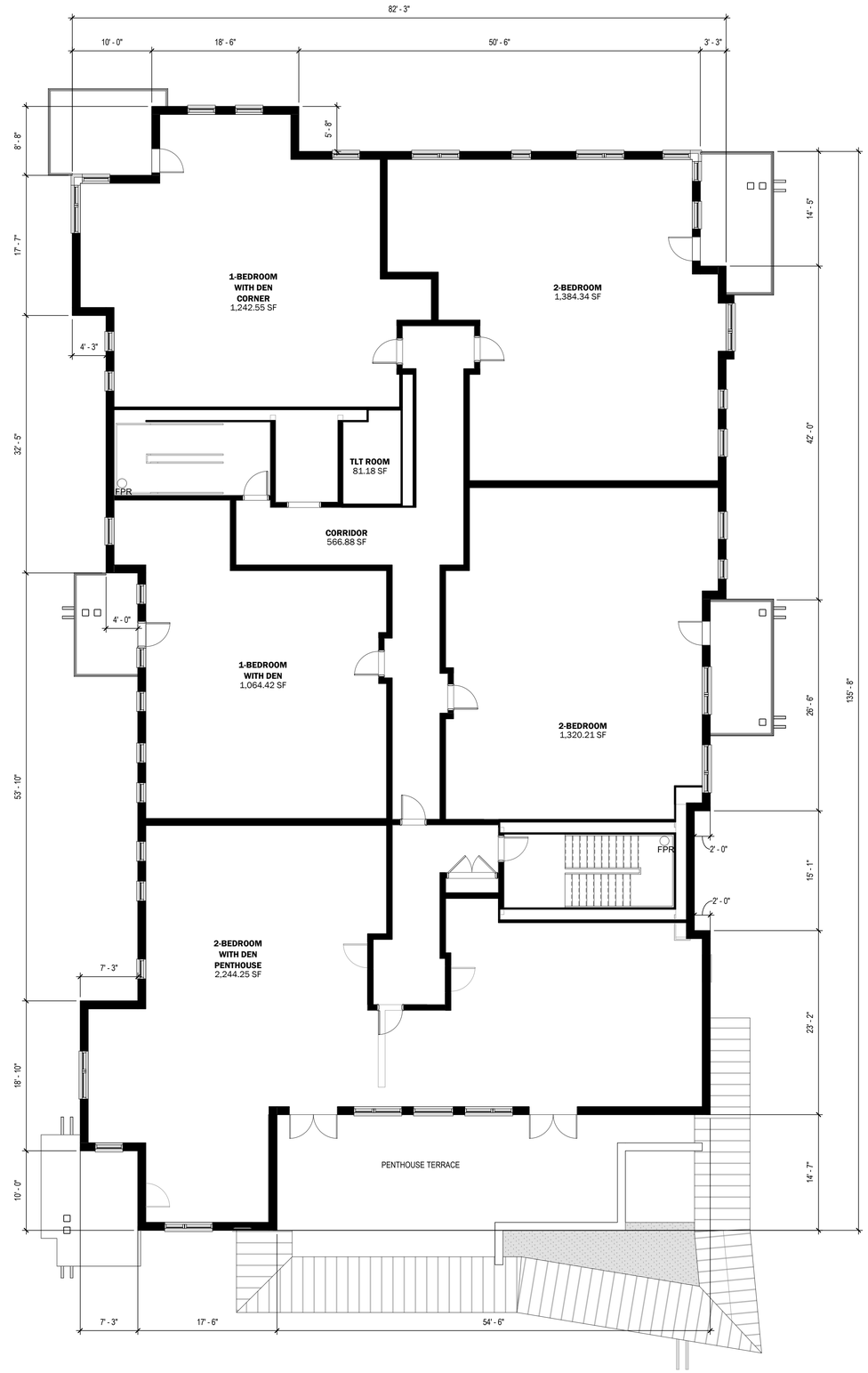
5TH FLOOR PLAN - VILLA A S

SCALE: 1/8" = 1'-0"

A105A

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **5TH FLOOR PLAN - VILLA C**

1/8" = 1'-0"

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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
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Applicant:
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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

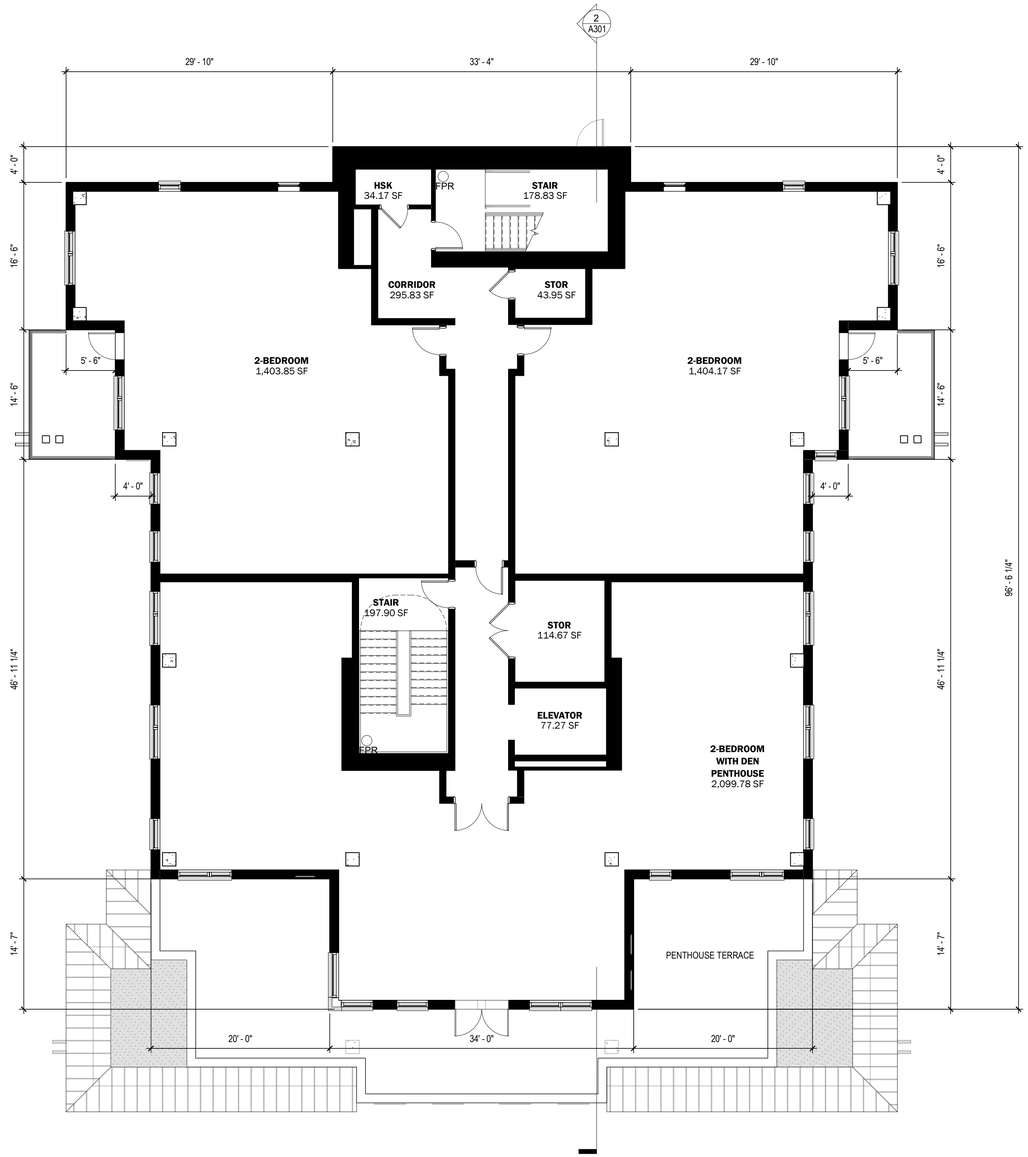
5TH FLOOR PLAN - VILLA C

SCALE: 1/8" = 1'-0"

A105B

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **5TH FLOOR PLAN - VILLA E (VILLA F OPP HAND)**
1/8" = 1'-0"

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10/13/2020 7:37:57 PM

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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

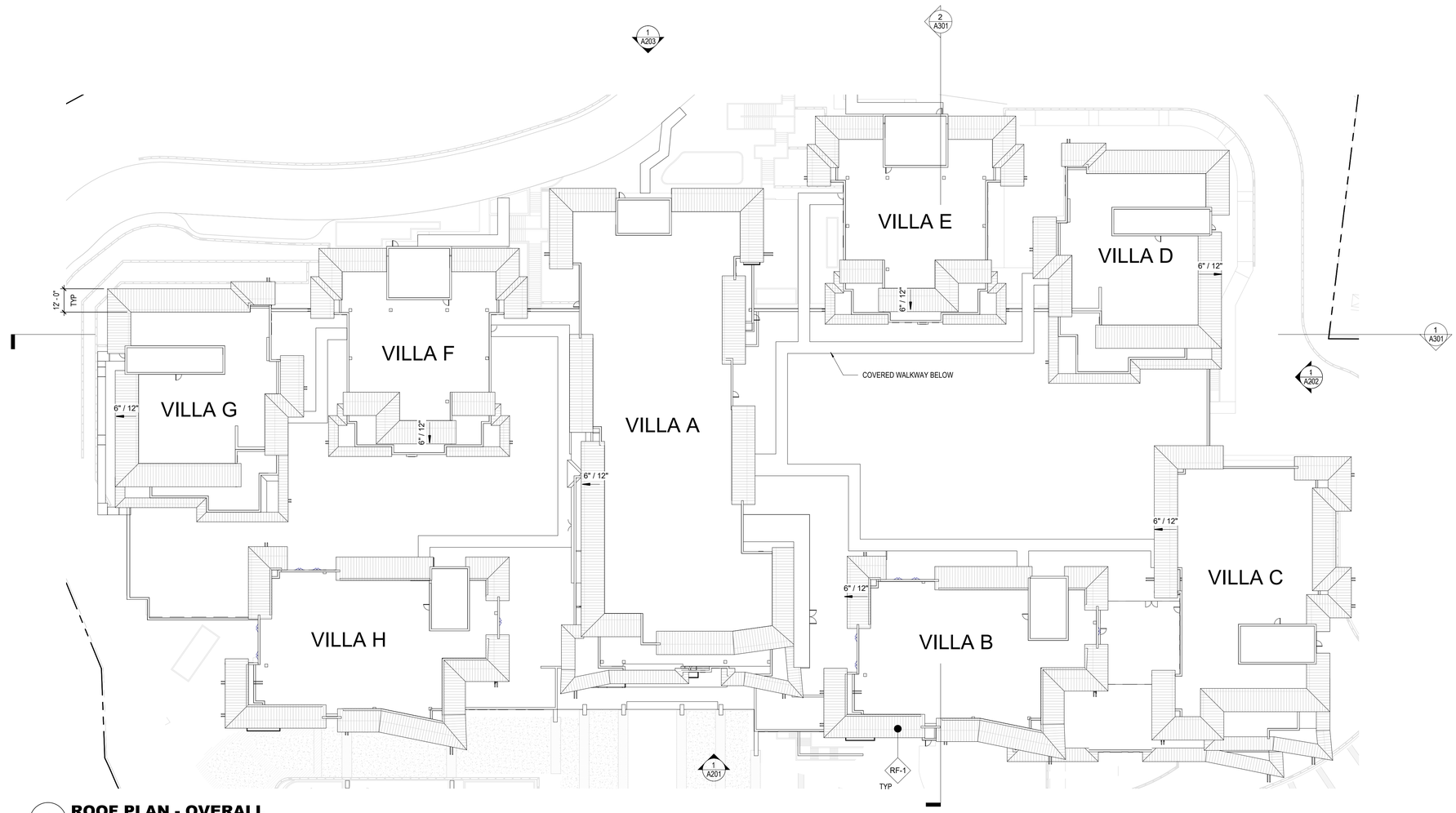
5TH FLOOR PLAN - VILLA E & F

SCALE: 1/8" = 1'-0"

A105C

PLANNING SUBMITTAL

JANUARY 12, 2021



1 **ROOF PLAN - OVERALL**

1" = 30'-0"

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1/13/2021 9:39:52 PM

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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ROOF PLAN - OVERALL

SCALE: 1" = 30'-0"

A106

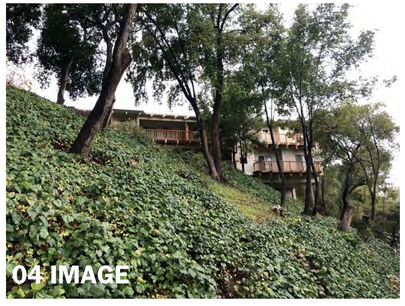
PLANNING SUBMITTAL

JANUARY 12, 2021

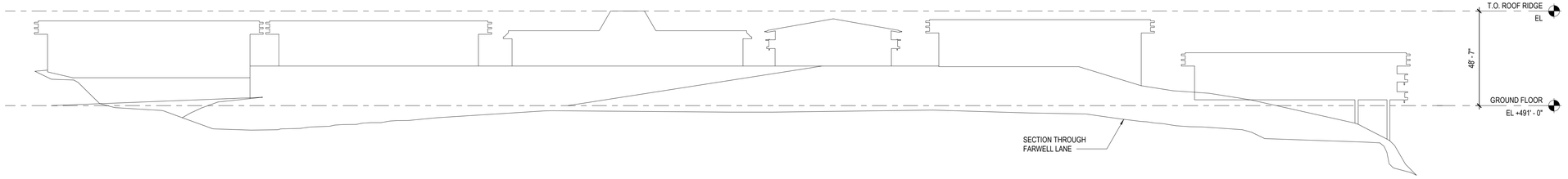












1 **EXISTING ELEVATION_SOUTH-EAST**

1" = 30'-0"



3 **VIEW LEGEND - EXISTING ELEVATION - SE**

1/2" = 1'-0"

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NO.	DATE	ISSUE

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(415) 398-7667

General Contractor:
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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: As indicated

A201-E

PLANNING SUBMITTAL

JANUARY 12, 2021



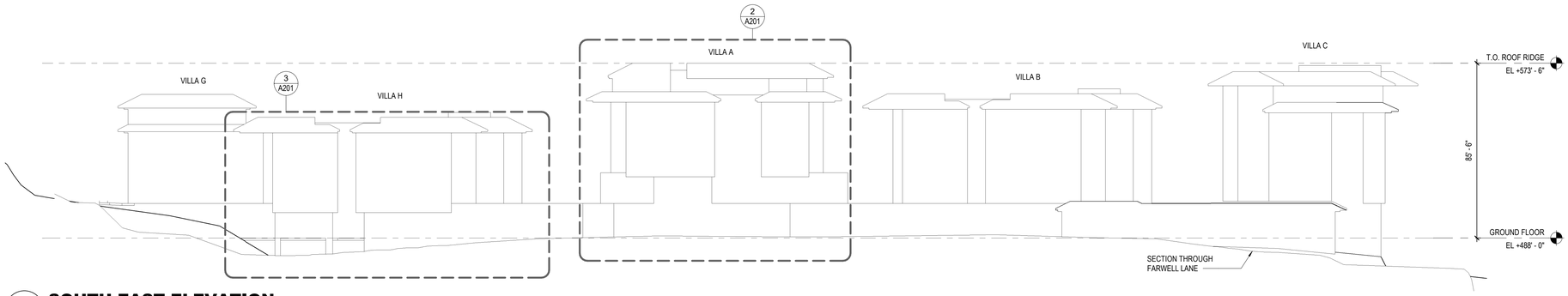
3 VILLA H SOUTH-EAST ELEVATION

3/32" = 1'-0" NOTE: SEE SHEET A204 FOR MATERIAL BOARD



2 VILLA A SOUTH-EAST ELEVATION

3/32" = 1'-0" NOTE: SEE SHEET A204 FOR MATERIAL BOARD



1 SOUTH-EAST ELEVATION

1" = 30'-0"

MATERIAL LEGEND

RF-1	ROOF - STANDING SEAM
ST-1	STONE TILE
MC-1	BRUSHED STAINLESS STEEL
EX-1	CONCRETE PANEL SIDING
EX-2	BALCONY FINISH
MP-1	METAL PANEL SIDING
MP-2	VERTICAL STANDING SEAM
MP-3	CONCRETE PANEL SIDING

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
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(415) 816-7944

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Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXTERIOR ELEVATIONS SE

SCALE: As indicated

A201

PLANNING SUBMITTAL

JANUARY 12, 2021

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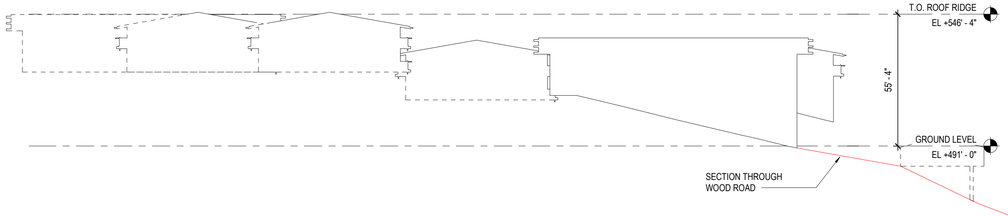






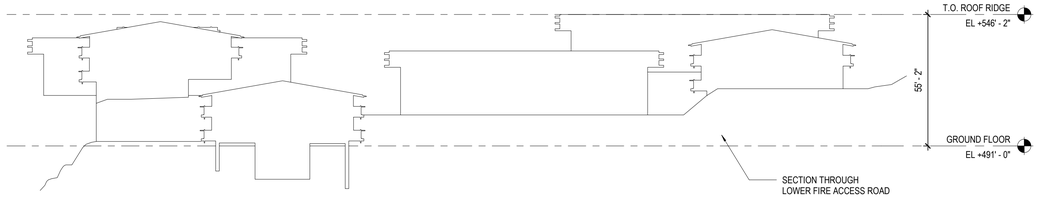






2 EXISTING ELEVATION_SOUTH-WEST

1" = 30'-0"



1 EXISTING ELEVATION_NORTH-EAST

1" = 30'-0"



4 VIEW LEGEND - EXISTING ELEVATION - SW-NE

1/2" = 1'-0"

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SEAL

KEY PLAN

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100 Montgomery St., Suite 2300
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Applicant:
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General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: As indicated

A202-E

PLANNING SUBMITTAL

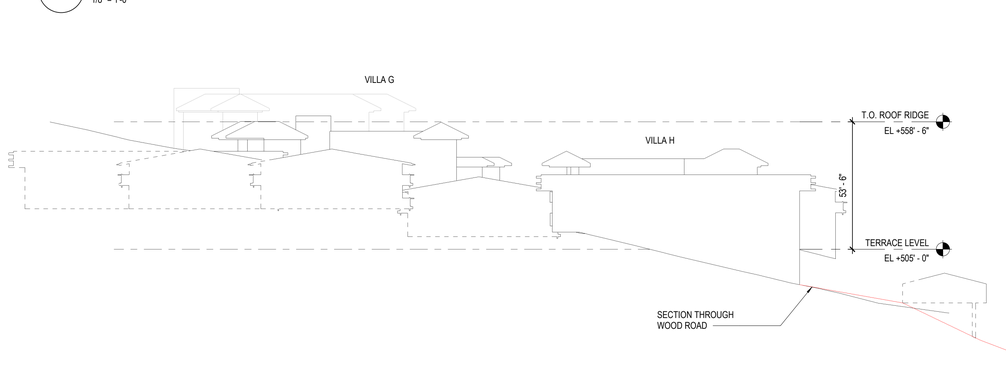
JANUARY 12, 2021



NOTE: SEE SHEET A204 FOR MATERIAL BOARD

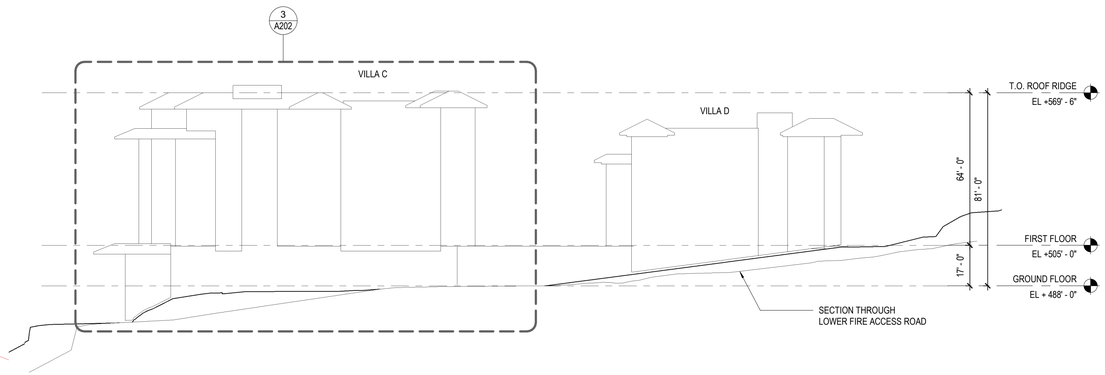
3 VILLA C NORTH-EAST ELEVATION

1/8" = 1'-0"



2 SOUTH-WEST ELEVATION

1" = 30'-0"



1 NORTH-EAST ELEVATION

1" = 30'-0"

MATERIAL LEGEND

RF-1	ROOF - STANDING SEAM
ST-1	STONE TILE
MC-1	BRUSHED STAINLESS STEEL
EX-1	CONCRETE PANEL SIDING
EX-2	BALCONY FINISH
MP-1	METAL PANEL SIDING
MP-2	VERTICAL STANDING SEAM
MP-3	CONCRETE PANEL SIDING

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXTERIOR ELEVATIONS NE & SW

SCALE: As indicated

A202

PLANNING SUBMITTAL

JANUARY 12, 2021

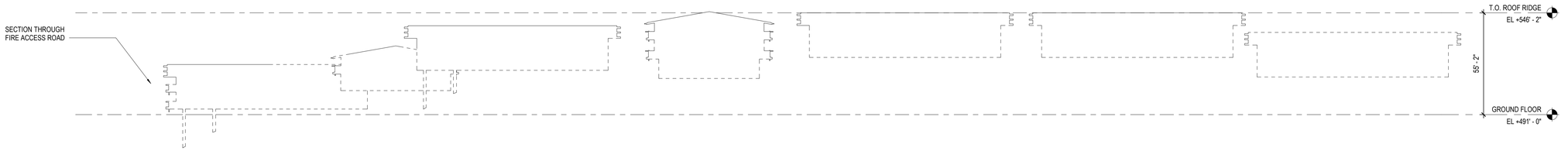
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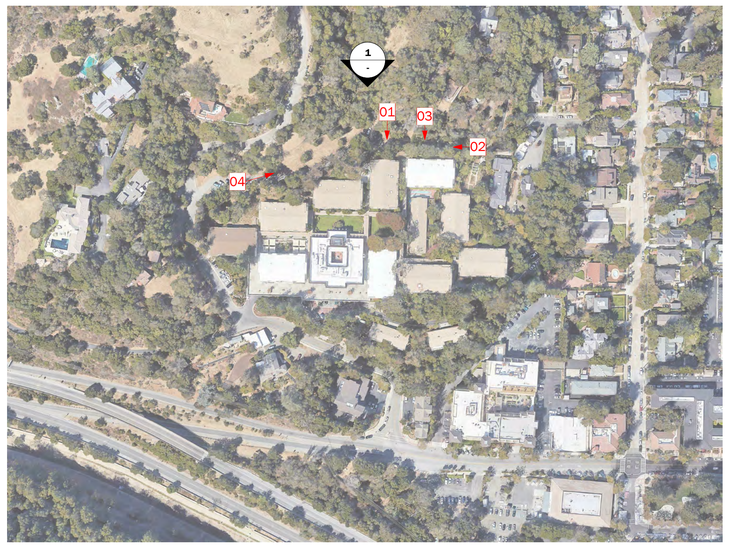






1 **EXISTING ELEVATION_NORTH-WEST**

1" = 30'-0"



3 **VIEW LEGEND - EXISTING ELEVATION - NW**

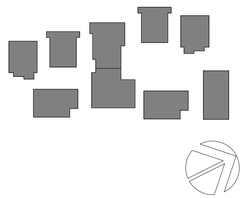
1/2" = 1'-0"

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10/13/2020 7:39:50 PM

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: As indicated

A203-E

PLANNING SUBMITTAL

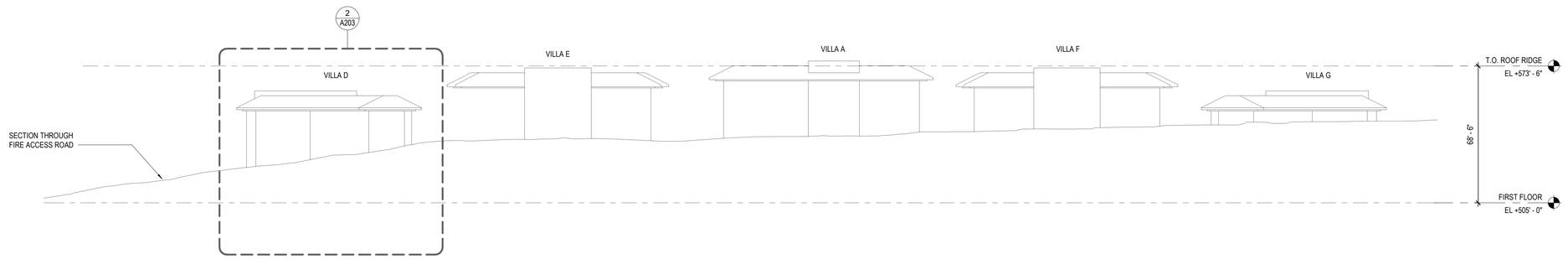
JANUARY 12, 2021



NOTE: SEE SHEET A204 FOR MATERIAL BOARD

2 VILLA D NORTH-WEST ELEVATION

1/8" = 1'-0"



1 NORTH-WEST ELEVATION

1" = 30'-0"

MATERIAL LEGEND

RF-1	ROOF - STANDING SEAM
ST-1	STONE TILE
MC-1	BRUSHED STAINLESS STEEL
EX-1	CONCRETE PANEL SIDING
EX-2	BALCONY FINISH
MP-1	METAL PANEL SIDING
MP-2	VERTICAL STANDING SEAM
MP-3	CONCRETE PANEL SIDING

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXTERIOR ELEVATIONS NW

SCALE: As indicated

A203

PLANNING SUBMITTAL

JANUARY 12, 2021

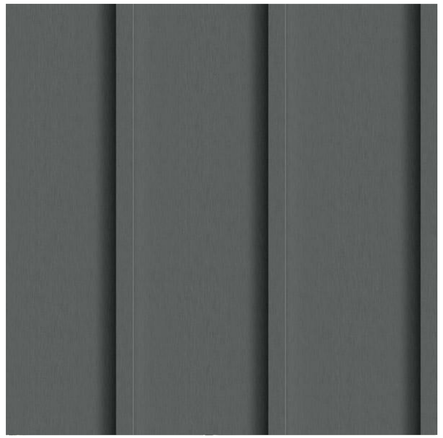
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BALCONY GUARDRAIL ASSEMBLY STYLE
(GL-2) GUARDRAIL GLASS
(EX-2) BALCONY FINISH



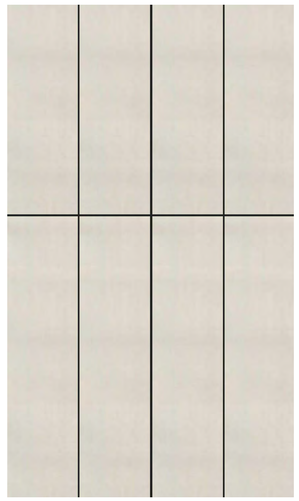
WOOD-LOOK ALUMINUM SOFFIT



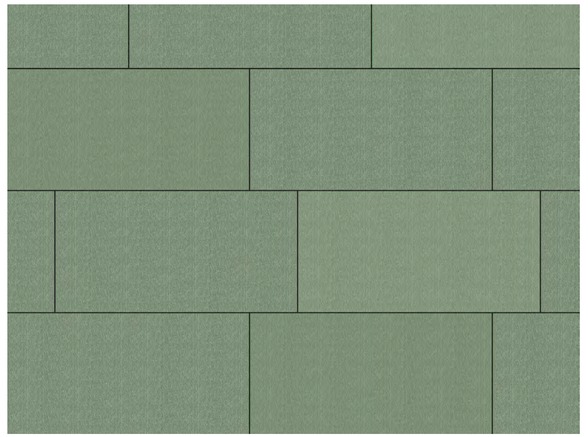
(RF-1)
STANDING SEAM ROOF



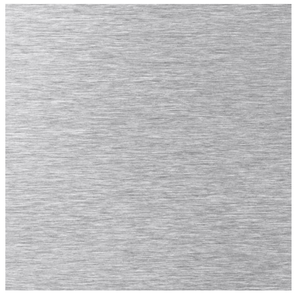
(ST-1)
STONE TILE



(MP-2)
VERTICAL STANDING SEAM



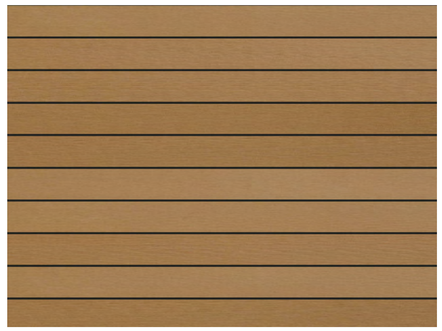
(MP-1)
METAL PANEL SIDING



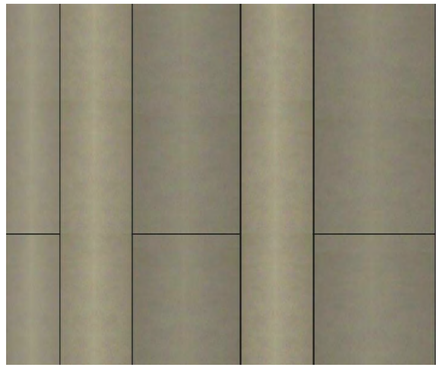
(MC-1)
BRUSHED STAINLESS STEEL (WINDOW FRAMES, RAILINGS, SECONDARY STRUCTURES)



LIGHT FIXTURE EXTERIOR (WALL-MOUNTED SCONCE) AT ENTRY CANOPY



(MP-3)
HORIZONTAL METAL PANEL W/ WOOD VENEER



(EX-1)
CONCRETE PANEL SIDING



LIGHT FIXTURE EXTERIOR (WALL-MOUNTED SCONCE) AT BALCONIES

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SEAL

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4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
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SAN RAMON, CA 94583
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

MATERIAL BOARD

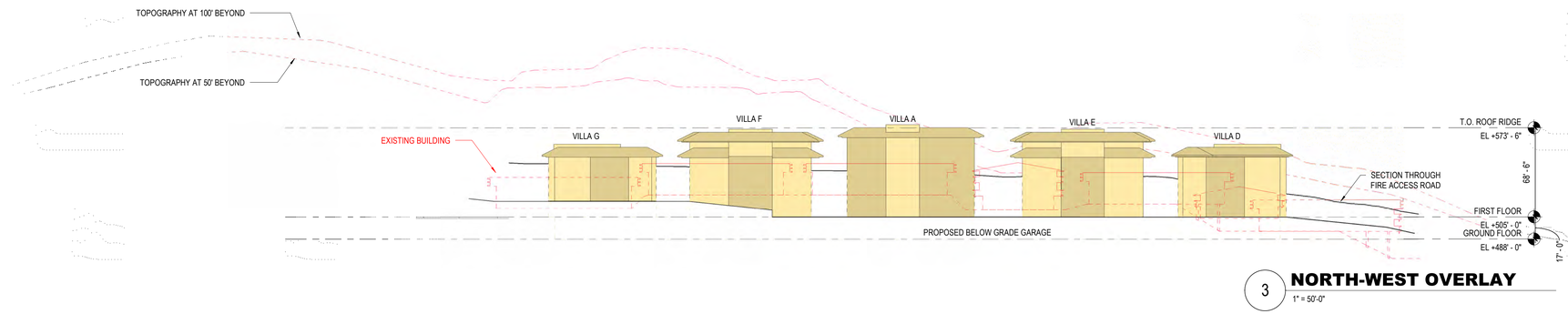
SCALE:

A204

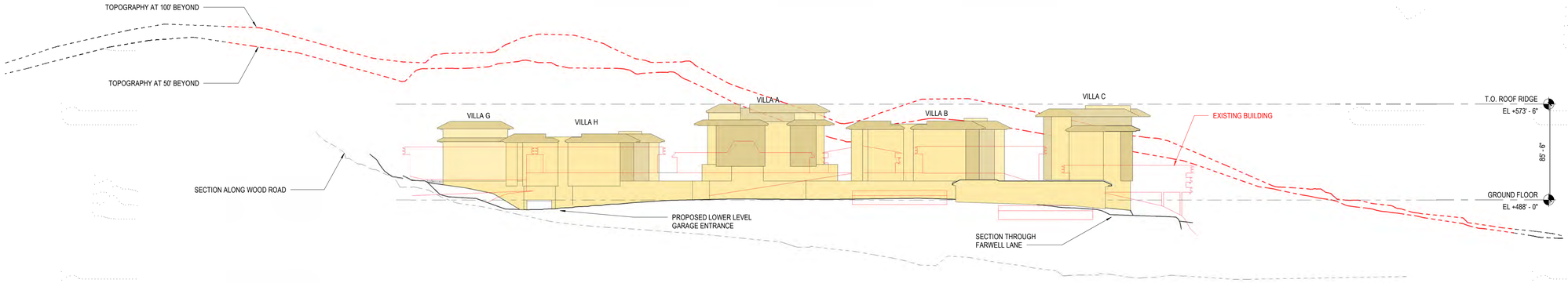
PLANNING SUBMITTAL

JANUARY 12, 2021

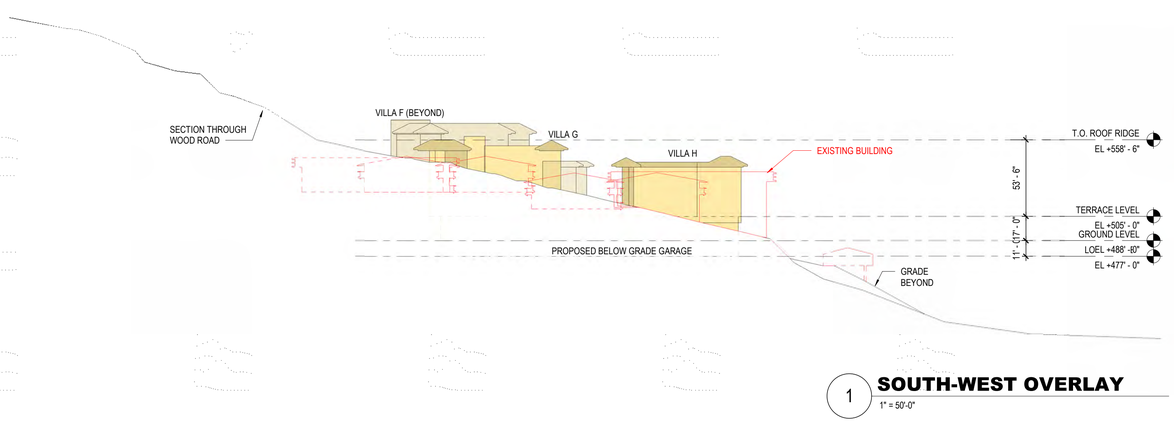
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3 **NORTH-WEST OVERLAY**
1" = 50'-0"



2 **SOUTH-EAST OVERLAY**
1" = 50'-0"



1 **SOUTH-WEST OVERLAY**
1" = 50'-0"



70580_Los Gatos_Site_R19_detached.rvt
6/29/2020 10:10:31 AM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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SAN RAMON, CA 94583
(925) 736-8176

Structural:
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SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

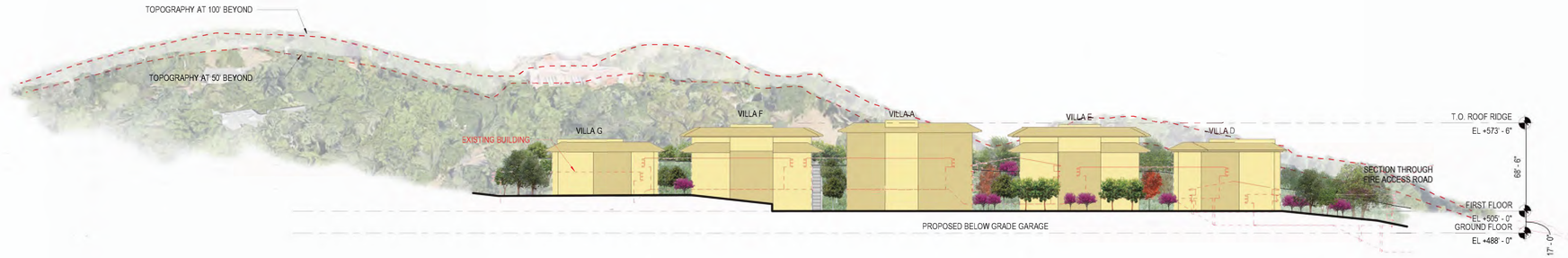
BUILDING OUTLINES - EXISTING AND PROPOSED

SCALE: As indicated

A205

PLANNING SUBMITTAL

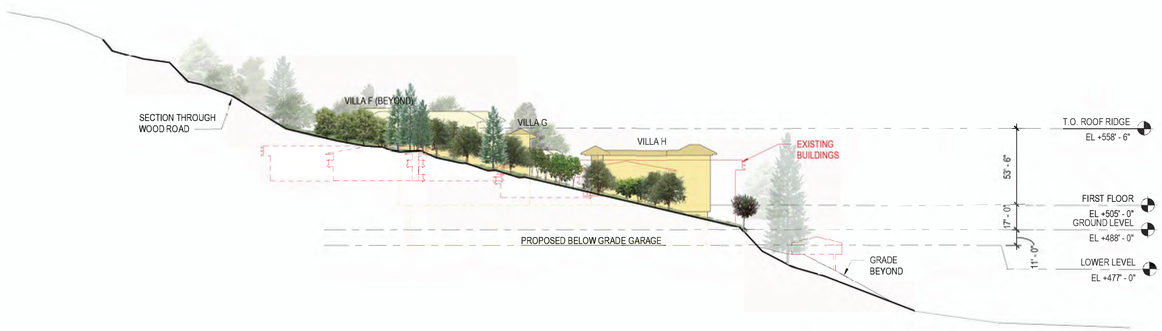
JANUARY 12, 2021



3 **NORTH-WEST OVERLAY**
1" = 50'



2 **SOUTH-EAST ELEVATION**
1" = 50'-0"



1 **SOUTH-WEST ELEVATION**
1" = 50'-0"



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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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KIMLEY-HORN
4673 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

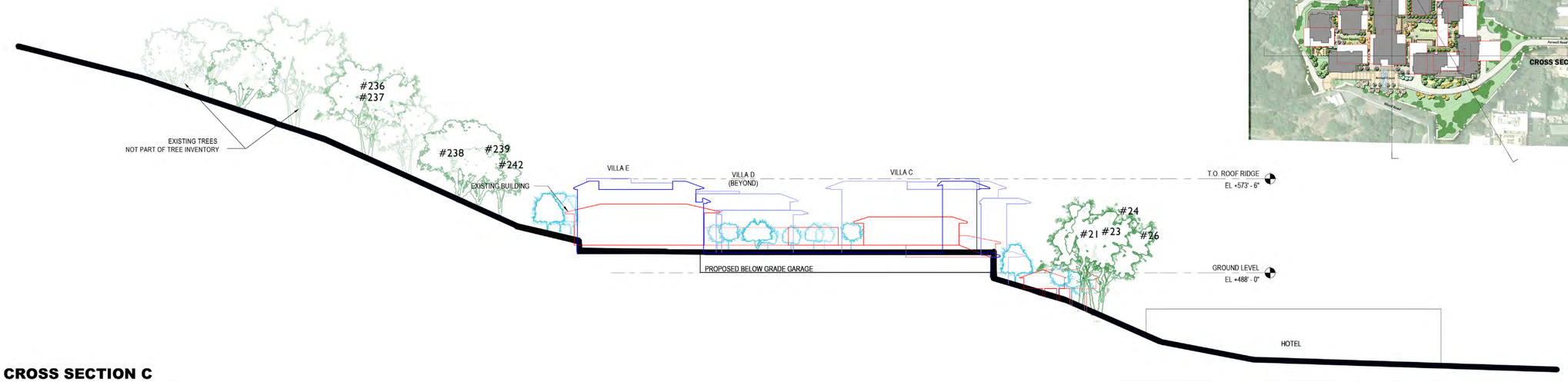
ELEVATION OUTLINES - LANDSCAPE OVERLAY

SCALE: As indicated

A206

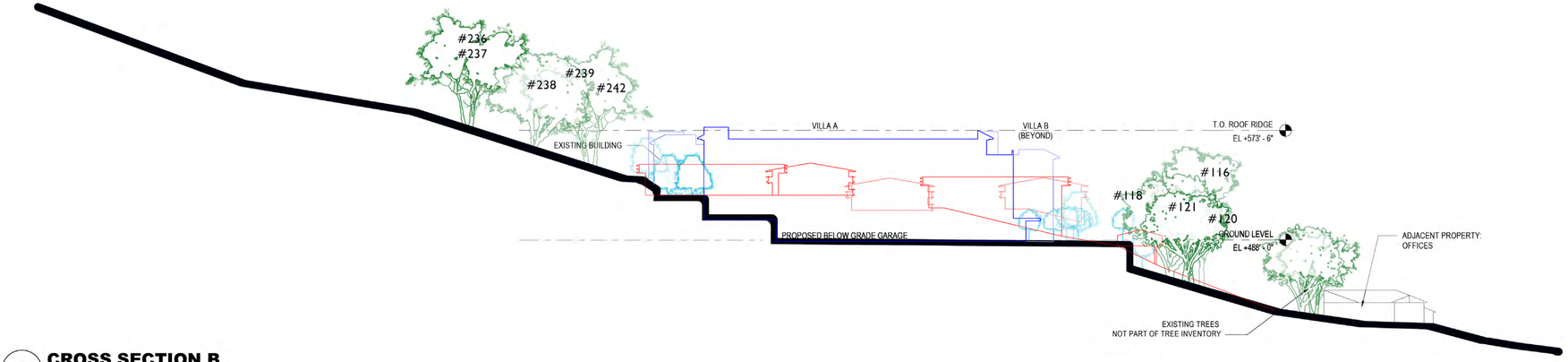
PLANNING SUBMITTAL

JANUARY 12, 2021

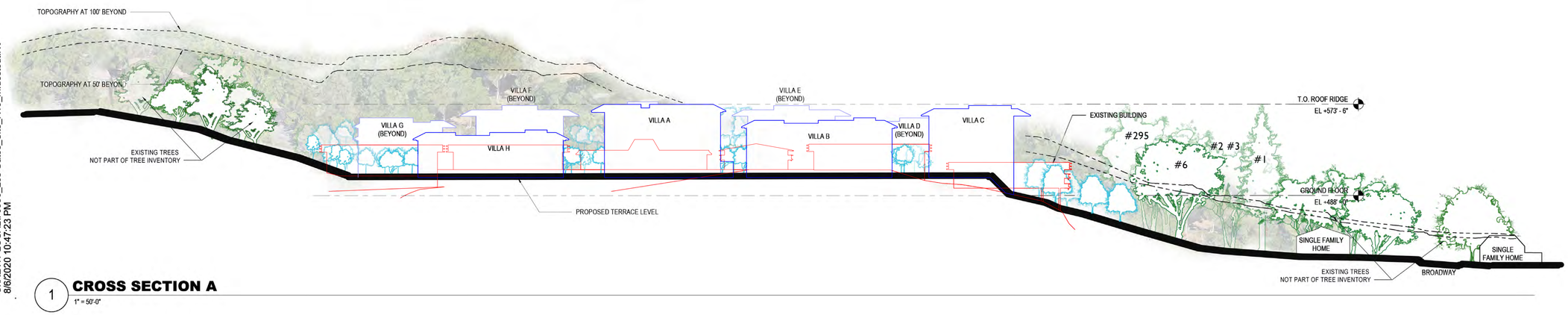


3 **CROSS SECTION C**
1" = 50'-0"





2 **CROSS SECTION B**
1" = 50'-0"



1 **CROSS SECTION A**
1" = 50'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
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Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SITE CROSS-SECTIONS

0 50 100

SCALE: As indicated

A207

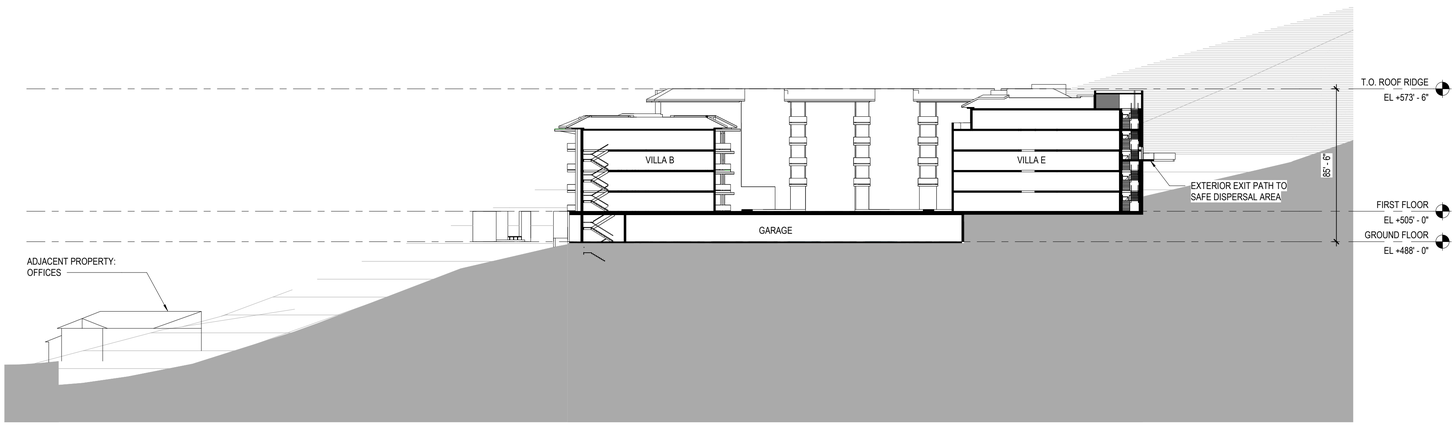
PLANNING SUBMITTAL

JANUARY 12, 2021



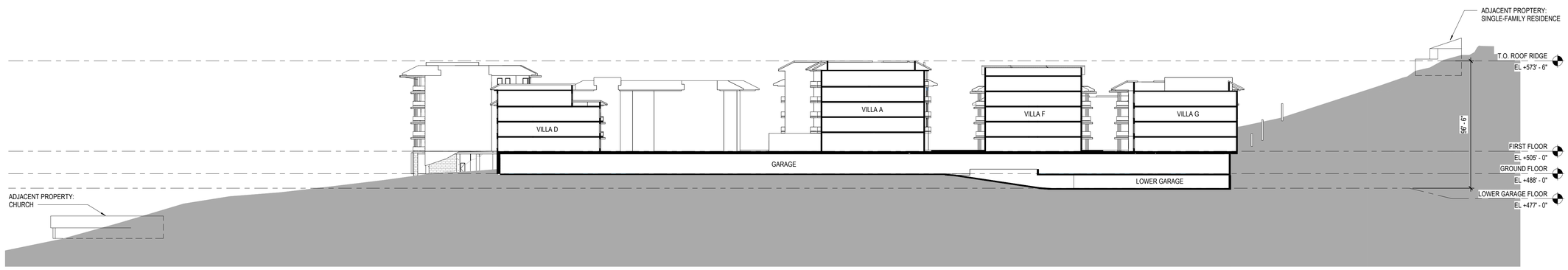
4 ADJACENT PROPERTIES MAP - PROPOSED

1" = 100'-0"



2 SITE - Overall NS Section

1" = 40'-0"



1 SITE - Overall WE Section

1" = 40'-0"

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NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
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PROJECT TITLE:

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110 WOOD ROAD
LOS GATOS, CA 95030

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DRAWING TITLE:

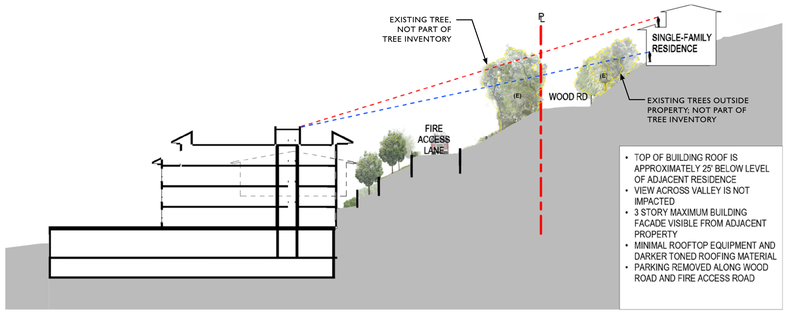
OVERALL SITE SECTION

SCALE: As indicated

A301

PLANNING SUBMITTAL

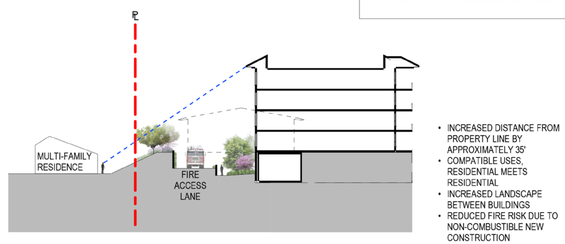
JANUARY 12, 2021



6 SITE SECTION - ADJACENT PROPERTY B

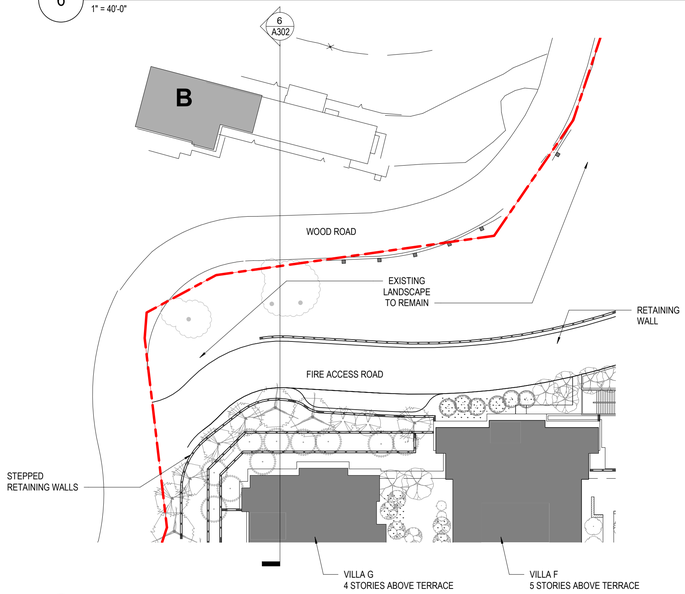
1" = 40'-0"

NOTE: PROPOSED TREES SHOWN ARE AFTER 7-10 YEARS OF INSTALLATION



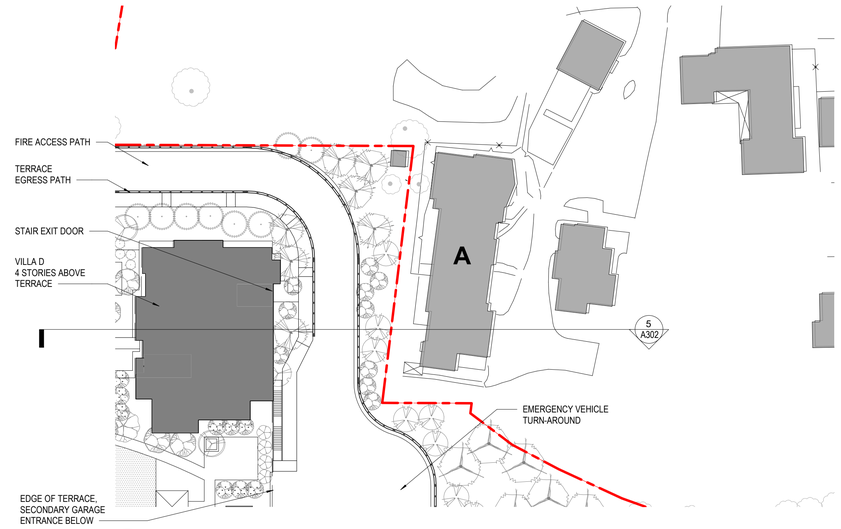
5 SITE SECTION - ADJACENT PROPERTY A

1" = 40'-0"



4 ENLARGED SITE PLAN - ADJACENT PROPERTY B

1" = 40'-0"



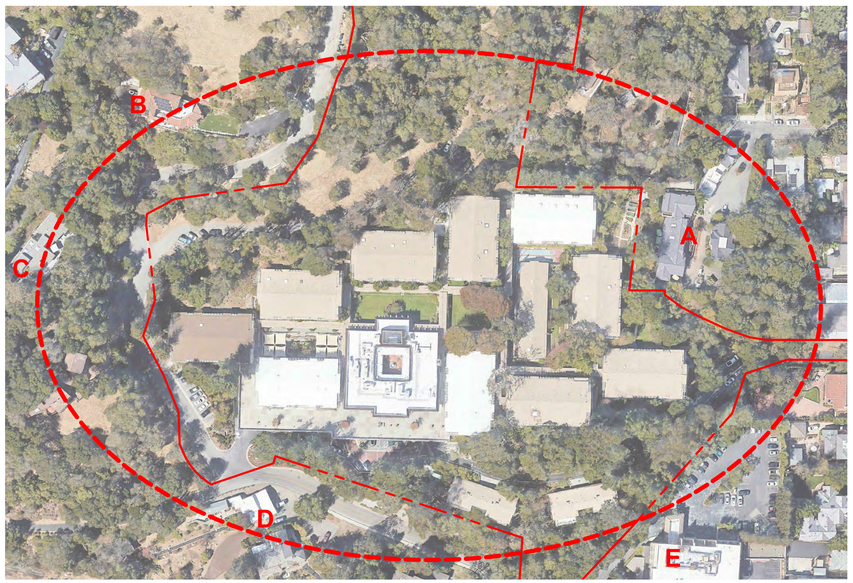
3 ENLARGED SITE PLAN - ADJACENT PROPERTY A

1" = 40'-0"



2 ADJACENT PROPERTIES MAP - PROPOSED

1" = 100'-0"



1 ADJACENT PROPERTIES MAP - EXISTING

1" = 100'-0"

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ADJACENT PROPERTIES SECTIONS

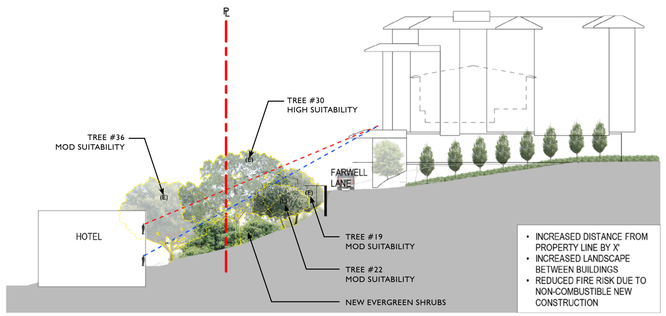
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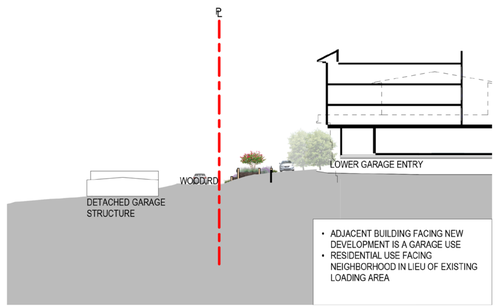
PLANNING SUBMITTAL

JANUARY 12, 2021

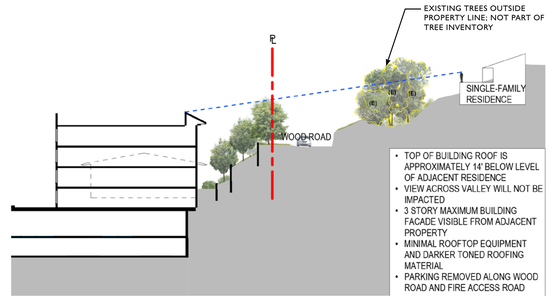
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1/13/2021 9:40:03 PM



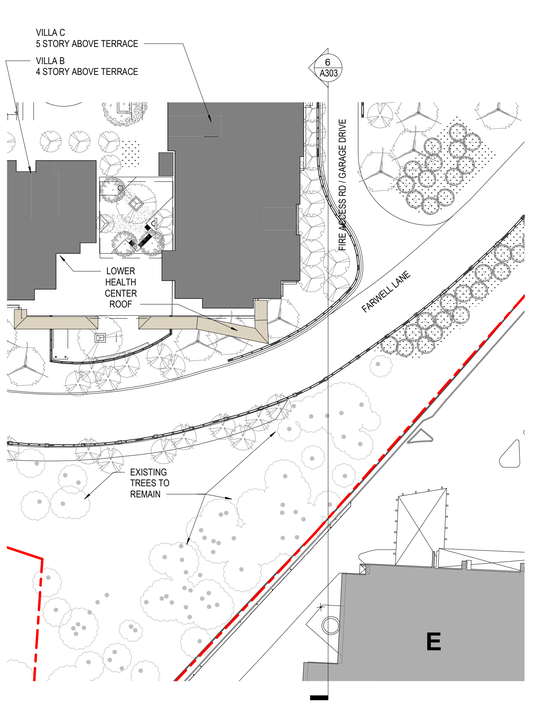
6 **ADJACENT PROPERTY E**
1" = 40'-0"



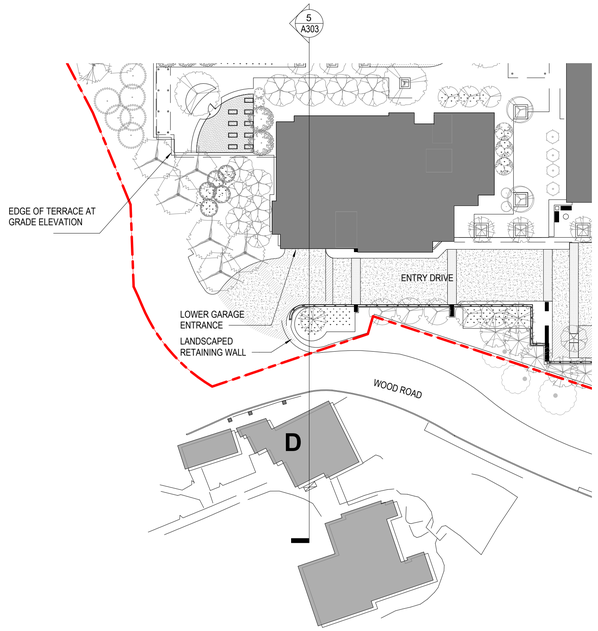
5 **ADJACENT PROPERTY D**
1" = 40'-0"



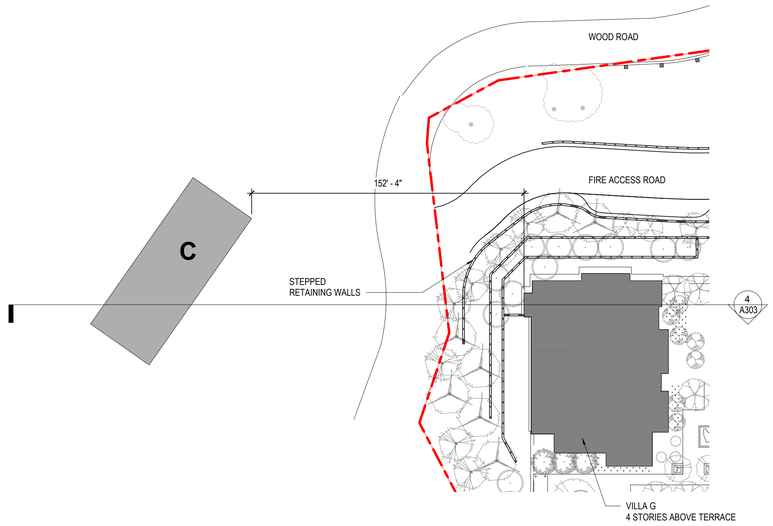
4 **SITE SECTION - ADJACENT PROPERTY C**
1" = 40'-0"



3 **ENLARGED SITE PLAN - ADJACENT PROPERTY E**
1" = 40'-0"



2 **ENLARGED SITE PLAN - ADJACENT PROPERTY D**
1" = 40'-0"



1 **ENLARGED SITE PLAN - ADJACENT PROPERTY C**
1" = 40'-0"

NOTE: PROPOSED TREES SHOWN ARE AFTER 7-10 YEARS OF INSTALLATION

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

ADJACENT PROPERTIES SECTIONS

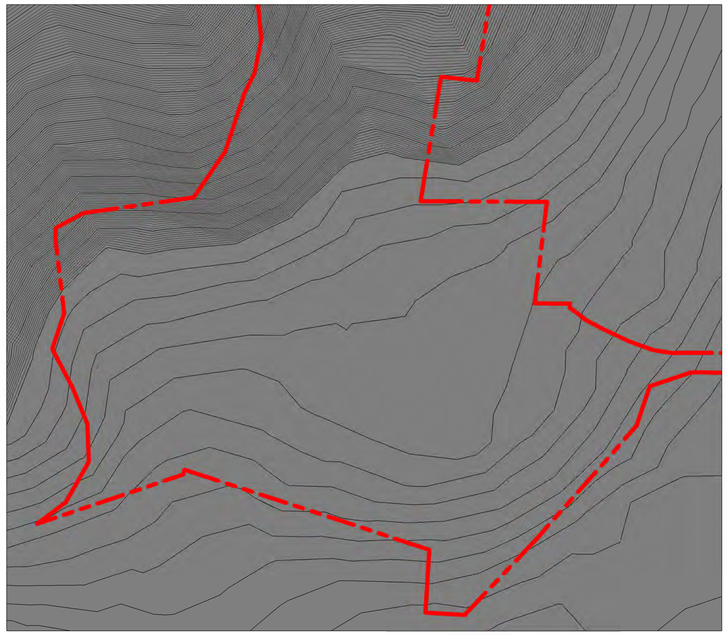
SCALE: 1" = 40'-0"

A303

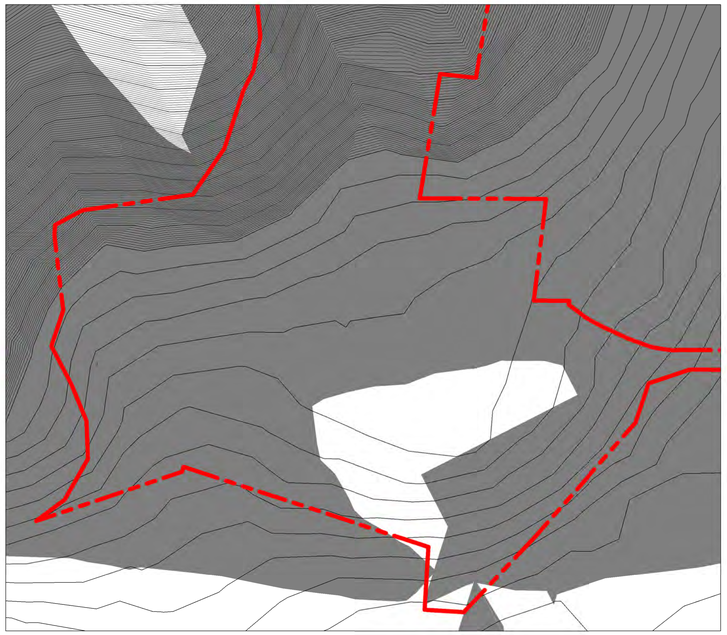
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JANUARY 12, 2021

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9 **SHADOW STUDY-TERRAIN ONLY_December 21_1500**
1/4" = 1'-0"



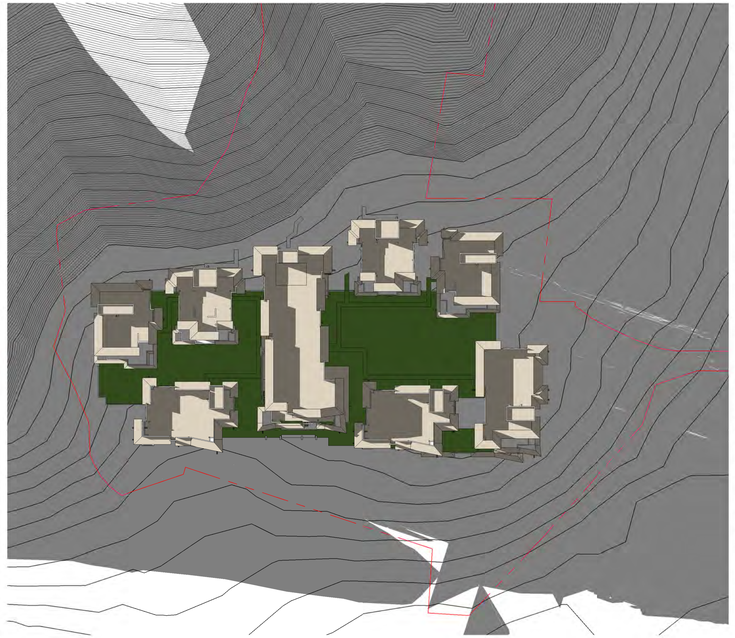
8 **SHADOW STUDY-TERRAIN ONLY_December 21_1200**
1/4" = 1'-0"



7 **SHADOW STUDY-TERRAIN ONLY_December 21_0900**
1/4" = 1'-0"



6 **SHADOW STUDY_December 21_1500**
1" = 100'-0"



5 **SHADOW STUDY_December 21_1200**
1" = 100'-0"



4 **SHADOW STUDY_December 21_0900**
1" = 100'-0"

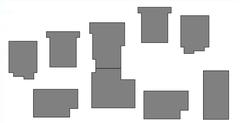
NOTE: SEPARATE STUDY OF SHADOW IMPACT ON TERRAIN ONLY DOES NOT INCLUDE TREES ON HILLSIDE AS A CONSERVATIVE APPROACH TO UNDERSTAND THE IMPACT OF THE HILLSIDE ON SITE SHADING PRIOR TO THE PROPOSED DEVELOPMENT.

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KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
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T. +1 415 926 7900

Applicant:
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Owner:
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General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SHADOW STUDY - DECEMBER

SCALE: As indicated

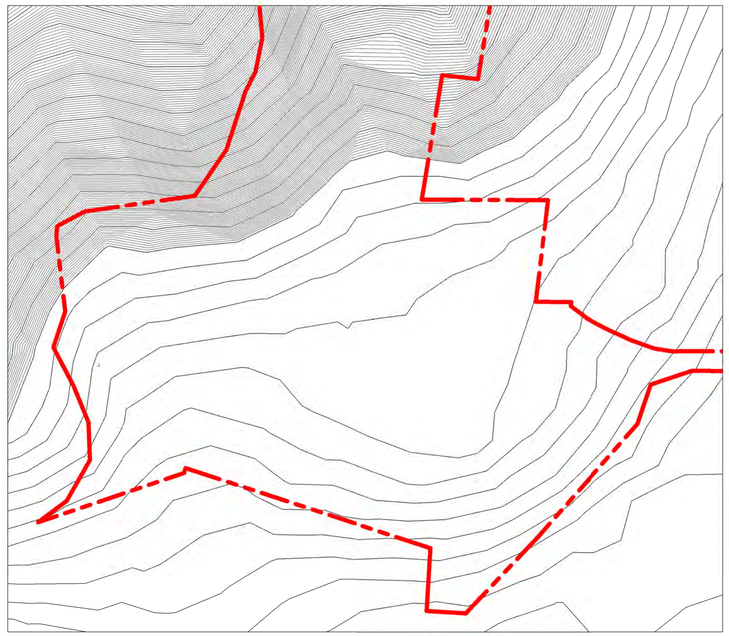
A400

PLANNING SUBMITTAL

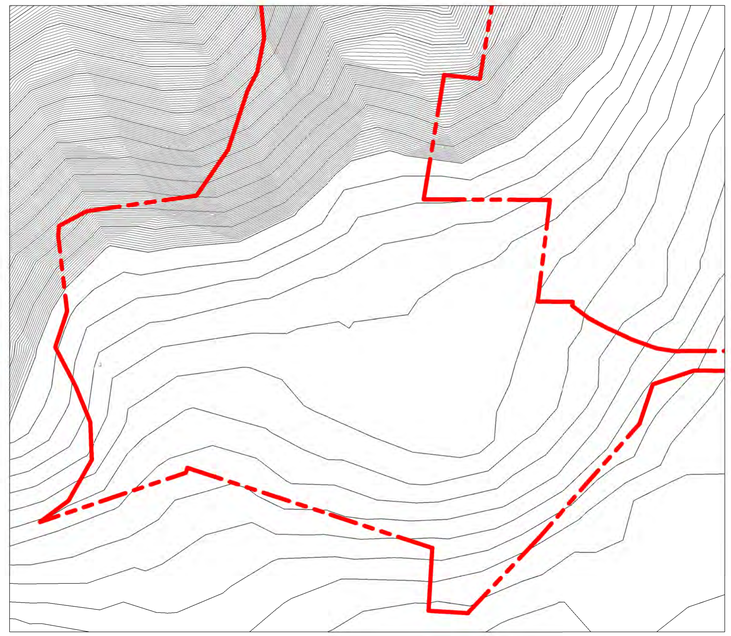
JANUARY 12, 2021



6 **SHADOW STUDY-TERRAIN ONLY_June 21_1500**
1/4" = 1'-0"



5 **SHADOW STUDY-TERRAIN ONLY_June 21_1200**
1/4" = 1'-0"



4 **SHADOW STUDY-TERRAIN ONLY_June 21_0900**
1/4" = 1'-0"



3 **SHADOW STUDY_June 21_1500**
1" = 100'-0"



2 **SHADOW STUDY_June 21_1200**
1" = 100'-0"



1 **SHADOW STUDY_June 21_0900**
1" = 100'-0"

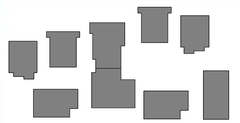
NOTE: SEPARATE STUDY OF SHADOW IMPACT ON TERRAIN ONLY DOES NOT INCLUDE TREES ON HILLSIDE AS A CONSERVATIVE APPROACH TO UNDERSTAND THE IMPACT OF THE HILLSIDE ON SITE SHADING PRIOR TO THE PROPOSED DEVELOPMENT.

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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SHADOW STUDY - JUNE

SCALE: As indicated

A401

PLANNING SUBMITTAL

JANUARY 12, 2021





















2 **SITE PHOTOS 01-10**

1" = 1'-0"



1 **AERIAL VIEW DIAGRAM_SITE PHOTOS 01-10**

1" = 100'-0"

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NO.	DATE	ISSUE

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100 Montgomery St., Suite 2300
San Francisco, CA 94104
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Applicant:
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Landscape:
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(415) 398-7667

General Contractor:
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MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SITE PHOTOS

SCALE: As indicated

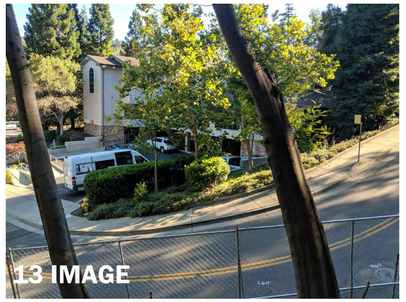
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PLANNING SUBMITTAL

JANUARY 12, 2021



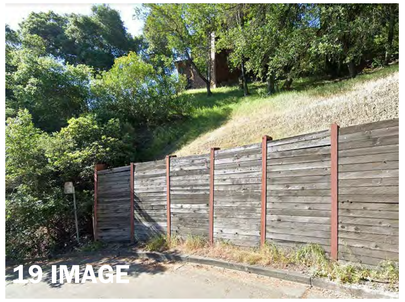


















2 **SITE PHOTOS 11-20**

1" = 1'-0"



1 **AERIAL VIEW DIAGRAM_SITE PHOTOS 11-20**

1" = 100'-0"

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San Francisco, CA 94104
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Applicant:
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Landscape:
GATES + ASSOCIATES
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SAN RAMON, CA 94583
(925) 736-8176

Structural:
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45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SITE PHOTOS

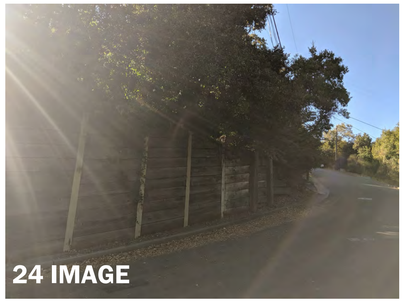
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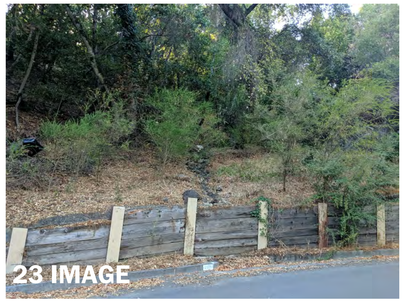
A403

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JANUARY 12, 2021



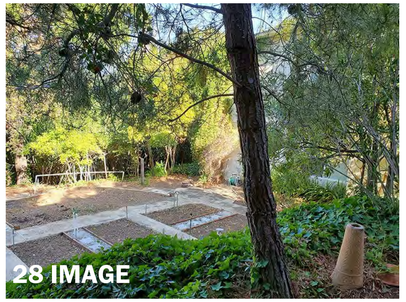


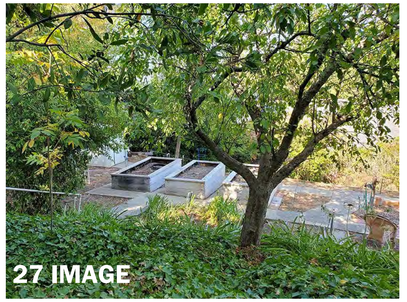














1 **SITE PHOTOS 21-29**

1" = 1'-0"



2 **AERIAL VIEW DIAGRAM_SITE PHOTOS 21-29**

1" = 100'-0"

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SEAL

KEY PLAN

PERKINS EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

SITE PHOTOS

SCALE: As indicated

A404

PLANNING SUBMITTAL

JANUARY 12, 2021



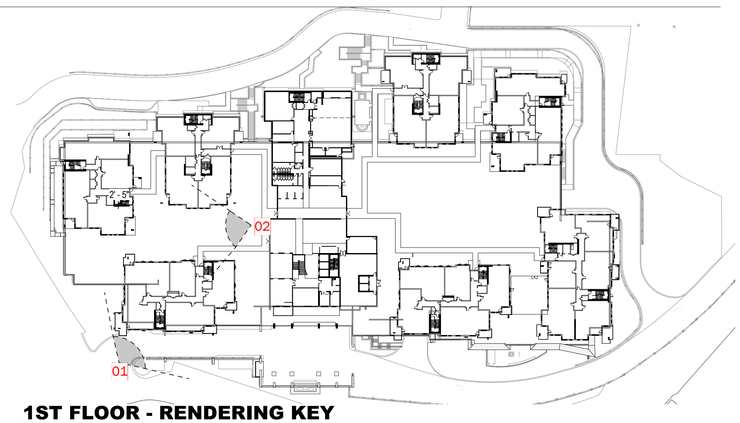
02 **RENDERING IMAGE - COURTYARD**

12" = 1'-0"



01 **RENDERING IMAGE - APPROACH**

12" = 1'-0"



1ST FLOOR - RENDERING KEY

1" = 80'-0"

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SEAL

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

RENDERING IMAGES

SCALE: As indicated

A405

PLANNING SUBMITTAL

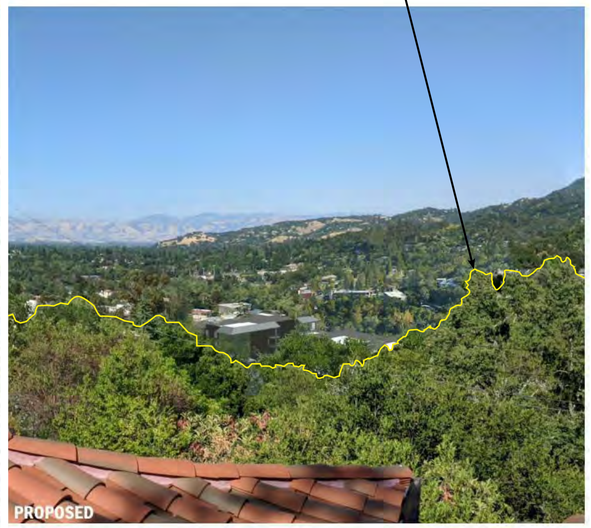
JANUARY 12, 2021

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VIEW CORRIDORS
135 WOOD ROAD







VIEW CORRIDORS
49 E MAIN STREET







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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PERSPECTIVE - BEFORE AND AFTER

SCALE:

A406

PLANNING SUBMITTAL

JANUARY 12, 2021



VIEW 1 **DIAGRAM OF BUILDING MASSING WITHOUT LANDSCAPE**
(SHOWN FOR REFERENCE OF ARCHITECTURE BEYOND)



VIEW 2 **DIAGRAM OF BUILDING MASSING WITH NEW PLANTINGS ON SITE**

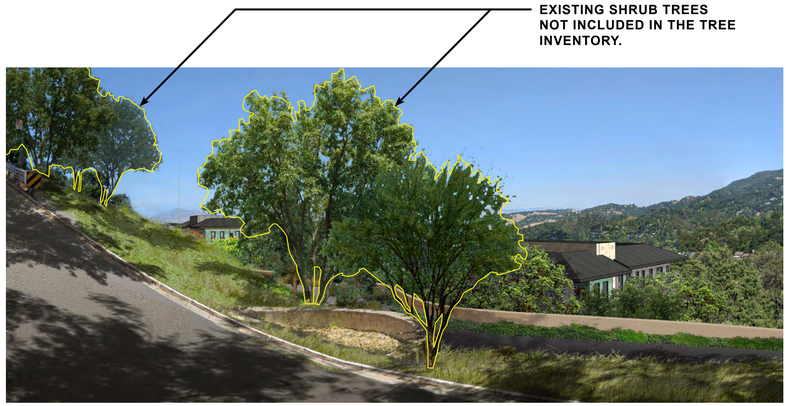
(7 YEAR GROWTH)



VIEW 3 **DIAGRAM OF BUILDING MASSING WITH NEW PLANTINGS ON SITE AND EXISTING SHRUB TREES TO REMAIN ALONG WOOD ROAD**



VIEW 4 **RENDERED BUILDINGS WITH NEW PLANTINGS ON SITE AND EXISTING SHRUB TREES TO REMAIN ALONG WOOD ROAD**



VIEW 4 **RENDERED BUILDINGS WITH NEW PLANTINGS ON SITE AND EXISTING SHRUB TREES TO REMAIN ALONG WOOD ROAD**

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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

RENDERED IMAGE PROGRESSION

SCALE: 1" = 30'-0"

A407

PLANNING SUBMITTAL

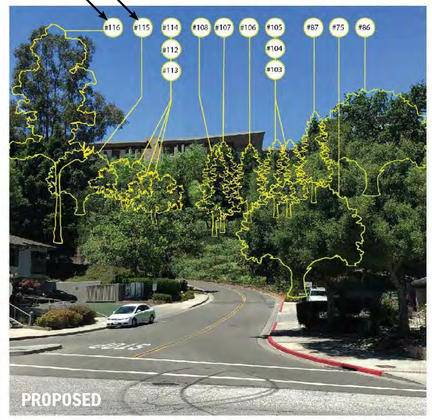
JANUARY 12, 2021

VIEW CORRIDORS
S SANTA CRUZ AVENUE & WOOD ROAD

TREE #115 AND 116 ARE OUTSIDE THE PROPERTY LINE AND WILL REMAIN INTACT.







VISUALIZATION
Farwell/Broadway







C:\REVIT LOCAL\70580_Los Gatos_Site_R19_m.destout.rvt
10/13/2020 7:41:53 PM

NO. DATE ISSUE

SEAL

KEY PLAN

PERKINS — EASTMAN
677 Washington Blvd.
Suite 101
Stamford, CT 06901
T. +1 203 251 7400
F. +1 203 251 7474

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400
Construction Manager:
CM NAME
CM Address

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176
Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004
Mechanical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667
Electrical:

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PERSPECTIVE - BEFORE AND AFTER

SCALE:

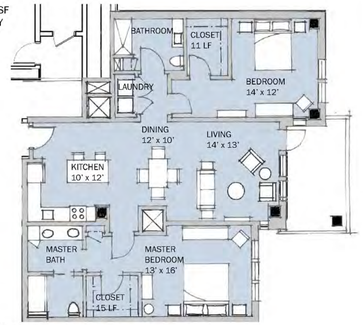
A408

PLANNING SUBMITTAL

JANUARY 12, 2021

TWO BEDROOM

- 64 UNITS (38%)
- AVG AREA: +/- 1,532 SF
- +1 PATIO OR BALCONY

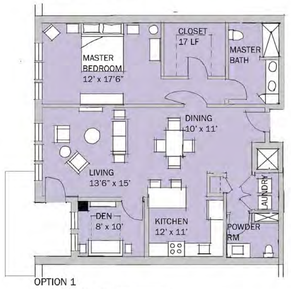




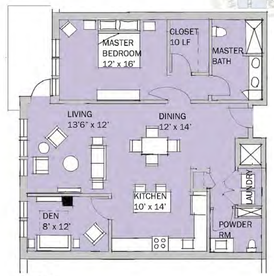
BUILDING A, E, F:
28 UNITS
1,500 SF

ONE BEDROOM WITH DEN

- 45 UNITS (27%)
- AVG AREA: +/- 1,171 SF
- +1 PATIO OR BALCONY



OPTION 1



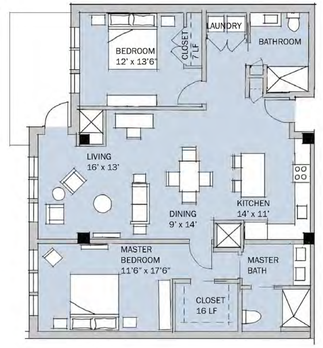
OPTION 2



BUILDING A:
24 UNITS
1,200 SF

TWO BEDROOM

- 64 UNITS (38%)
- AVG AREA: +/- 1,532 SF
- +1 PATIO OR BALCONY

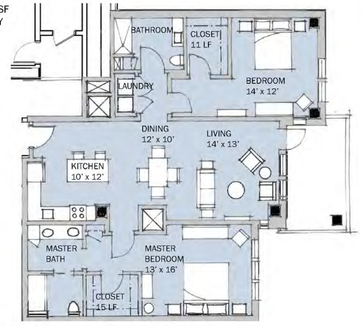




BUILDING A:
4 UNITS
1,400 SF

TWO BEDROOM

- 64 UNITS (38%)
- AVG AREA: +/- 1,532 SF
- +1 PATIO OR BALCONY

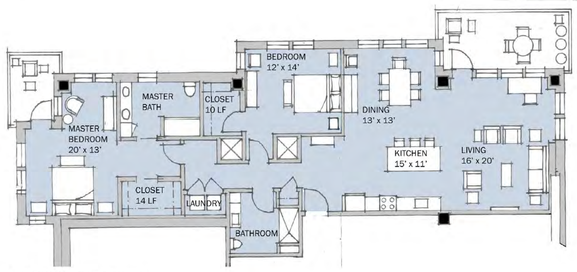




BUILDING A, E, F:
28 UNITS
1,500 SF

TWO BEDROOM

- 64 UNITS (38%)
- AVG AREA: +/- 1,532 SF
- +1 PATIO OR BALCONY

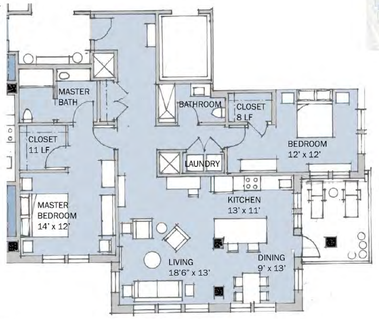




BUILDING D,G:
7 UNITS
1,660 SF

TWO BEDROOM

- 64 UNITS (38%)
- AVG AREA: +/- 1,532 SF
- +1 PATIO OR BALCONY

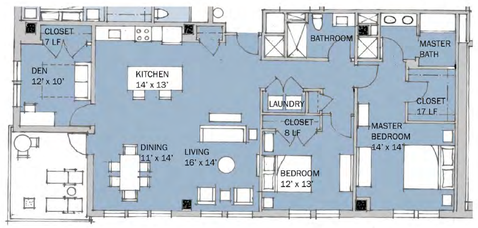




BUILDING D,G:
8 UNITS
1,500 SF

TWO BEDROOM WITH DEN

- 45 UNITS (27%)
- AVG AREA: +/- 1,680 SF
- +1 PATIO OR BALCONY

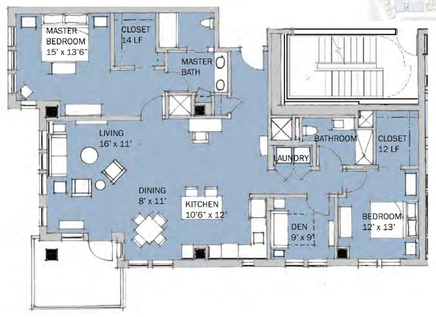




BUILDING D,G:
8 UNITS
1,750 SF

TWO BEDROOM WITH DEN

- 45 UNITS (27%)
- AVG AREA: +/- 1,680 SF
- +1 PATIO OR BALCONY

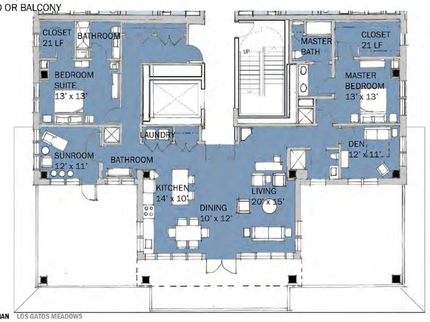




BUILDING E,F:
20 UNITS
1,900 SF

TWO BEDROOM WITH DEN (PENTHOUSE)

- 5 UNITS (3%)
- AVG AREA: +/- 2,018 SF
- +1 PATIO OR BALCONY



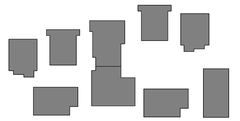
BUILDING E,F:
2 UNITS
2,280 SF

C:\REVIT LOCAL\70580_Los Gatos_Site_R19_m.destout.rvt
10/13/2020 7:41:56 PM

NO.	DATE	ISSUE

NOT FOR CONSTRUCTION

SEAL



KEY PLAN

PERKINS — EASTMAN
100 Montgomery St., Suite 2300
San Francisco, CA 94104
T. +1 415 926 7900

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

TYPICAL IL UNIT PLANS

SCALE: 1" = 30'-0"

A501

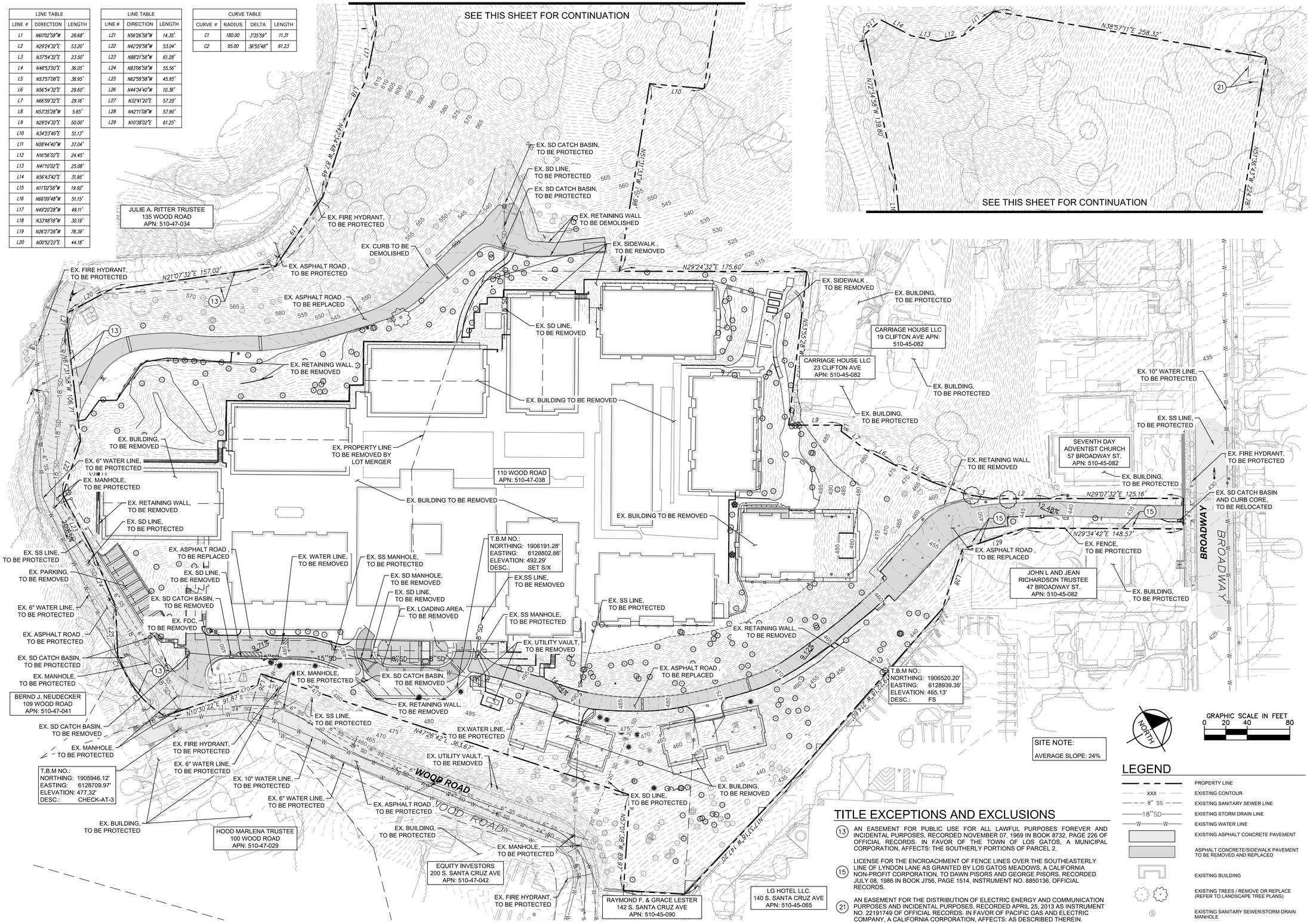
PLANNING SUBMITTAL

JANUARY 12, 2021

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N60°02'58"W	28.68'
L2	N29°24'32"E	53.20'
L3	N37°54'32"E	23.50'
L4	N48°53'50"E	36.05'
L5	N53°57'08"E	38.95'
L6	N56°54'32"E	29.60'
L7	N66°09'32"E	29.16'
L8	N53°35'28"W	5.65'
L9	N29°24'32"E	50.00'
L10	N34°23'40"E	51.13'
L11	N08°44'40"W	37.04'
L12	N16°56'02"E	24.45'
L13	N41°10'02"E	25.08'
L14	N56°43'42"E	31.95'
L15	N11°02'58"W	19.92'
L16	N66°09'48"W	51.15'
L17	N49°20'28"W	49.11'
L18	N33°48'18"W	30.19'
L19	N26°27'28"W	78.39'
L20	N00°52'22"E	44.18'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N56°26'58"W	14.35'
L22	N42°29'58"W	53.04'
L23	N88°21'58"W	61.28'
L24	N83°06'58"W	55.56'
L25	N62°58'58"W	45.95'
L26	N44°34'40"W	10.36'
L27	N32°41'20"E	57.20'
L28	N42°11'08"W	57.90'
L29	N10°38'02"E	61.25'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	180.00	3°35'59"	11.31
C2	95.00	36°55'48"	61.23



TITLE EXCEPTIONS AND EXCLUSIONS

(13) AN EASEMENT FOR PUBLIC USE FOR ALL LAWFUL PURPOSES FOREVER AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 07, 1969 IN BOOK 8732, PAGE 226 OF OFFICIAL RECORDS. IN FAVOR OF THE TOWN OF LOS GATOS, A MUNICIPAL CORPORATION, AFFECTS: THE SOUTHERLY PORTIONS OF PARCEL 2.

(15) LICENSE FOR THE ENCROACHMENT OF FENCE LINES OVER THE SOUTHEASTERLY LINE OF LYNDON LANE AS GRANTED BY LOS GATOS MEADOWS, A CALIFORNIA NON-PROFIT CORPORATION, TO DAWN PISORS AND GEORGE PISORS, RECORDED JULY 08, 1986 IN BOOK J756, PAGE 1514, INSTRUMENT NO. 8850136, OFFICIAL RECORDS.

(21) AN EASEMENT FOR THE DISTRIBUTION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 2013 AS INSTRUMENT NO. 22191749 OF OFFICIAL RECORDS. IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, AFFECTS: AS DESCRIBED THEREIN.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- ASPHALT CONCRETE/SIDEWALK PAVEMENT TO BE REMOVED AND REPLACED
- EXISTING BUILDING
- EXISTING TREES / REMOVE OR REPLACE (REFER TO LANDSCAPE TREE PLANS)
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY DEMOLITION PLAN

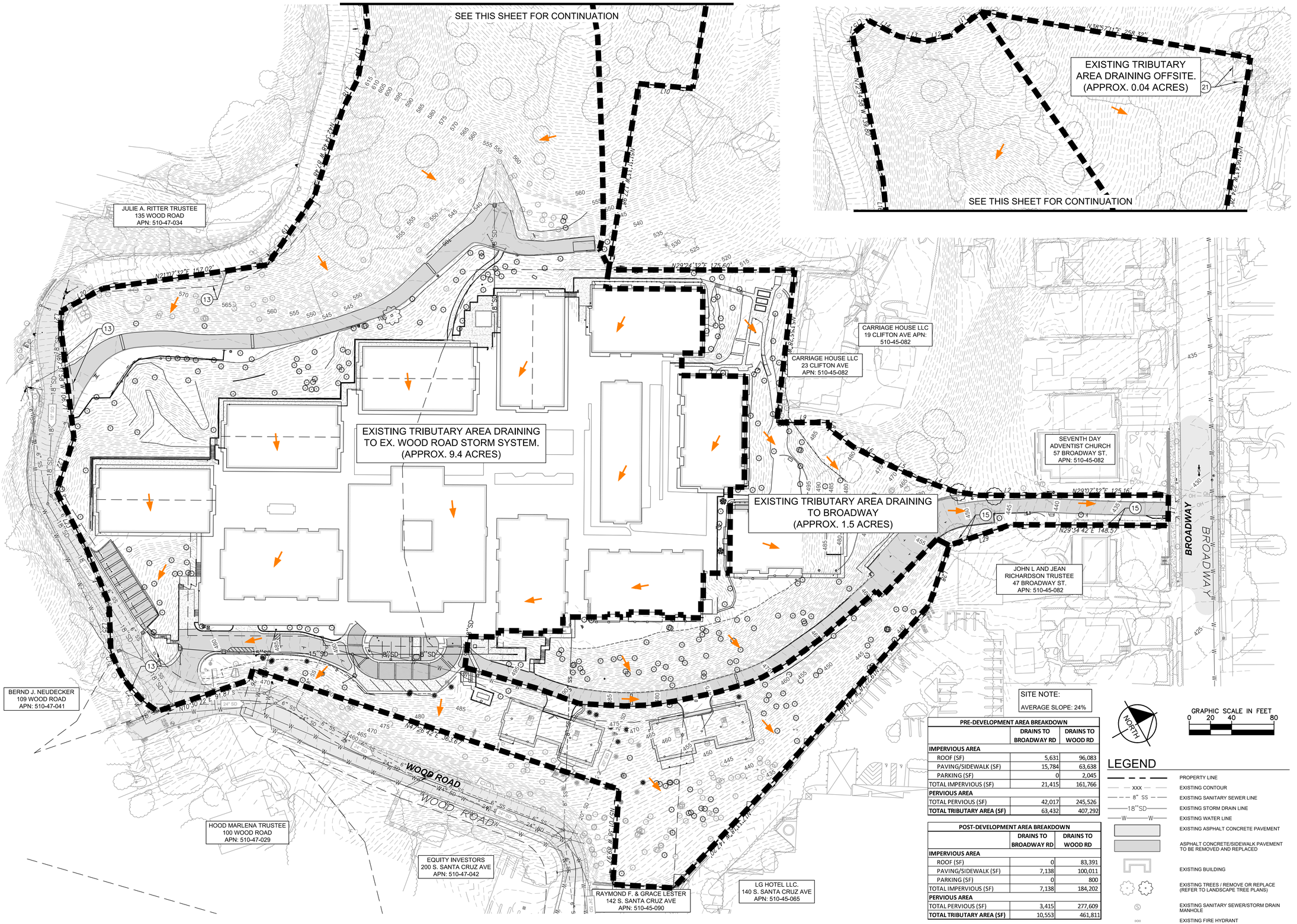
SCALE: 1" = 40' ON 24" X 36"

C101

PLANNING SUBMITTAL

2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - maf\08 CADD\plan sheets\DD SET\C101 DEMOLITION PLAN.dwg
January 14, 2021 05:10:14pm



SITE NOTE:

AVERAGE SLOPE: 24%

PRE-DEVELOPMENT AREA BREAKDOWN

	DRAINS TO BROADWAY RD	DRAINS TO WOOD RD
IMPERVIOUS AREA		
ROOF (SF)	5,631	96,083
PAVING/SIDEWALK (SF)	15,784	63,638
PARKING (SF)	0	2,045
TOTAL IMPERVIOUS (SF)	21,415	161,766
PERVIOUS AREA		
TOTAL PERVIOUS (SF)	42,017	245,526
TOTAL TRIBUTARY AREA (SF)	63,432	407,292

POST-DEVELOPMENT AREA BREAKDOWN

	DRAINS TO BROADWAY RD	DRAINS TO WOOD RD
IMPERVIOUS AREA		
ROOF (SF)	0	83,391
PAVING/SIDEWALK (SF)	7,138	100,011
PARKING (SF)	0	800
TOTAL IMPERVIOUS (SF)	7,138	184,202
PERVIOUS AREA		
TOTAL PERVIOUS (SF)	3,415	277,609
TOTAL TRIBUTARY AREA (SF)	10,553	461,811

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- XXX — EXISTING CONTOUR
- 8" SS — EXISTING SANITARY SEWER LINE
- 18"SD — EXISTING STORM DRAIN LINE
- W — W — EXISTING WATER LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- ASPHALT CONCRETE/SIDEWALK PAVEMENT TO BE REMOVED AND REPLACED
- EXISTING BUILDING
- EXISTING TREES / REMOVE OR REPLACE (REFER TO LANDSCAPE TREE PLANS)
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
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2185 N CALIFORNIA BLVD, SUITE 215
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SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

EXISTING DRAINAGE PLAN

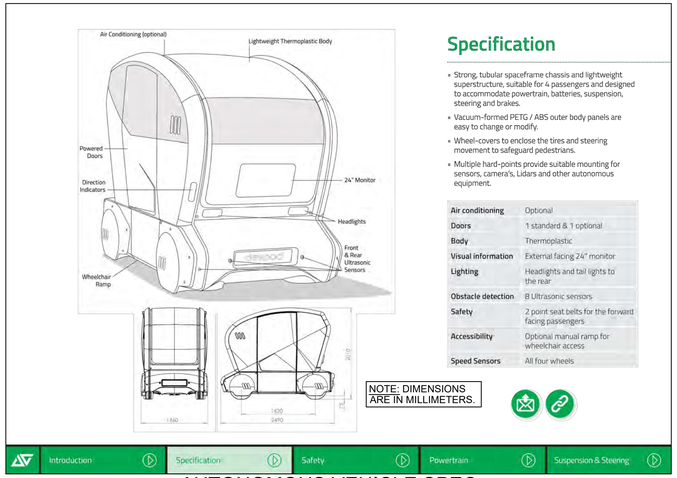
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C101.1

PLANNING SUBMITTAL

2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - maf\08 CADD\plan sheets\DD SET\C101.1 EXISTING DRAIANGE PLAN.dwg
January 14, 2021 05:11:21pm



AUTONOMOUS VEHICLE SPEC.

N.T.S.

EX. BUILDING
JULIE A. RITTER TRUSTEE
135 WOOD ROAD
APN: 510-47-034

EX. BUILDING
CARRIAGE HOUSE LLC
19 CLIFTON AVE APN:
510-45-082

EX. BUILDING
CARRIAGE HOUSE LLC
23 CLIFTON AVE
APN: 510-45-082

EX. BUILDING
SEVENTH DAY ADVENTIST
CHURCH
57 BROADWAY ST.
APN: 510-45-082

JOHN L AND JEAN
RICHARDSON TRUSTEE
47 BROADWAY ST.
APN: 510-45-082

BERND J. NEUDECKER
109 WOOD ROAD
APN: 510-47-041

EX. BUILDING
HOOD MARLENA TRUSTEE
100 WOOD ROAD
APN: 510-47-029

EX. BUILDING
EQUITY INVESTORS
200 S. SANTA CRUZ AVE
APN: 510-47-042

EX. BUILDING
LG HOTEL LLC.
140 S. SANTA CRUZ AVE
APN: 510-45-065

RAYMOND F. & GRACE LESTER
142 S. SANTA CRUZ AVE
APN: 510-45-090

110 WOOD ROAD
APN: 510-47-038

VILLA A
VILLA B
VILLA C
VILLA D
VILLA E
VILLA F
VILLA G
VILLA H

EX. FIRE HYDRANT
PROP. FIRE HYDRANT (TYP.)
COOLING TOWER/ EMERGENCY GENERATOR WITHIN FENCED YARD
REFER TO LANDSCAPE PLANS FOR TERRACE DETAIL
REFER TO LANDSCAPE PLANS FOR DECORATIVE PAVING DETAIL
OUTDOOR SEATING AREA REFER TO LANDSCAPE PLANS FOR DETAIL
PROP. SHORT TERM PARKING SPACES WITH DECORATIVE PAVING.
SEE AUTONOMOUS VEHICLE SPEC., THIS SHEET FOR MORE DETAIL.
DECORATIVE CONCRETE WALKWAY (REFER TO LANDSCAPE PLANS FOR DETAIL)
PROP. DRIVEWAY
REMOVABLE SITE BOLLARDS
WOOD ROAD
BROADWAY

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND
- PROPERTY LINE
- EXISTING ASPHALT CONCRETE PAVEMENT
- PROPOSED ASPHALT CONCRETE PAVEMENT**
- PROPOSED SIDEWALK CONCRETE PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT
- PROPOSED STANDPIPE LOCATION

**PAVEMENT DESIGN NOTE

PAVEMENT SHALL BE DESIGNED TO SUPPORT 75K LB LOADING CAPACITY, POINT LOADS FOR AERIAL APPARATUS OUTRIGGERS, AND DRAINAGE DESIGN SUFFICIENT TO PREVENT ROADWAY EROSION PER SANTA CLARA COUNTY FIRE DEPARTMENT REQUIREMENTS.

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
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Applicant:
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY CIVIL SITE PLAN

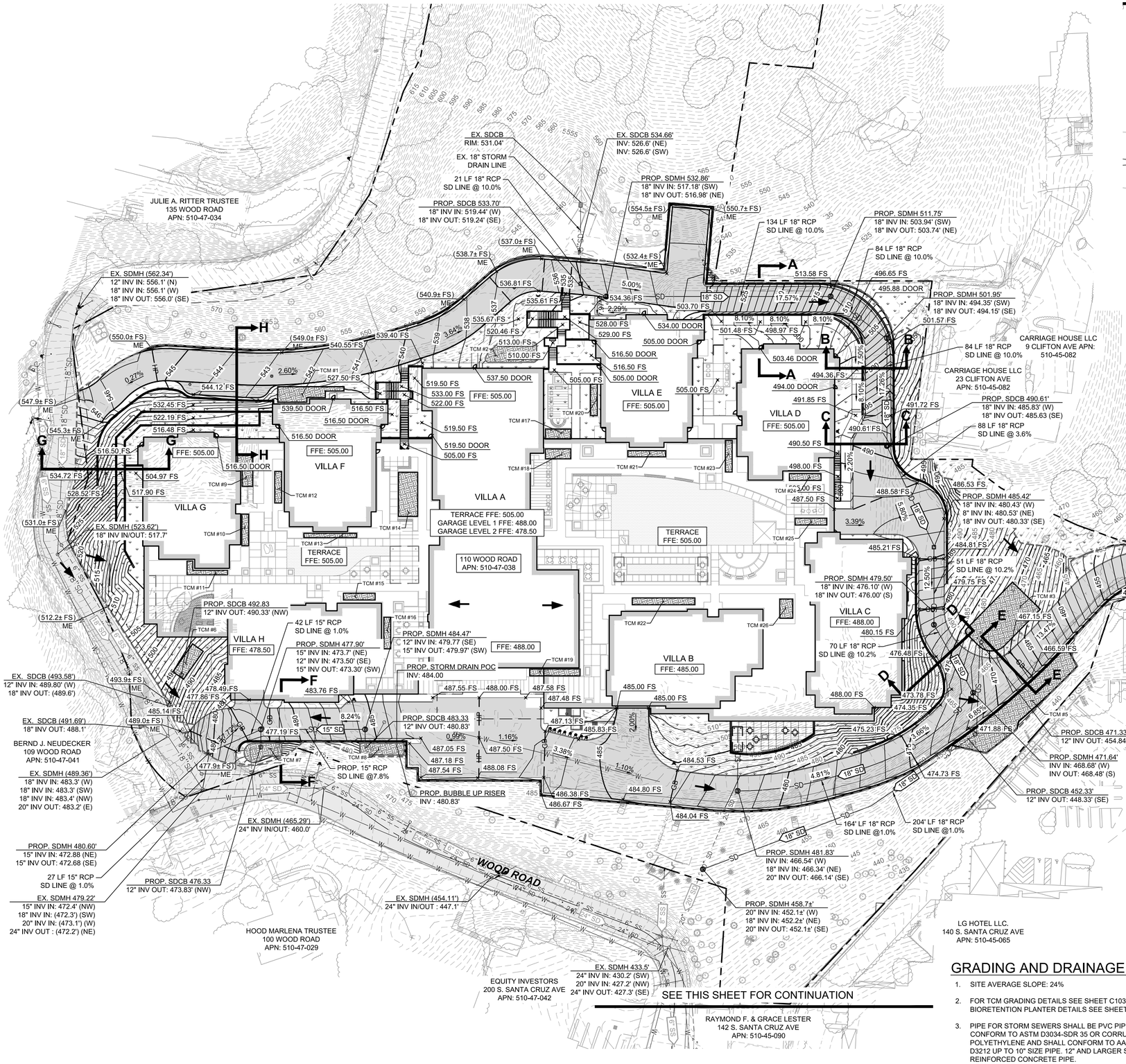
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C102

PLANNING SUBMITTAL

2021-01-12

Plotted By:Sinha, Medha Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - man\08 CADD\plan sheets\DD SET\C102 SITE PLAN.dwg
January 14, 2021 08:02:55pm



LEGEND

- CIVIL LIMIT OF GRADING
- PROPERTY LINE
- 204 — PROPOSED CONTOUR (1-FT)
- 204 — EXISTING CONTOUR (1-FT)
- GB — PROPOSED GRADE BREAK
- HP — PROPOSED HIGH POINT
- 18" SD — EXISTING STORM DRAIN LINE
- SD — PROPOSED STORM DRAIN LINE
- PROPOSED RETAINING WALL
- X.XX% — PROPOSED SLOPE
- 100.00 FS — PROPOSED ELEVATION
- (100.0± FS) ME — EXISTING ELEVATION
- PROPOSED BIORETENTION PLANTER, SEE SHEET C105.1 FOR DETAIL
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED OVERLAND FLOW DIRECTION

GRADING AND DRAINAGE NOTES

1. SITE AVERAGE SLOPE: 24%
2. FOR TCM GRADING DETAILS SEE SHEET C103.2. FOR BIORETENTION PLANTER DETAILS SEE SHEET C105.1
3. PIPE FOR STORM SEWERS SHALL BE PVC PIPE AND SHALL CONFORM TO ASTM D3034-SDR 35 OR CORRUGATED POLYETHYLENE AND SHALL CONFORM TO AASHTO M294-97 & ASTM D3212 UP TO 10" SIZE PIPE. 12" AND LARGER SHALL BE REINFORCED CONCRETE PIPE.
4. ALL TOP OF CURB IS 6", UNLESS OTHERWISE NOTED.

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY GRADING AND DRAINAGE PLAN

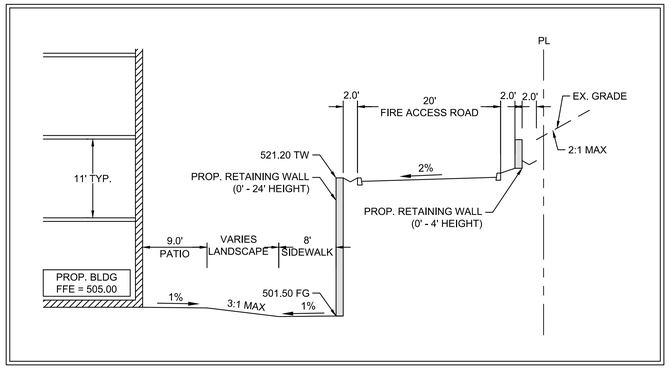
SCALE: 1" = 40' ON 24" X 36"

C103

PLANNING SUBMITTAL

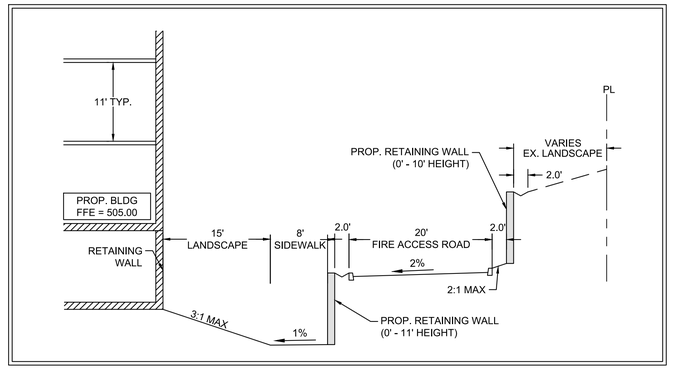
2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - maf\08 CADD\plan sheets\DD SET\C103 PRELIM GRADING.dwg
January 14, 2021 05:13:43pm



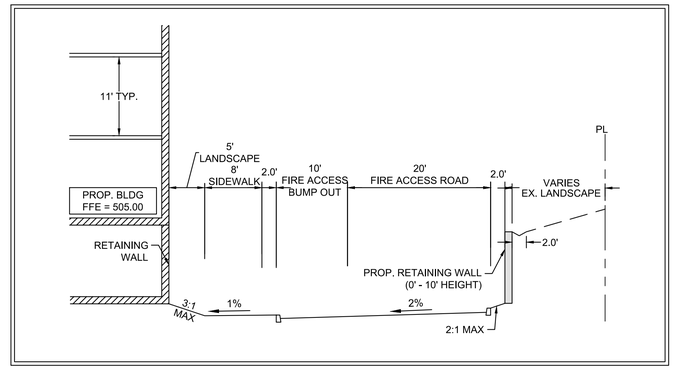
SECTION A-A

N.T.S.



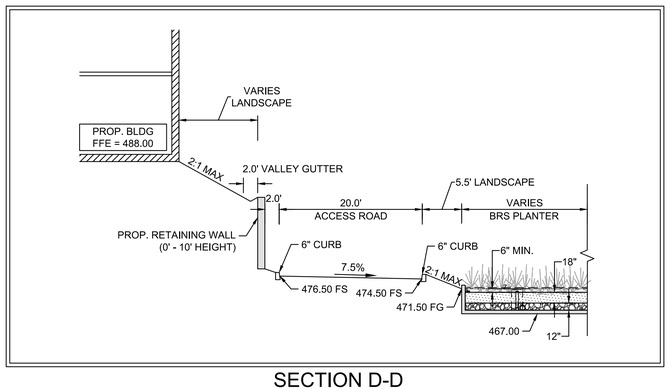
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N.T.S.



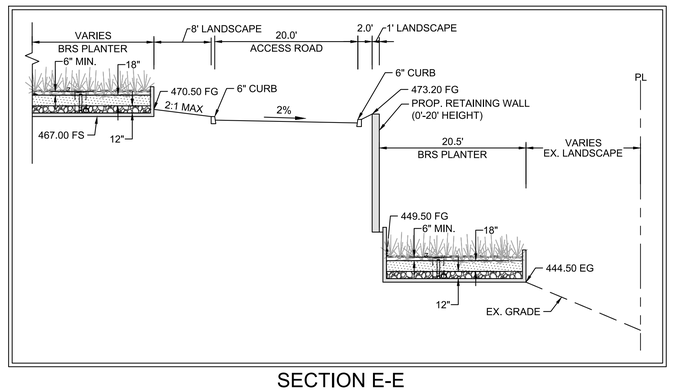
SECTION C-C

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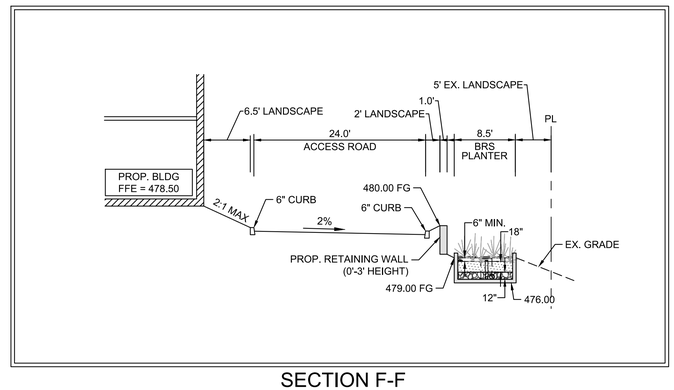
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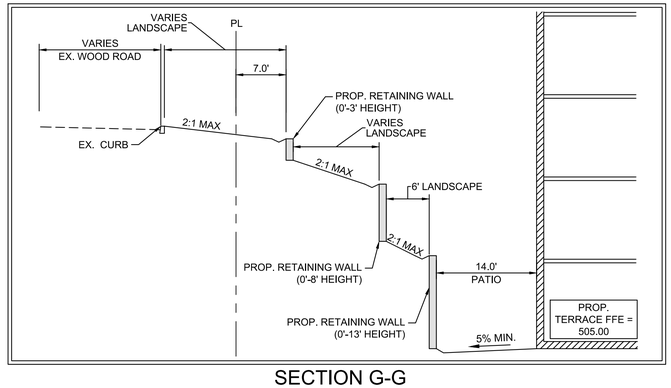
SECTION E-E

N.T.S.



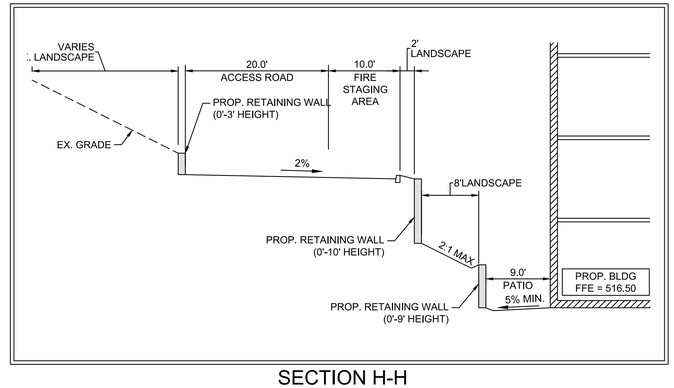
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SECTION G-G

N.T.S.

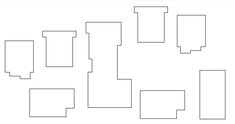


SECTION H-H

N.T.S.

NO.	DATE	ISSUE

SEAL





KEY PLAN

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
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Owner:
COVIA
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Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
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(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

GRADING SECTIONS

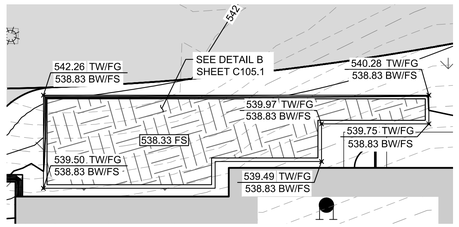
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C103.1

PLANNING SUBMITTAL

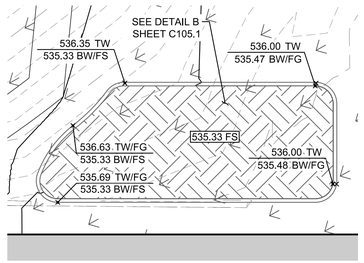
2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - man\08 CADD\plan sheets\DD SET\C103 PRELIM GRADING.dwg
January 14, 2021 05:14:47pm



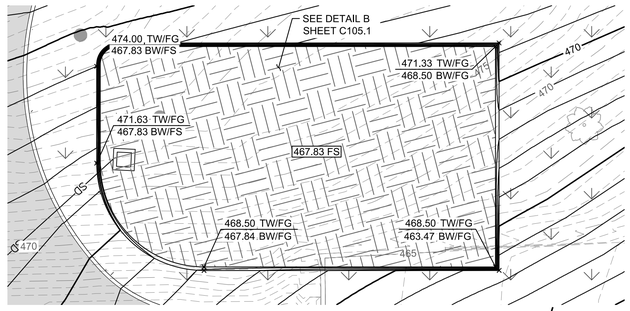
TCM #1 DETAIL

SCALE: 1"=10'



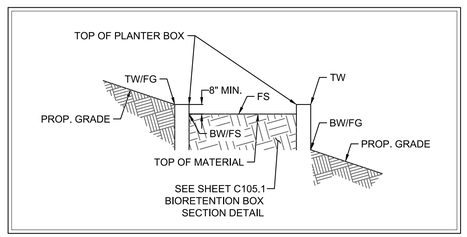
TCM #2 DETAIL

SCALE: 1"=10'



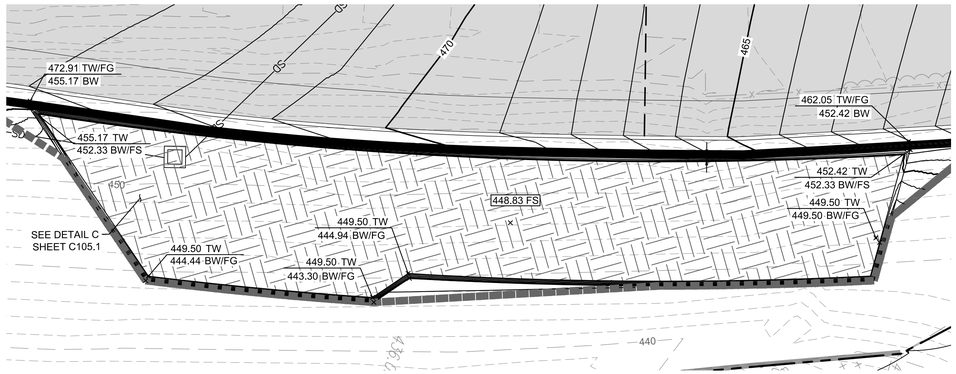
TCM #3 DETAIL

SCALE: 1"=10'



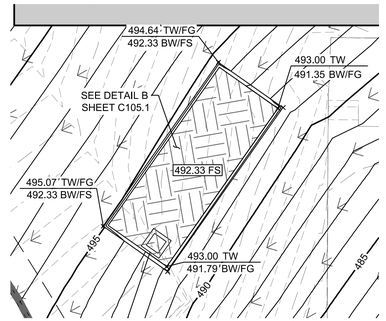
BIORETENTION GRADING SECTION

N.T.S.



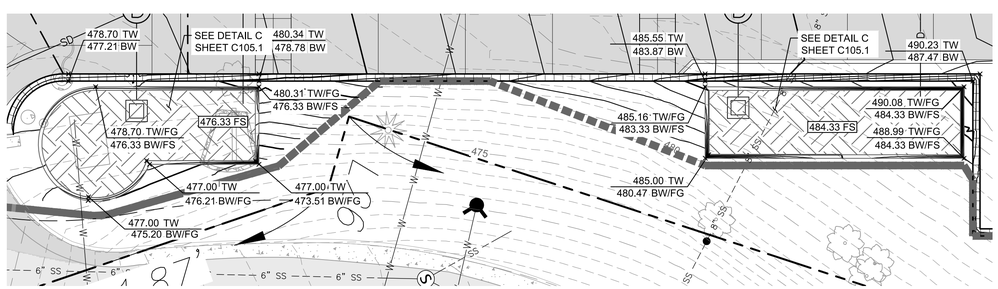
TCM #5 DETAIL

SCALE: 1"=10'



TCM #6 DETAIL

SCALE: 1"=10'



TCM #7 AND #8 DETAIL

SCALE: 1"=10'

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - mat\08 CADD\plan sheets\DD SET\C103.2 PRELIM GRADING BLOWUPS.dwg
January 14, 2021 05:17:07pm

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
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Owner:
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Civil / Site:
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
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SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
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(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

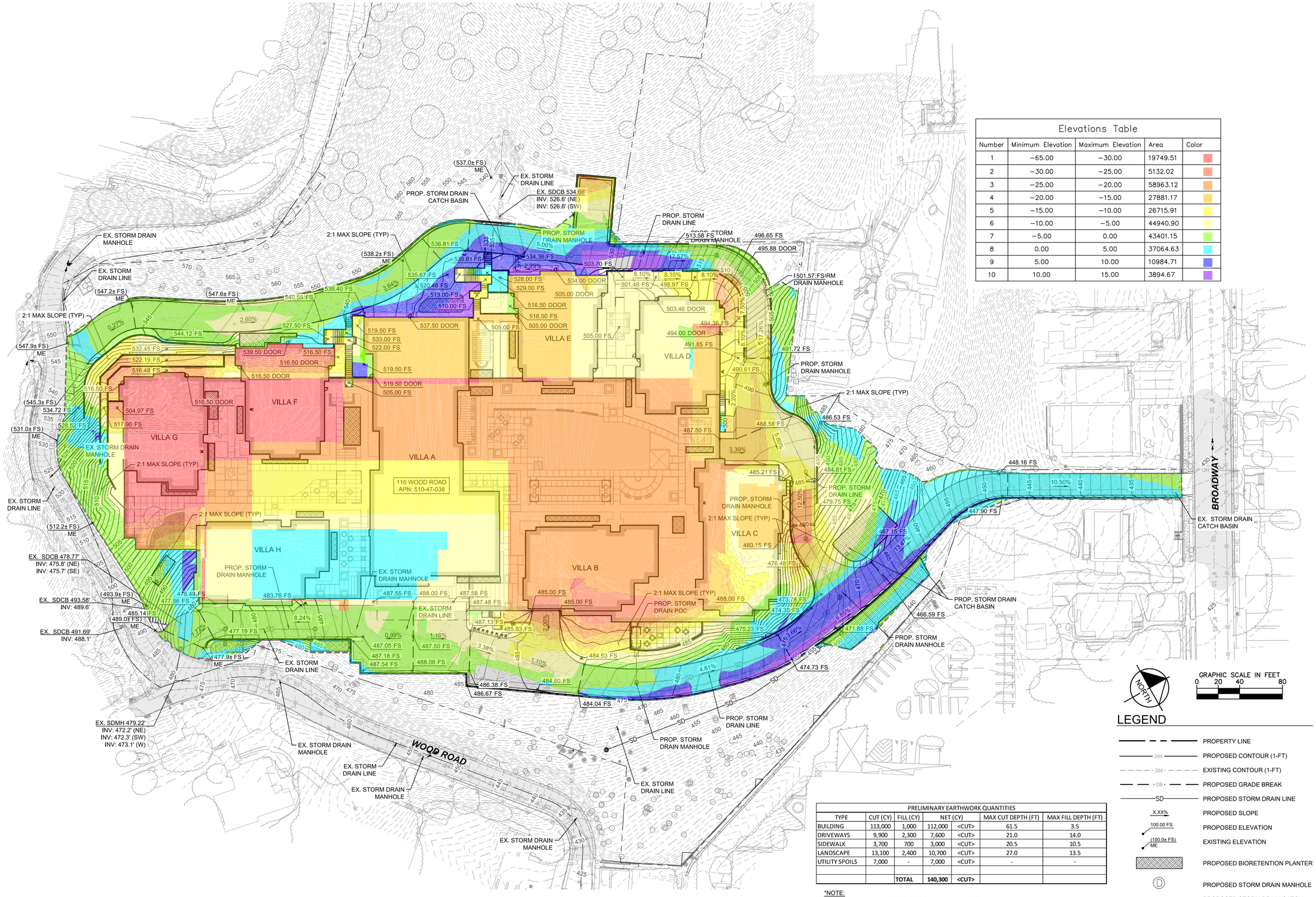
PRELIMINARY GRADING DETAILS

SCALE: 1" = 40' ON 24" X 36"

C103.2

PLANNING SUBMITTAL

2021-01-12



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−65.00	−30.00	19749.51	
2	−30.00	−25.00	5132.02	
3	−25.00	−20.00	58963.12	
4	−20.00	−15.00	27881.17	
5	−15.00	−10.00	26715.91	
6	−10.00	−5.00	44940.90	
7	−5.00	0.00	43401.15	
8	0.00	5.00	37064.63	
9	5.00	10.00	10984.71	
10	10.00	15.00	3894.67	

PRELIMINARY EARTHWORK QUANTITIES						
TYPE	CUT (CY)	FILL (CY)	NET (CY)		MAX CUT DEPTH (FT)	MAX FILL DEPTH (FT)
BUILDING	113,000	1,000	112,000	<CUT>	61.5	3.5
DRIVEWAYS	9,900	2,300	7,600	<CUT>	21.0	14.0
SIDEWALK	3,700	700	3,000	<CUT>	20.5	10.5
LANDSCAPE	13,100	2,400	10,700	<CUT>	27.0	13.5
UTILITY SPOILS	7,000	-	7,000	<CUT>	-	-
		TOTAL	140,300	<CUT>		

*NOTE:
- EARTHWORK QUANTITIES ARE RAW, UNADJUSTED VOLUMES. THESE CALCULATIONS ASSUME 18" FOUNDATIONS FOR PROPOSED BUILDINGS AND 12" SECTIONS FOR PROPOSED ROAD PAVING. THE UTILITY SPOILS ARE PRELIMINARY.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- 204 PROPOSED CONTOUR (1-FT)
- 204 EXISTING CONTOUR (1-FT)
- GB PROPOSED GRADE BREAK
- SD PROPOSED STORM DRAIN LINE
- X.XX% PROPOSED SLOPE
- 100.00 FS PROPOSED ELEVATION
- (100.0± FS) ME EXISTING ELEVATION
- PROPOSED BIORETENTION PLANTER
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
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36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
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Civil / Site:
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY CUT AND FILL PLAN

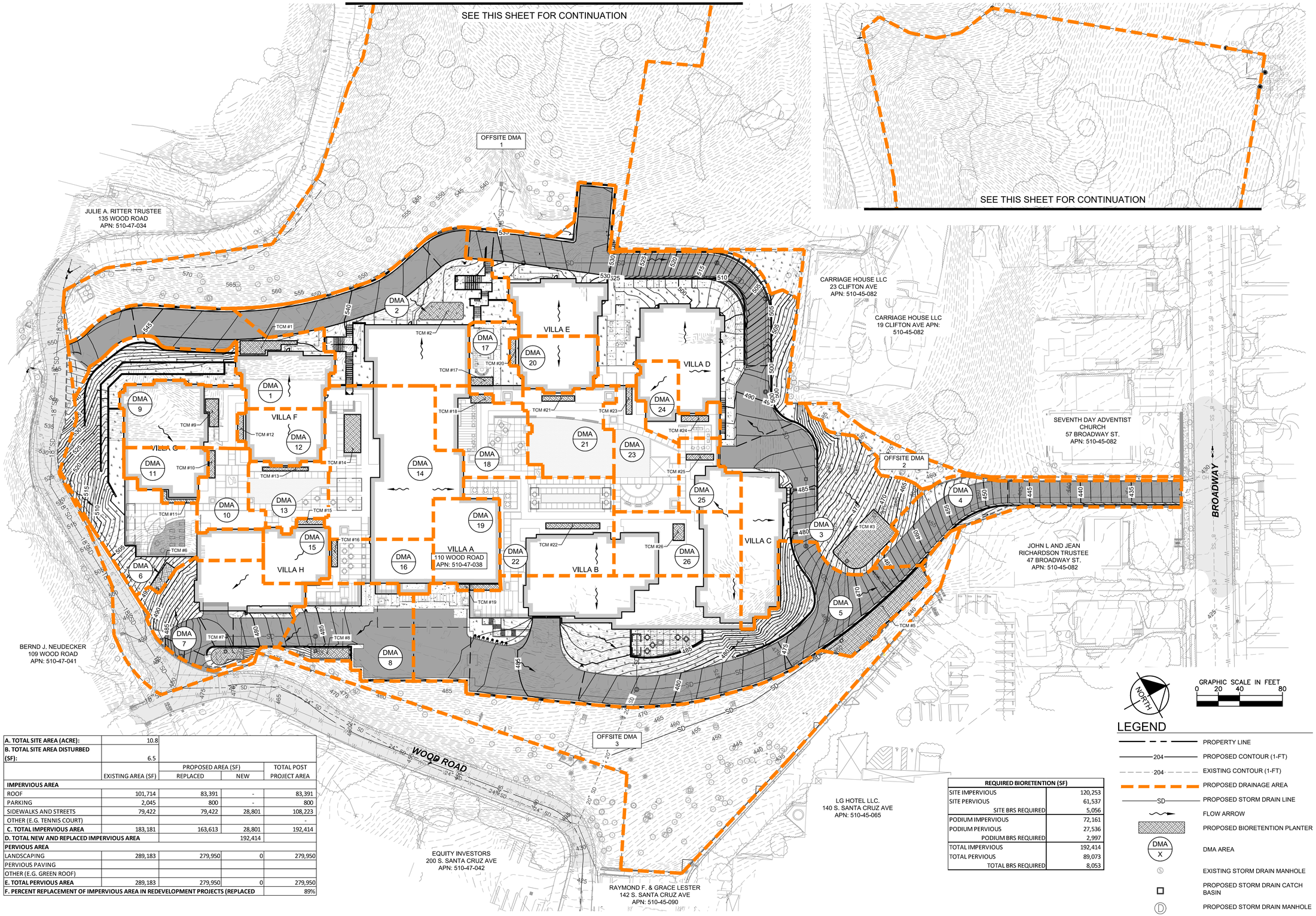
SCALE: 1" = 40' ON 24" X 36"

C104

PLANNING SUBMITTAL

2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - ma\08 CADD\plan sheets\DD SET\C104 PRELIM CUT-FILL.dwg
January 14, 2021 05:18:15pm



A. TOTAL SITE AREA (ACRE):	10.8			
B. TOTAL SITE AREA DISTURBED (SF):	6.5			
		PROPOSED AREA (SF)		TOTAL POST
	EXISTING AREA (SF)	REPLACED	NEW	PROJECT AREA
IMPERVIOUS AREA				
ROOF	101,714	83,391	-	83,391
PARKING	2,045	800	-	800
SIDEWALKS AND STREETS	79,422	79,422	28,801	108,223
OTHER (E.G. TENNIS COURT)				-
C. TOTAL IMPERVIOUS AREA	183,181	163,613	28,801	192,414
D. TOTAL NEW AND REPLACED IMPERVIOUS AREA			192,414	
PERVIOUS AREA				
LANDSCAPING	289,183	279,950	0	279,950
PERVIOUS PAVING				
OTHER (E.G. GREEN ROOF)				
E. TOTAL PERVIOUS AREA	289,183	279,950	0	279,950
F. PERCENT REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (REPLACED				89%

REQUIRED BIORETENTION (SF)	
SITE IMPERVIOUS	120,253
SITE PERVIOUS	61,537
SITE BRS REQUIRED	5,056
PODIUM IMPERVIOUS	72,161
PODIUM PERVIOUS	27,536
PODIUM BRS REQUIRED	2,997
TOTAL IMPERVIOUS	192,414
TOTAL PERVIOUS	89,073
TOTAL BRS REQUIRED	8,053

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND

- PROPERTY LINE
- 204 PROPOSED CONTOUR (1-FT)
- 204 EXISTING CONTOUR (1-FT)
- PROPOSED DRAINAGE AREA
- SD PROPOSED STORM DRAIN LINE
- FLOW ARROW
- PROPOSED BIORETENTION PLANTER
- DMA X — DMA AREA
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE

NO.	DATE	ISSUE

SEAL

KEY PLAN

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General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY STORMWATER CONTROL PLAN

SCALE: 1" = 40' ON 24" X 36"

C105

PLANNING SUBMITTAL

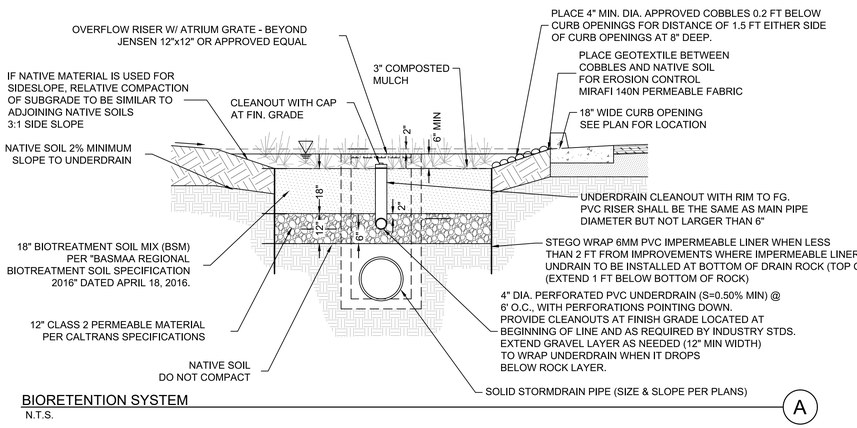
2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - ma\08 CADD\plan sheets\DD SET\C105 PRELIM STORMWATER.dwg
January 14, 2021 05:19:20pm

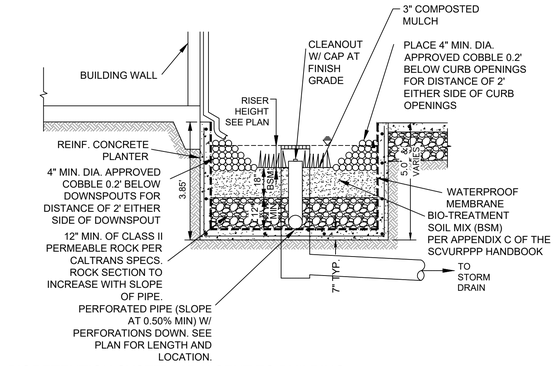
TREATMENT CONTROL MEASURE SUMMARY - SURFACE BIORETENTION

					IMPERVIOUS SURFACE TYPE								
DMA	AREA (ACRE)	AREA (SF)	PERVIOUS SURFACE (SF)	PERVIOUS SURFACE TYPE	IMPERVIOUS SURFACE (SF)	ROOF	SIDEWALK	ROAD/DRIVE	RUNOFF COEFFICIENT	TREATMENT METHOD	TCM NUMBER	TREATMENT REQUIRED (APPROX. SF)	TREATMENT PROVIDED (SF)
1	0.28	12,085	1,976	Landscape	10,109	4548	304	5257	0.85	Bioretention (Planter Box)	TCM 1	412	444
2	0.45	19,545	5,862	Landscape	13,683	5405	2565	5713	0.85	Bioretention (Planter Box)	TCM 1	571	582
3	1.27	55,120	19,282	Landscape	35,838	14991	5,064	15783	0.85	Bioretention (Planter Box)	TCM 3	1511	1625
4	0.22	9,655	2,802	Landscape	6,853	0	0	6,853	0.85	Bioretention (Planter Box)		** 285	0
5	1.06	46,325	12,676	Landscape	33,649	5757	8,961	18931	0.85	Bioretention (Planter Box)	TCM 5	1397	1480
6	0.44	19,046	14,495	Landscape	4,551	1781	2,770	0	0.85	Bioretention (Planter Box)	TCM 7	240	270
7	0.25	11,095	3,074	Landscape	8,021	4033	294	3694	0.85	Bioretention (Planter Box)	TCM 8	333	335
8	0.20	8,919	1,370	Landscape	7,549	0	1,927	5622	0.85	Bioretention (Planter Box)	TCM 9	307	315
9	0.16	7,100	1,085	Landscape	6,015	4727	1,288	0	0.85	Bioretention (Planter Box)	TCM 10	245	247
10	0.10	4,500	1,550	Landscape	2,950	0	2,950	0	0.85	Bioretention (Planter Box)	TCM 11	124	125
11	0.08	3,270	126	Landscape	3,144	3144	0	0	0.85	Bioretention (Planter Box)	TCM 12	126	126
12	0.07	3,225	125	Landscape	3,100	3100	0	0	0.85	Bioretention (Planter Box)	TCM 13	125	125
13	0.14	5,990	3,150	Landscape	2,840	0	2,840	0	0.85	Bioretention (Planter Box)	TCM 14	126	126
14	0.35	15,250	2,355	Landscape	12,895	10761	2,134	0	0.85	Bioretention (Planter Box)	TCM 15	525	525
15	0.07	3,225	125	Landscape	3,100	3100	0	0	0.85	Bioretention (Planter Box)	TCM 16	125	125
16	0.08	3,450	366	Landscape	3,084	1234	1,850	0	0.85	Bioretention (Planter Box)	TCM 17	125	125
17	0.11	4,707	2,585	Landscape	2,122	0	2,122	0	0.85	Bioretention (Planter Box)	TCM 18	95	95
18	0.11	4,650	1,000	Landscape	3,650	1401	2,249	0	0.85	Bioretention (Planter Box)	TCM 19	150	150
19	0.12	5,180	200	Landscape	4,980	4980	0	0	0.85	Bioretention (Planter Box)	TCM 6	200	200
20	0.07	3,225	125	Landscape	3,100	3100	0	0	0.85	Bioretention (Planter Box)	TCM 20	125	125
21	0.19	8,475	5,665	Landscape	2,810	0	2,810	0	0.85	Bioretention (Planter Box)	TCM 21	135	135
22	0.20	8,900	3,000	Landscape	5,900	4658	1,242	0	0.85	Bioretention (Planter Box)	TCM 22	248	250
23	0.14	6,060	3,263	Landscape	2,797	0	2,797	0	0.85	Bioretention (Planter Box)	TCM 23	125	125
24	0.09	3,975	946	Landscape	3,029	2005	1,024	0	0.85	Bioretention (Planter Box)	TCM 24	125	125
25	0.09	3,815	765	Landscape	3,050	2098	952	0	0.85	Bioretention (Planter Box)	TCM 25	125	125
26	0.11	4,700	1,105	Landscape	3,595	2568	1027	0	0.85	Bioretention (Planter Box)	TCM 26	148	150
Offsite 1	3.36	146,310	146,310	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Offsite 2	0.09	3,782	3,782	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Offsite 3	0.94	40,785	40,785	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Totals	**10.84**	**472,364**	**279,950**		**192,414**	**83,391**						**8,053**	**8,055**

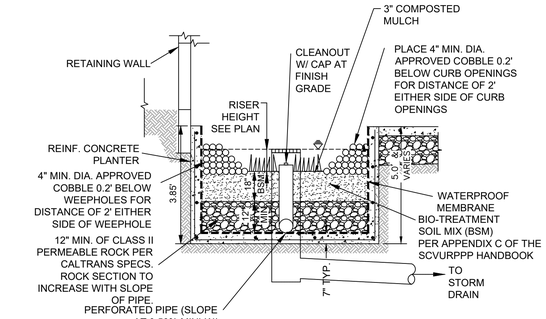
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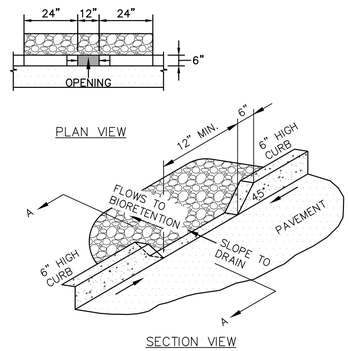
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N.T.S.
A



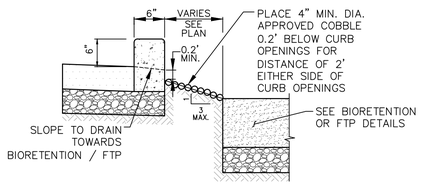
BIORETENTION SYSTEM ADJACENT TO BUILDING
NTS
B



BIORETENTION SYSTEM ADJACENT TO RETAINING WALL
NTS
C



CURB CUT
N.T.S.
D



NO.	DATE	ISSUE

SEAL

KEY PLAN

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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY STORMWATER CONTROL DETAILS

SCALE: 1 = 40' ON 24" X 36"

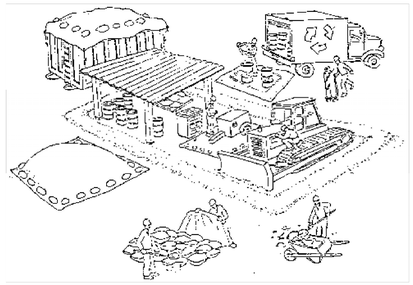
C105.1

PLANNING SUBMITTAL

2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - maf\08 CADD\plan sheets\DD SET\C105 PRELIM STORMWATER.dwg
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Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

NO. DATE ISSUE

SEAL

KEY PLAN

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PHONE:925-398-4840 FAX: 925-398-4849
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Applicant:
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ORINDA, CA 94563
(415) 816-7944

Owner:
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Civil / Site:
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PLEASANTON, CA 94588
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Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
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SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

CALIFORNIA BLUEPRINT FOR A CLEAN BAY AREA

SCALE: 1" = 40' ON 24" X 36"

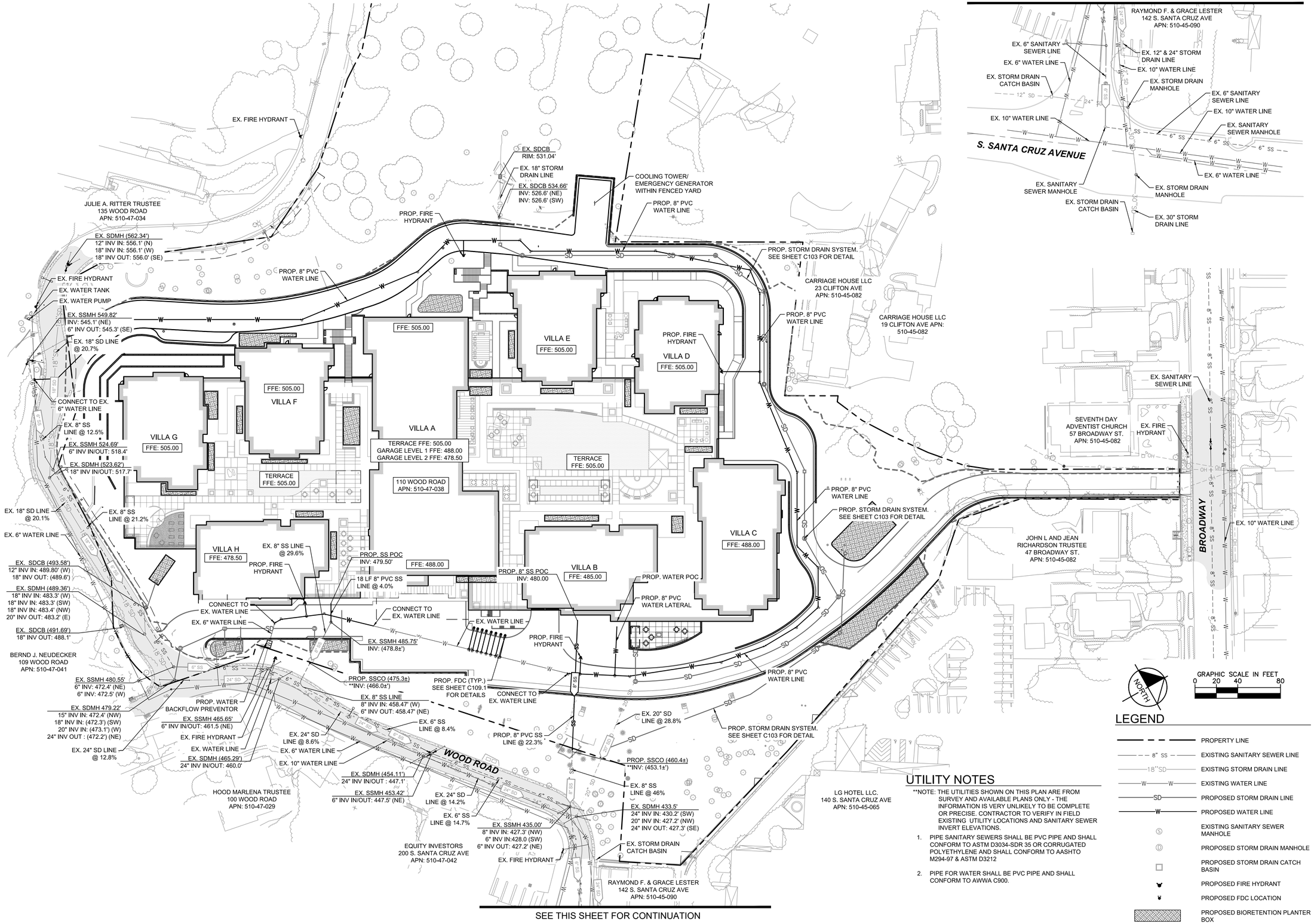
C105.2

PLANNING SUBMITTAL

2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - maf\08 CADD\plan sheets\DD SET\C105 PRELIM STORMWATER.dwg
January 14, 2021 05:19:37pm

SEE THIS SHEET FOR CONTINUATION



SEE THIS SHEET FOR CONTINUATION

UTILITY NOTES

**NOTE: THE UTILITIES SHOWN ON THIS PLAN ARE FROM SURVEY AND AVAILABLE PLANS ONLY - THE INFORMATION IS VERY UNLIKELY TO BE COMPLETE OR PRECISE. CONTRACTOR TO VERIFY IN FIELD EXISTING UTILITY LOCATIONS AND SANITARY SEWER INVERT ELEVATIONS.

1. PIPE SANITARY SEWERS SHALL BE PVC PIPE AND SHALL CONFORM TO ASTM D3034-SDR 35 OR CORRUGATED POLYETHYLENE AND SHALL CONFORM TO AASHTO M294-97 & ASTM D3212
2. PIPE FOR WATER SHALL BE PVC PIPE AND SHALL CONFORM TO AWWA C900.

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- 8" SS — EXISTING SANITARY SEWER LINE
- 18"SD — EXISTING STORM DRAIN LINE
- W — W — EXISTING WATER LINE
- SD — PROPOSED STORM DRAIN LINE
- W — PROPOSED WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED FDC LOCATION
- PROPOSED BIORETENTION PLANTER BOX

NO.	DATE	ISSUE

SEAL

KEY PLAN

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Applicant:
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ORINDA, CA 94563
(415) 816-7944

Owner:
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(925) 956-7400

Civil / Site:
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Landscape:
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2671 CROW CANYON RD
SAN RAMON, CA 94583
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Structural:
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45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
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SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY UTILITY PLAN

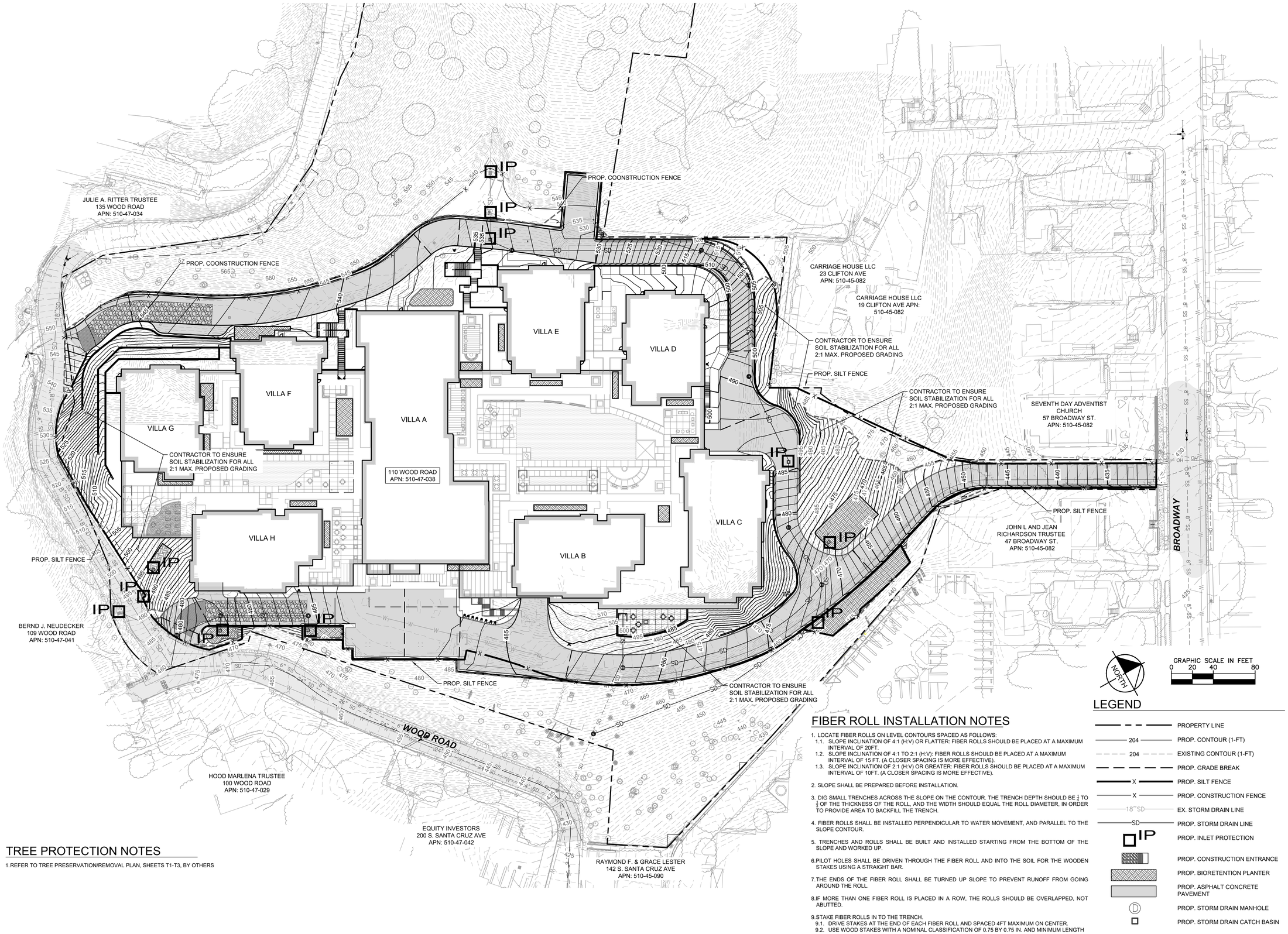
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C106

PLANNING SUBMITTAL

2021-01-12

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TREE PROTECTION NOTES

1.REFER TO TREE PRESERVATION/REMOVAL PLAN, SHEETS T1-T3, BY OTHERS

FIBER ROLL INSTALLATION NOTES

1. LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
   1.1. SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20FT.
   1.2. SLOPE INCLINATION OF 4:1 TO 2:1 (H:V): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
   1.3. SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10FT. (A CLOSER SPACING IS MORE EFFECTIVE).
2. SLOPE SHALL BE PREPARED BEFORE INSTALLATION.
3. DIG SMALL TRENCHES ACROSS THE SLOPE ON THE CONTOUR. THE TRENCH DEPTH SHOULD BE ⅓ TO ½ OF THE THICKNESS OF THE ROLL, AND THE WIDTH SHOULD EQUAL THE ROLL DIAMETER, IN ORDER TO PROVIDE AREA TO BACKFILL THE TRENCH.
4. FIBER ROLLS SHALL BE INSTALLED PERPENDICULAR TO WATER MOVEMENT, AND PARALLEL TO THE SLOPE CONTOUR.
5. TRENCHES AND ROLLS SHALL BE BUILT AND INSTALLED STARTING FROM THE BOTTOM OF THE SLOPE AND WORKED UP.
6. PILOT HOLES SHALL BE DRIVEN THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES USING A STRAIGHT BAR.
7. THE ENDS OF THE FIBER ROLL SHALL BE TURNED UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
8. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.
9. STAKE FIBER ROLLS IN TO THE TRENCH.
   9.1. DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4FT MAXIMUM ON CENTER.
   9.2. USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND MINIMUM LENGTH

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- 204 — PROP. CONTOUR (1-FT)
- 204 — EXISTING CONTOUR (1-FT)
- PROP. GRADE BREAK
- X — PROP. SILT FENCE
- X — PROP. CONSTRUCTION FENCE
- 18"SD — EX. STORM DRAIN LINE
- SD — PROP. STORM DRAIN LINE
- IP — PROP. INLET PROTECTION
- PROP. CONSTRUCTION ENTRANCE
- PROP. BIORETENTION PLANTER
- PROP. ASPHALT CONCRETE PAVEMENT
- PROP. STORM DRAIN MANHOLE
- PROP. STORM DRAIN CATCH BASIN

NO.	DATE	ISSUE

SEAL

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY EROSION CONTROL PLAN

SCALE: 1" = 40' ON 24" X 36"

C107

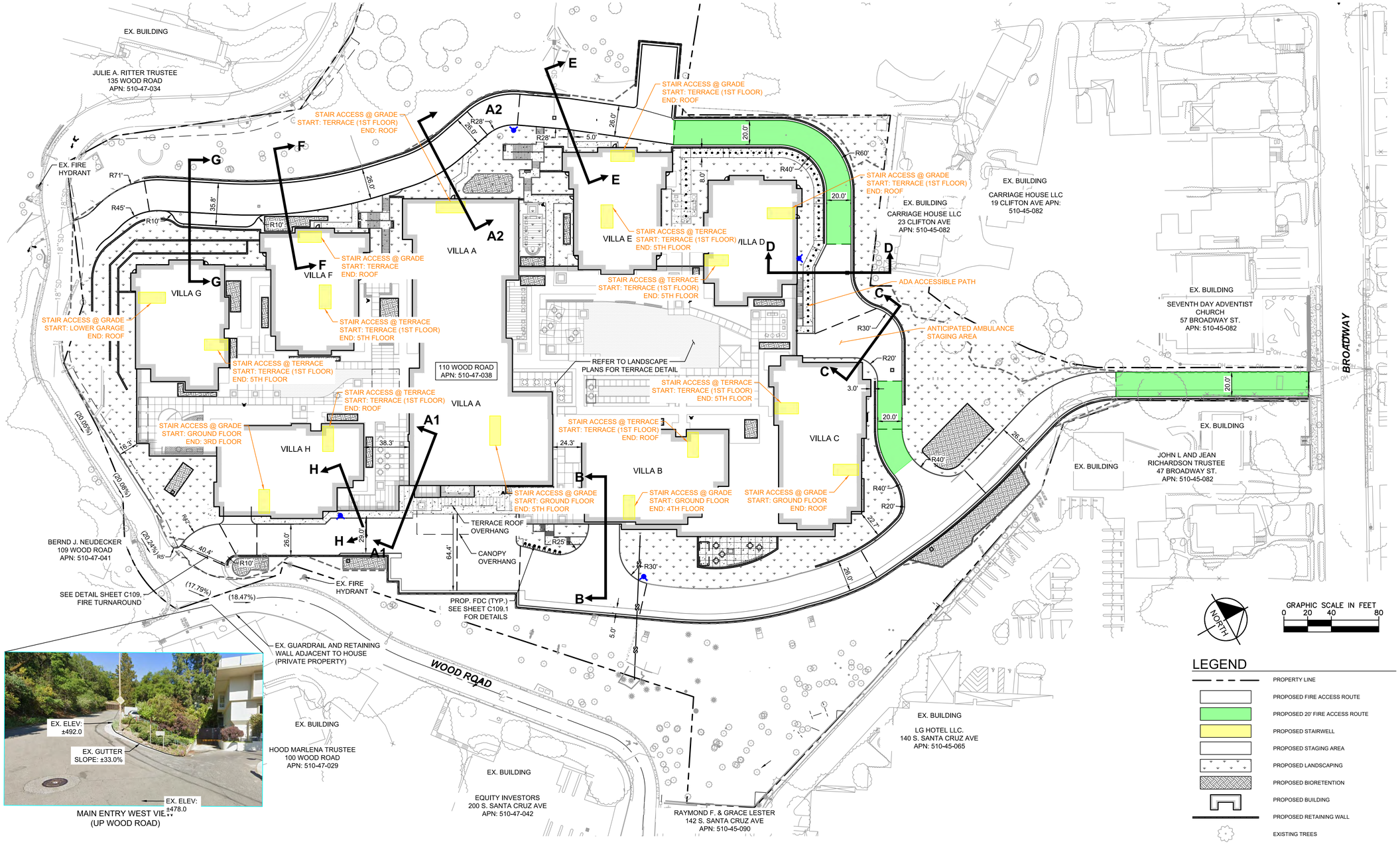
PLANNING SUBMITTAL

2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - maf\08 CADD\plan sheets\DD SET\C107 EROSION PLAN.dwg
January 14, 2021 05:21:37pm

FIRE NOTES

1. EMERGENCY RADIO RESPONDER COVERAGE: EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS. EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS APPLIES TO ALL BUILDINGS.
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OT THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAULING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 51-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
4. ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (1 2.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
5. FIRE LANE MARKINGS FOR ALL ROADWAYS WITHIN THE PROJECT SHALL BE PER FIRE DEPARTMENT SPECIFICATIONS. INSTALLATIONS SHALL ALSO CONFORM TO LOCAL GOVERNMENT STANDARDS AND FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS A-6. CFC SEC. 503.3
6. TWO-WAY COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL CURRENT EDITIONS OF NFPA 72, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA BUILDING CODE, AND THE CITY OR TOWN ORDINANCES, POLICIES, AND STANDARDS WHERE A TWO-WAY SYSTEM IS BEING INSTALLED. OTHER STANDARDS ALSO CONTAIN DESIGN/INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.



LEGEND

- PROPERTY LINE
- PROPOSED FIRE ACCESS ROUTE
- PROPOSED 20' FIRE ACCESS ROUTE
- PROPOSED STAIRWELL
- PROPOSED STAGING AREA
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
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Civil / Site:
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PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY FIRE ACCESS PLAN

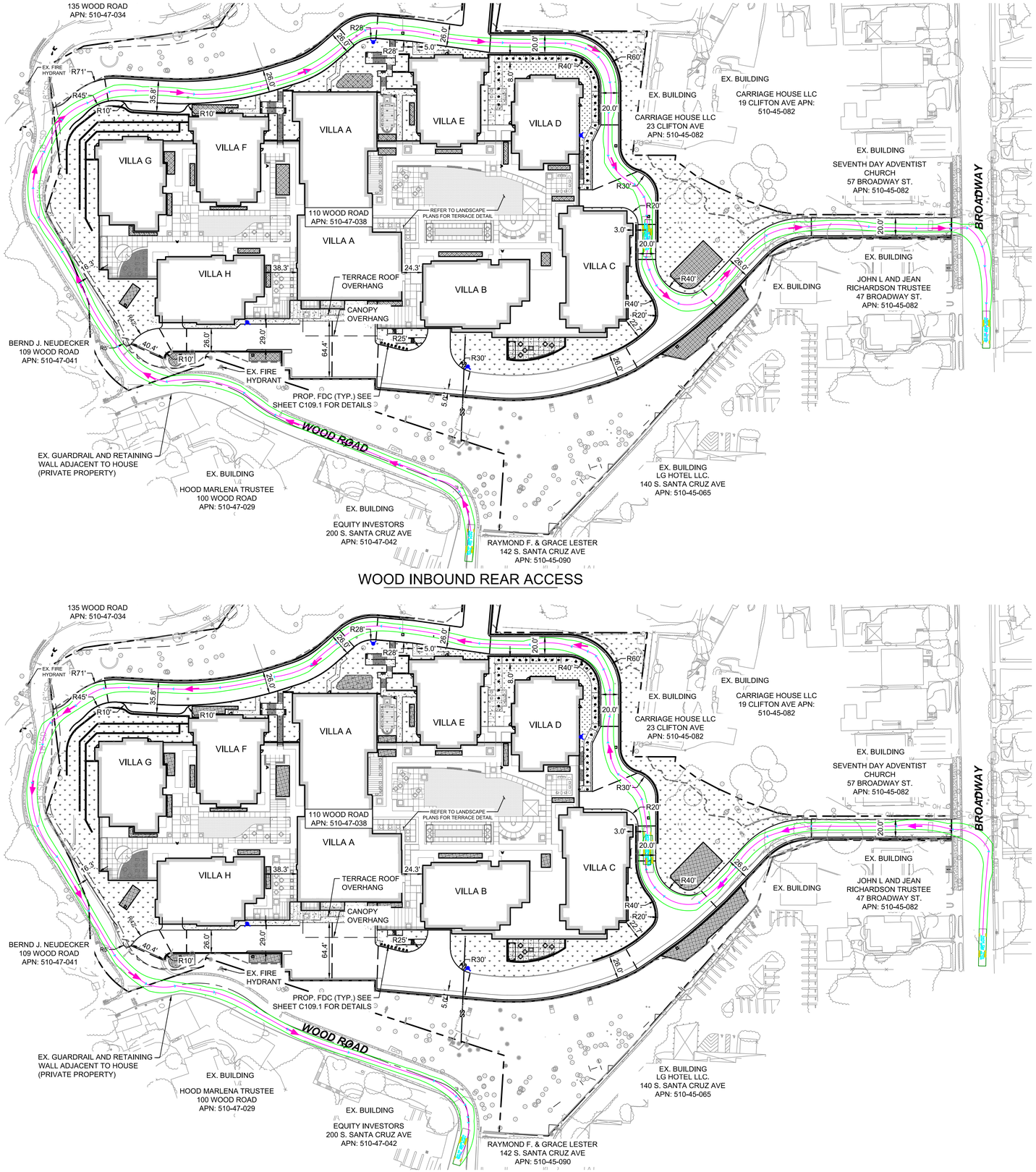
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C108

PLANNING SUBMITTAL

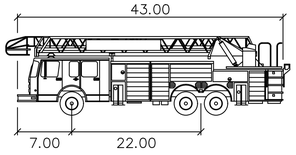
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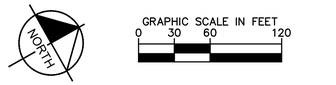
WOOD INBOUND REAR ACCESS

BROADWAY INBOUND REAR ACCESS



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT

NO.	DATE	ISSUE

SEAL

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(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE TURNAROUND DETAILS - REAR ACCESS

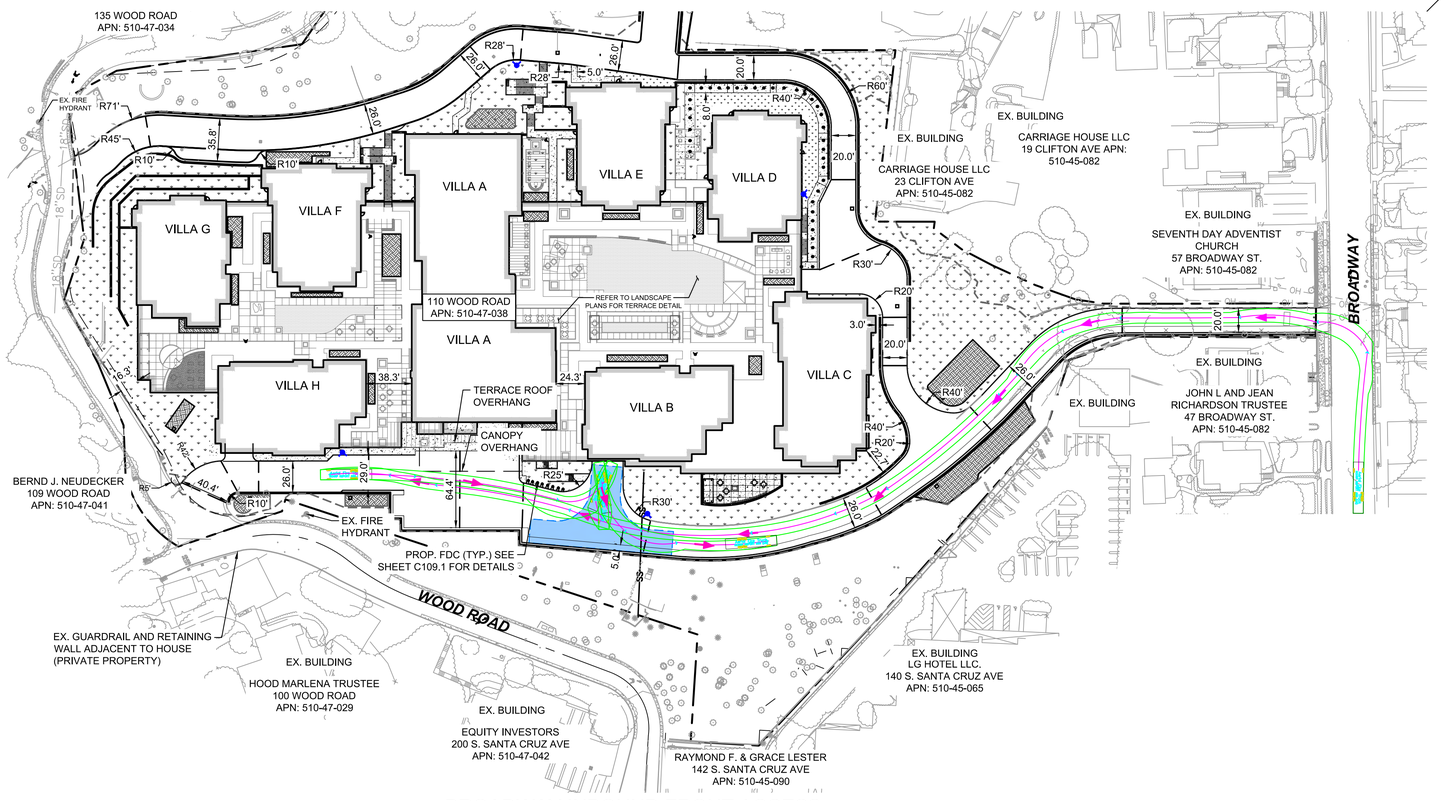
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C108.1

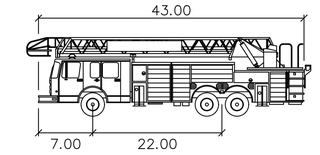
PLANNING SUBMITTAL

2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - ma\08 CADD\plan sheets\DD SET\C108 FIRE ACCESS EXHIBIT.dwg
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BROADWAY INBOUND FRONT ACCESS



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

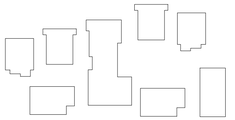


LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED FIRE TRUCK TURNAROUND. SEE DETAIL ON SHEET C109
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED FIRE HYDRANT

NO.	DATE	ISSUE

SEAL



KEY PLAN

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PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE TURNAROUND DETAILS - FRONT ACCESS

SCALE: 1" = 40' ON 24" X 36"

C108.2

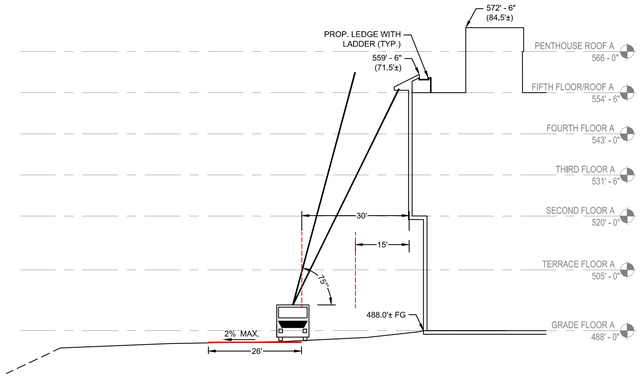
PLANNING SUBMITTAL

2021-01-12

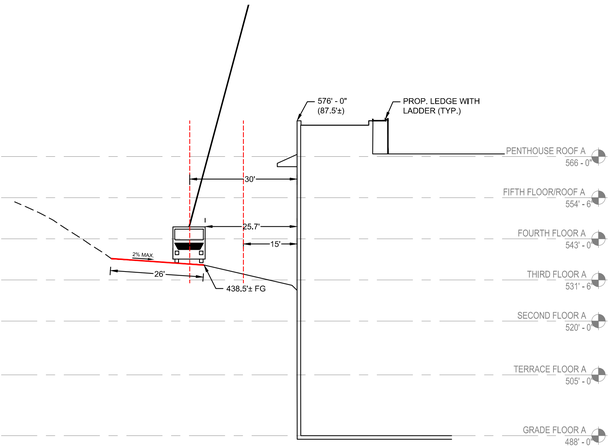
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LEGEND

- FIRE LANE WIDTH
- EXISTING GRADE
- 558' - 6" (73.5'±) — BUILDING ELEVATION / FINISHED GRADE AT BASE OF BUILDING (FG)



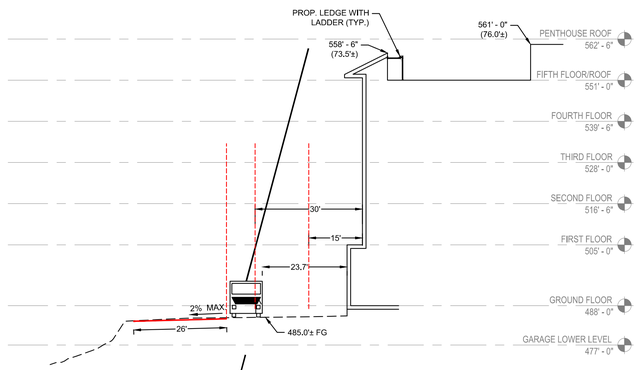
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VILLA A



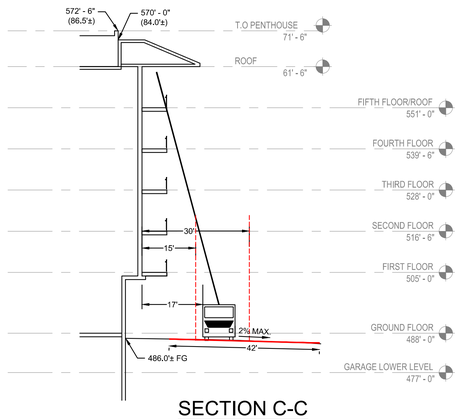
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VILLA A

FIRE NOTES

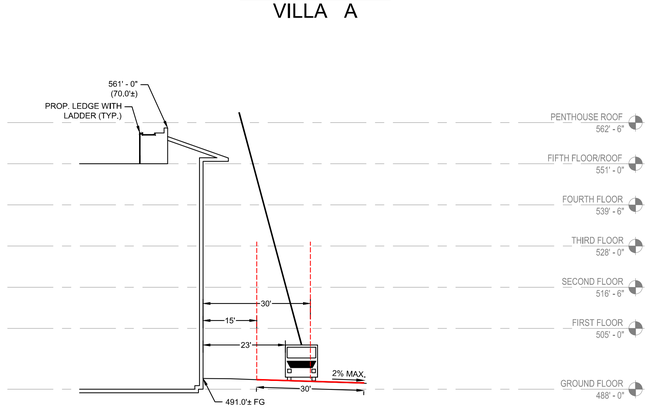
1. FIRE TRUCK SHOWN IN SECTIONS ASSUMES A 75-FT AERIAL LADDER, CONSISTENT WITH THE SANTA CLARA COUNTY FIRE DEPARTMENT BUSINESS PLAN, DATED JANUARY 2015 - DECEMBER 2019. PER TRUCK SPECIFICATIONS, THIS ASSUMES A MAXIMUM VERTICAL ANGLE OF 75° AND A VERTICAL HEIGHT OF 75-FT FROM AS MEASURED FROM THE GROUND.



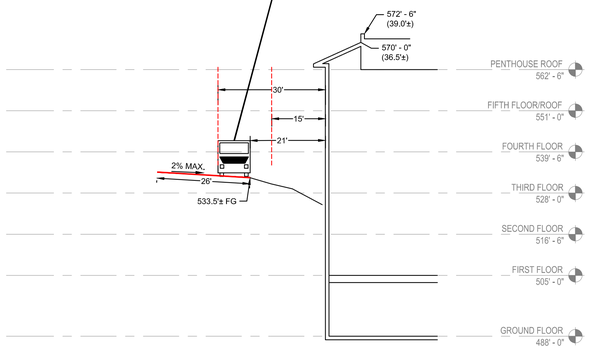
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VILLA B



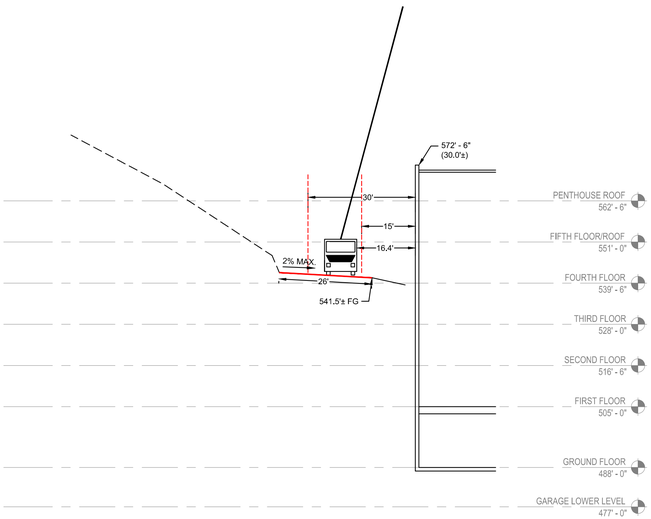
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VILLA C



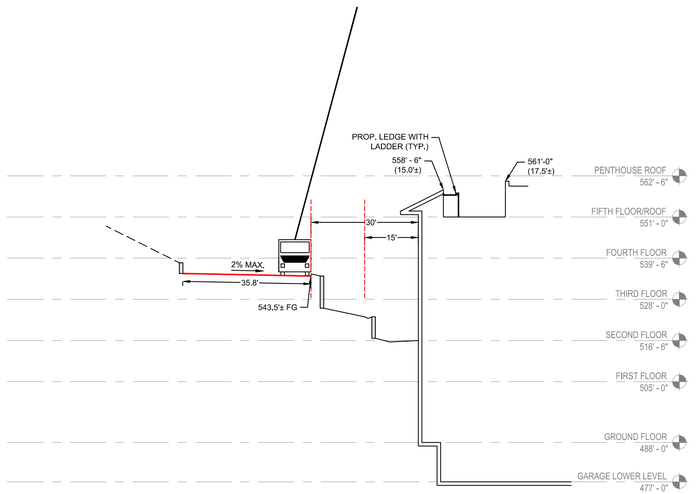
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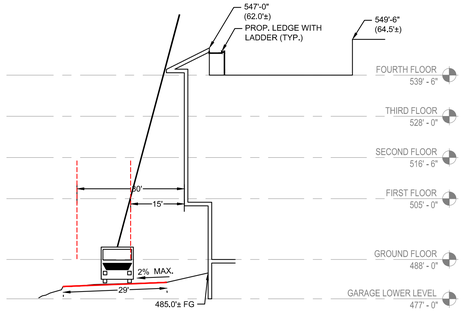
SECTION E-E
VILLA E



SECTION F-F
VILLA F



SECTION G-G
VILLA G



SECTION H-H
VILLA H

GRAPHIC SCALE IN FEET
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HORIZONTAL

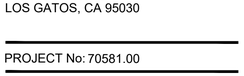
0 10 20 40
VERTICAL

NO.	DATE	ISSUE

SEAL



KEY PLAN



Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

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General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

FIRE ROOF ACCESS SECTIONS

SCALE: 1" = 40' ON 24" X 36"

C108.3

PLANNING SUBMITTAL

2021-01-12

Plotted By:Sinha, Medha Sheet Set:Kha K:\BAY_LDEV\197101001 - Los Gatos Meadows - MAF\08 CADD\Plan Sheets\DD SET\C108 FIRE ACCESS EXHIBIT.dwg
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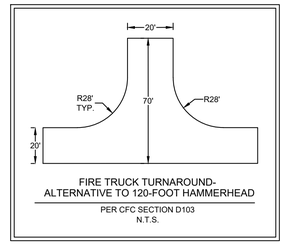
FIRE NOTES

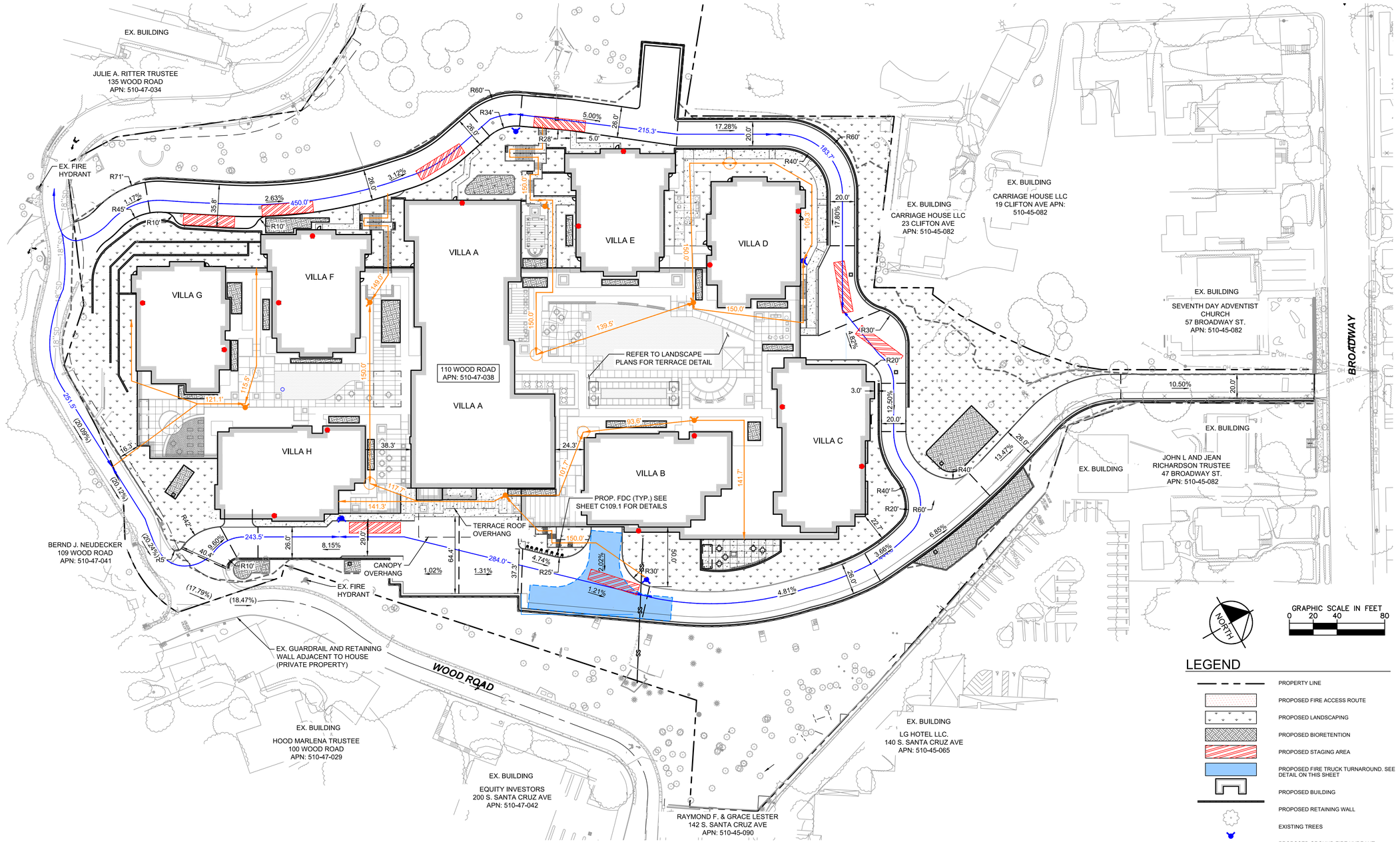
1. EMERGENCY RADIO RESPONDER COVERAGE: EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS. EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS APPLIES TO ALL BUILDINGS.
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Table 2: Summary of Proposed Buildings

Building	# of Apartments	Gross Square Feet (GSF)	Building Height (ft)[2]
Building A	46	157,054[1]	85.5
Building B	20	41,483	70.5
Building C	29	56,891	81.5
Building D	15	31,426	70.5
Building E	18	40,712	82
Building F	17	40,712	82
Building G	14	31,426	70.5
Building H	15	31,112	59

[1] Building A GSF includes service spaces on Level G including entry/reception, fitness area, health center and several back of house areas.
[2] Finished building height dimensions are to ground level (+488').
Source: Perkins Eastman, January 2020





NO.	DATE	ISSUE

SEAL

KEY PLAN

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Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY HOSE PULL PLAN

SCALE: 1" = 40' ON 24" X 36"

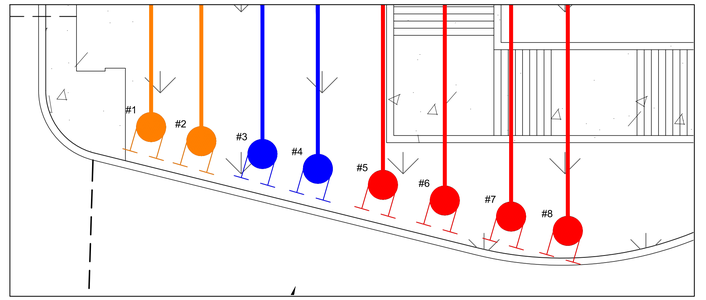
C109

PLANNING SUBMITTAL

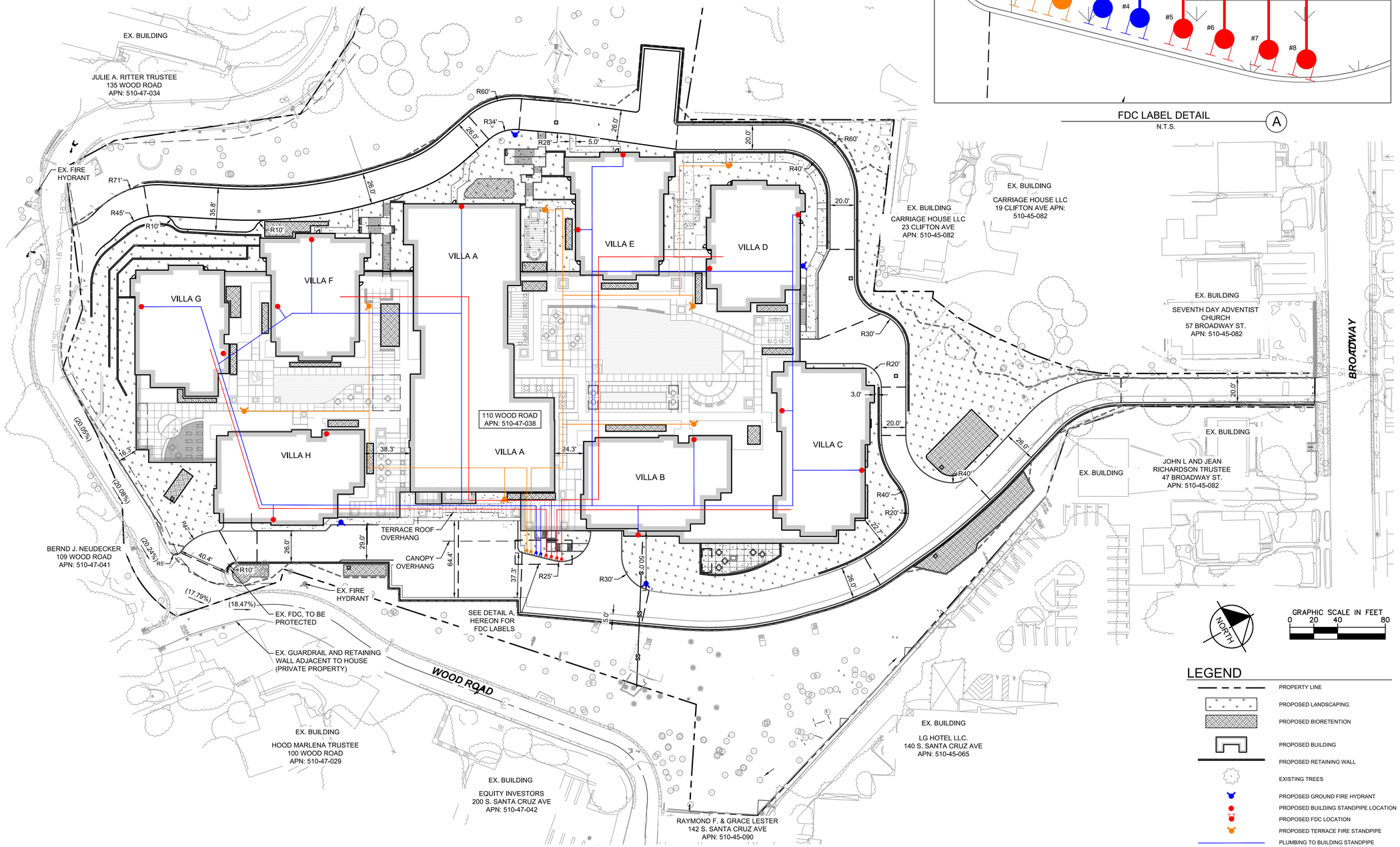
2021-01-12

Plotted By:Sargent, Kylie Sheet SetKha K:\BAY_LDEV\197101001 - los gatos meadows - man\08 CADD\plan sheets\DD SET\C109 HOSE PULL PLAN.dwg
January 14, 2021 05:24:39pm

FDC LABEL	DESCRIPTION OF SERVICE
#1	TERRACE STANDPIPES 1-3
#2	TERRACE STANDPIPES 4-6
#3	BUILDING STANDPIPES FOR VILLA A, F, G & H
#4	BUILDING STANDPIPES FOR VILLA B, C, D & E
#5	FIRE SPRINKLER SYSTEM FOR VILLA H & G
#6	FIRE SPRINKLER SYSTEM FOR VILLA A & F
#7	FIRE SPRINKLER SYSTEM FOR VILLA B & E
#8	FIRE SPRINKLER SYSTEM FOR VILLA C & D



FDC LABEL DETAIL A
N.T.S.



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- EXISTING TREES
- PROPOSED GROUND FIRE HYDRANT
- PROPOSED BUILDING STANDPIPE LOCATION
- PROPOSED FDC LOCATION
- PROPOSED TERRACE FIRE STANDPIPE
- PLUMBING TO BUILDING STANDPIPE
- PLUMBING TO BUILDING FIRE SPRINKLER
- PLUMBING TO TERRACE STANDPIPE

FIRE SPRINKLER NOTE

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND VILLA SQUARE FOOTAGE.

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINIARY FDC PLAN

SCALE: 1" = 40' ON 24" X 36"

C109.1

PLANNING SUBMITTAL

2021-01-12

Plotted By:Sinha, Medha Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - man\08 CADD\plan sheets\DD SET\C109.1 PRELIMINIARY FDC PLAN.dwg
January 14, 2021 08:06:29pm

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

NOTES:
1. TREE NUMBER TAGGED IN THE FIELD BY HORTSCIENCE, CERTIFIED ARBORIST, SEE SHEET T-2 TO T-5 FOR TREE INVENTORY TABLE.
2. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY KIMLEY-HORN.

EXISTING TREE LEGEND

- ### — EXISTING TREE TO BE PRESERVED
- ### — EXISTING TREE TO BE REMOVED
- ### — TREE REMOVED IN 2019: 44
- PROPERTY LINE
- PROTECTIVE FENCING

TOTAL OF EXISTING TREES: 375
TOTAL TREES REMOVED IN 2019: 44
TOTAL OF EXISTING TREES TO BE PRESERVED: 118
TOTAL OF EXISTING TREES TO BE REMOVED: 213

PLANNING SUBMITTAL 2021.01.12

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 1/12/2021 1:59 PM

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CASE · No. 6082
Signature
6/30/2020
Renewal Date
X/XX/XXXX
for
L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	1"=40'-0"

0 20' 40' 80'

TREE PRESERVATION/ REMOVAL PLAN

T-1

of -

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
1	Coast Redwood *Sequioa sempervirens*	40	~30	50%	Mod	Protected		
2	California Bay *Umbellularia californica*	8,8,7	~30	50%	Low	Protected		
3	California Bay *Umbellularia californica*	6,5	~30	30%	Low	Protected		
4	Valley Oak *Quercus lobata*	17	~30	50%	Mod	Protected		
5	Valley Oak *Quercus lobata*	14	~20	30%	Low	Protected	X	New EVA. construction
6	Coast Live Oak *Quercus agrifolia*	23	~30	70%	High	Protected		
7	Blue Gum *Eucalyptus globulus*	40	~30	30%	Low	Protected	X	Invasive, fire prone
8	Blue Gum *Eucalyptus globulus*	38	~30	30%	Low	Protected	X	Invasive, fire prone
9	Blue Gum *Eucalyptus globulus*	20,7	~20	30%	Low	Exception	X	Invasive, fire prone
10	Blue Gum *Eucalyptus globulus*	54	~50	30%	Low	Protected	X	Invasive, fire prone
11	Blue Gum *Eucalyptus globulus*	28	~30	30%	Low	Protected	X	Invasive, fire prone
12	Blue Gum *Eucalyptus globulus*	39	~30	30%	Low	Protected	X	Invasive, fire prone
13	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
14	Coast Live Oak *Quercus agrifolia*	15	~20	50%	Low	Protected	X	New EVA. construction
15	California Bay *Umbellularia californica*	10	~20	50%	Mod	Protected	X	New EVA. construction
16	California Bay *Umbellularia californica*	10	~20	50%	Mod	Protected	X	New EVA. construction
17	California Bay *Umbellularia californica*	9,9	~20	30%	Low	Protected	X	New EVA. construction
18	California Bay *Umbellularia californica*	5	~20	10%	Low	Protected	X	New EVA. construction
19	California Bay *Umbellularia californica*	13,8	~30	50%	Mod	Protected		
20	California Bay *Umbellularia californica*	11	~20	30%	Low	Protected	X	Within grading limits
21	California Bay *Umbellularia californica*	13	~30	30%	Low	Protected		
22	California Buckeye Aesculus californica	9	~30	50%	Mod	Protected		
23	California Bay *Umbellularia californica*	7	~50	30%	Low	Protected		
24	California Bay *Umbellularia californica*	17,16	~50	70%	High	Protected		
25	California Bay *Umbellularia californica*	11	~20	30%	Low	Protected		
26	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected		
27	California Bay *Umbellularia californica*	7	~20	10%	Low	Protected		
28	California Bay *Umbellularia californica*	8	~20	10%	Low	Protected		
29	California Bay *Umbellularia californica*	12,7,6	~50	10%	Low	Protected		
30	Valley Oak *Quercus lobata*	34	~60	70%	High	Large Protected		
31	California Bay *Umbellularia californica*	16	~30	50%	Low	Protected		
32	California Bay *Umbellularia californica*	8	~20	50%	Low	Protected		
33	California Bay *Umbellularia californica*	14,6	~20	50%	Low	Protected		
34	California Bay *Umbellularia californica*	8	~20	30%	Low	Protected		
35	California Bay *Umbellularia californica*	11,10,7	~30	50%	Low	Protected		
36	Coast Live Oak *Quercus agrifolia*	19	~30	50%	Mod	Protected		
37	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected		
38	Blue Oak *Quercus douglasii*	19	~20	30%	Low	Protected		
39	Coast Live Oak *Quercus agrifolia*	27	~30	50%	Low	Large Protected		
40	Valley Oak *Quercus lobata*	17	~20	30%	Low	Protected		

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
41	California Bay *Umbellularia californica*	8,5,4	~20	50%	Mod	Protected		
42	California Bay *Umbellularia californica*	5	~20	50%	Low	Protected		
43	Valley Oak *Quercus lobata*	14	~30	50%	Mod	Protected		
44	Coast Live Oak *Quercus agrifolia*	22	~50	50%	Low	Protected		
45	California Bay *Umbellularia californica*	6,5	~20	50%	Low	Protected		
46	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
47	Valley Oak *Quercus lobata*	17,13	~50	50%	Mod	Protected		
48	California Bay *Umbellularia californica*	22,12	~50	10%	Low	Protected		
49	California Bay *Umbellularia californica*	7	~20	50%	Low	Protected		
50	California Bay *Umbellularia californica*	7	~20	50%	Low	Protected		
51	California Bay *Umbellularia californica*	7	~30	30%	Low	Protected		
52	California Bay *Umbellularia californica*	9	~30	30%	Low	Protected		
53	California Bay *Umbellularia californica*	10	~20	50%	Low	Protected		
54	California Bay *Umbellularia californica*	13,9	~30	50%	Low	Protected		
55	California Bay *Umbellularia californica*	6,5,5,4	~30	50%	Low	Protected		
56	California Bay *Umbellularia californica*	7	~30	30%	Low	Protected		
57	California Bay *Umbellularia californica*	9,8	~30	30%	Low	Protected		
58	California Bay *Umbellularia californica*	12	~30	30%	Low	Protected		
59	Coast Live Oak *Quercus agrifolia*	27,16	~60	50%	Mod	Large Protected		
60	California Bay *Umbellularia californica*	14	~20	10%	Low	Protected		
61	California Bay *Umbellularia californica*	15	~30	30%	Low	Protected		
62	California Bay *Umbellularia californica*	13	~30	30%	Low	Protected		
63	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
64	California Bay *Umbellularia californica*	10,9	~30	50%	Low	Protected		
65	California Bay *Umbellularia californica*	9	~30	30%	Low	Protected		
66	California Bay *Umbellularia californica*	11	~20	30%	Low	Protected		
67	Olive *Olea spp.*	5,4,3,2	~20	30%	Low	Exception		
68	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
69	California Bay *Umbellularia californica*	7	~20	30%	Low	Protected		
70	Coast Live Oak *Quercus agrifolia*	6	~20	50%	Mod	Protected		
71	California Bay *Umbellularia californica*	17,8	~30	50%	Mod	Protected		
72	Valley Oak *Quercus lobata*	33	~60	70%	High	Large Protected		
73	Olive *Olea spp.*	5	~10	50%	Mod	Exception	2019 X	Invasive
74	Coast Live Oak Quercus agrifolia	6	~20	50%	Mod	Protected		
75	Coast Live Oak Quercus agrifolia	30	~50	50%	Mod	Large Protected		
76	Monterery Pine *Pinus radiata*	15	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
77	Monterery Pine *Pinus radiata*	17	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
78	Coast Redwood *Sequioa sempervirens*	7	~10	90%	High	Protected	X	New EVA. construction
79	Coast Redwood *Sequioa sempervirens*	13	~20	90%	High	Protected	X	Within grading limits
80	Blue Oak *Quercus douglasii*	12	~20	50%	Mod	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
81	Coast Redwood *Sequioa sempervirens*	5	~10	90%	High	Protected	X	Within grading limits
82	Coast Redwood *Sequioa sempervirens*	7	~20	30%	Low	Protected		
83	Monterery Pine *Pinus radiata*	14	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
84	Big Leaf Maple *Acer macrophylla*	9	~30	30%	Low	Protected		
85	Coast Redwood *Sequioa sempervirens*	7	~10	90%	High	Protected		
86	Valley Oak *Quercus lobata*	19	~50	70%	Mod	Protected		
87	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
88	Monterery Pine *Pinus radiata*	8	~20	50%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
89	Monterery Pine *Pinus radiata*	8	~20	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
90	Blackwood Acacia *Acacia melanoxylon*	10,6	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
91	Blackwood Acacia *Acacia melanoxylon*	5	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
92	Blackwood Acacia *Acacia melanoxylon*	8,7,4	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
93	Blackwood Acacia *Acacia melanoxylon*	5,5,5,4	~20	30%	Low	Exception	2019 X	Invasive, Fire prone
94	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected		
95	California Bay *Umbellularia californica*	16	~30	30%	Low	Protected		
96	California Bay *Umbellularia californica*	5	~10	10%	Low	Protected		
97	California Bay *Umbellularia californica*	19,6,5. 4,4	~30	50%	Low	Protected		
98	Valley Oak *Quercus lobata*	17,16	~50	50%	Mod	Protected		
99	California Bay *Umbellularia californica*	7,6,6,5	~30	50%	Low	Protected		
100	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected		
101	California Bay *Umbellularia californica*	5	~20	70%	High	Protected		
102	California Bay *Umbellularia californica*	5,5,5,4,4 ,3,3,2,2	~50	70%	Mod	Protected		
103	Coast Redwood *Sequioa sempervirens*	9	~20	50%	Mod	Protected		
104	Coast Redwood *Sequioa sempervirens*	8	~20	90%	High	Protected		
105	Coast Redwood *Sequioa sempervirens*	9	~20	90%	High	Protected		
106	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
107	Coast Redwood *Sequioa sempervirens*	8	~20	90%	High	Protected		
108	Coast Redwood *Sequioa sempervirens*	4	~10	90%	High	Protected		
109	Grecian Laurel *Laurus nobilis*	10,9,9	~20	30%	Low	Protected		
110	Grecian Laurel *Laurus nobilis*	6,6,5,5, 4,3,3,2	~20	30%	Low	Protected		
111	Grecian Laurel *Laurus nobilis*	5,4,4,4,4 ,4,3,3,3	~20	30%	Low	Protected		
112	Olive *Olea spp.*	6	~10	50%	Mod	Exception		
113	Olive *Olea spp.*	12,7	~20	50%	Mod	Exception		
114	Olive *Olea spp.*	10,6,5,4 ,3,2,2,2	~20	50%	Mod	Exception		
115	Valley Oak *Quercus lobata*	21	~30	50%	Low	Protected		
116	Blue Gum *Eucalyptus globulus*	47,32, 17	~60	50%	Low	Large Protected		
117	Bronze Loquat *Eriobotrya deflexa*	6	~20	30%	Low	Protected		
118	Coast Live Oak *Quercus agrifolia*	19,15	~50	70%	High	Protected		
119	Coast Live Oak *Quercus agrifolia*	19	~50	70%	High	Protected		
120	Valley Oak *Quercus lobata*	14	~30	50%	Mod	Protected		

PLANNING SUBMITTAL 2021.01.12

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6282 · Signature 6/30/2020 Renewal Date X/XX/XXXX · LA · STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 01/12/2021
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

T-2

of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(5639)\CAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 1/12/2021 1:39 PM

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
121	Valley Oak *Quercus lobata*	19	~30	50%	Low	Protected		
122	Coast Live Oak *Quercus agrifolia*	11	~20	50%	Mod	Protected		
123	Olive *Olea spp.*	7,7,5,4, 4,3	~20	50%	Mod	Exception		
124	Coast Live Oak *Quercus agrifolia*	25	~30	10%	Low	Large Protected		
125	Coast Redwood *Sequioa sempervirens*	19	~20	10%	Low	Protected	X	New retaining wall construction
126	Coast Live Oak *Quercus agrifolia*	7,7	~20	10%	Low	Protected		
127	Coast Live Oak *Quercus agrifolia*	8	~20	10%	Low	Protected		
128	Canary Island Pine Pinus canariensis	28	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
129	Coast Live Oak *Quercus agrifolia*	15	~30	50%	Low	Protected	X	New bio-retention construction
130	Canary Island Pine Pinus canariensis	23	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
131	Canary Island Pine Pinus canariensis	26	~30	30%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
132	Coast Redwood *Sequioa sempervirens*	7	~20	90%	Mod	Protected	X	New building construction
133	Canary Island Pine Pinus canariensis	22	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
134	Coast Live Oak *Quercus agrifolia*	18	~50	70%	Mod	Protected	X	New building construction
135	Canary Island Pine Pinus canariensis	22	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
136	Canary Island Pine Pinus canariensis	23	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
137	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
138	Canary Island Pine Pinus canariensis	21	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
139	Bronze Loquat *Eriobotrya deflexa*	5,3,3,3	~20	50%	Mod	Protected	X	New EVA. construction
140	Bronze Loquat *Eriobotrya deflexa*	6,4,2	~20	30%	Low	Protected	X	New EVA. construction
141	Crabapple *Malus spp.*	8	~30	70%	High	Exception	X	New building construction
142	Coast Live Oak *Quercus agrifolia*	18	~30	70%	High	Protected	X	New building construction
143	Coast Live Oak *Quercus agrifolia*	16	~30	70%	High	Protected	X	New building construction
144	Canary Island Pine *Pinus canariensis*	18	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
145	Canary Island Pine *Pinus canariensis*	22	~30	70%	High	Protected	2019 X	Fire prone, within 50 feet of structures
146	Canary Island Pine *Pinus canariensis*	26	~30	70%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
147	Douglas Fir *Pseudosuga menziesii*	18	~30	70%	Mod	Protected	X	Within grading limits
148	Douglas Fir *Pseudosuga menziesii*	29	~30	70%	Mod	Protected	X	New EVA. construction
149	Hollywood Juniper *Juniperus chinensis*	9,5	~30	70%	High	Protected	X	New building construction
150	Douglas Fir *Pseudosuga menziesii*	15	~30	50%	Mod	Protected	X	Within grading limits
151	Douglas Fir *Pseudosuga menziesii*	15	~30	30%	Low	Protected	X	Within grading limits
152	Douglas Fir *Pseudosuga menziesii*	18	~30	50%	Low	Protected	X	Within grading limits
153	Douglas Fir *Pseudosuga menziesii*	14	~30	50%	Mod	Protected	X	New retaining wall construction
154	Valley Oak *Quercus lobata*	11	~30	70%	High	Protected	X	New retaining wall construction
155	Silk Oak *Grevillea robusta*	11	~30	50%	Low	Protected	X	New retaining wall construction
156	Coast Live Oak *Quercus agrifolia*	17	~30	70%	High	Protected	X	New retaining wall construction
157	Coast Live Oak *Quercus agrifolia*	15	~50	30%	Low	Protected	X	New retaining wall construction
158	Douglas Fir Pseudosuga menziesii	22	~30	30%	Low	Protected	X	New retaining wall construction
159	Coast Live Oak *Quercus agrifolia*	21	~30	50%	Mod	Protected	X	New building construction
160	Valley Oak *Quercus lobata*	21	~50	50%	Mod	Protected	X	New building construction

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
161	Valley Oak *Quercus lobata*	16	~30	30%	Low	Protected	X	New retaining wall construction
162	Coast Live Oak *Quercus agrifolia*	20	~30	50%	Mod	Protected	X	New retaining wall construction
163	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New EVA. construction
164	Italian Cypress *Cupressus sempervirens*	6	~10	90%	High	Protected	X	New EVA. construction
165	Italian Cypress *Cupressus sempervirens*	6	~10	90%	High	Protected	X	New EVA. construction
166	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New EVA. construction
167	Monterery Pine *Pinus radiata*	4	~20	90%	High	Protected	2019 X	Fire prone, within 50 feet of structures
168	Red Horsechestnut *Aesculus x carnea*	5,2	~20	90%	High	Protected	X	New building construction
169	Coast Live Oak *Quercus agrifolia*	7	~20	50%	Low	Protected	X	New EVA. construction
170	California Bay *Umbellularia californica*	17,10,6	~50	30%	Low	Protected		
171	California Bay *Umbellularia californica*	7,7,7,6, 5,5,5,5	~30	30%	Low	Protected		
172	California Bay *Umbellularia californica*	8,5,5,4	~30	30%	Low	Protected		
173	California Bay *Umbellularia californica*	16	~30	50%	Mod	Protected	X	Tested positive for SOD
174	Coast Live Oak *Quercus agrifolia*	8	~20	70%	Mod	Protected	X	Retaining Wall Construction
175	Coast Live Oak *Quercus agrifolia*	15	~30	30%	Low	Protected	X	Retaining Wall Construction
176	Sugar Gum Tree *Liquidambar styraciflua*	17,16	~30	50%	Mod	Protected	X	New EVA. construction
177	Sugar Gum Tree *Liquidambar styraciflua*	12,11,11, 1,1	~50	30%	Low	Protected	X	New building construction
178	Deodar Cedar *Cedrus deodara*	6	~20	90%	High	Protected	X	New EVA. construction
179	Coast Live Oak *Quercus agrifolia*	14	~30	50%	Mod	Protected	X	New building construction
180	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New EVA. construction
181	Sitka Spruce *Picea sitchensis*	6	~10	70%	High	Protected	X	New building construction
182	Italian Stone Pine *Pinus Pinea*	22	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
183	Italian Stone Pine *Pinus Pinea*	19	~30	50%	Mod	Protected	2019 X	Fire prone, within 50 feet of structures
184	Red Ironbark *Eucalyptus sideroxylon*	13	~20	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
185	Incense Cedar *Calocedrus decurrens*	11	~20	90%	High	Protected	X	New building construction
186	Italian Cypress *Cupressus sempervirens*	5	~10	50%	Mod	Protected	X	New EVA. construction
187	Italian Cypress *Cupressus sempervirens*	5	~10	90%	High	Protected	X	New building construction
188	Blackwood Acacia *Acacia melanoxylon*	4	~10	70%	Low	Exception	2019 X	Invasive, Fire prone
189	Coast Live Oak *Quercus agrifolia*	19	~50	50%	Mod	Protected	X	New EVA. construction
190	Red Ironbark *Eucalyptus sideroxylon*	13	~30	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
191	Blackwood Acacia *Acacia melanoxylon*	17	~30	50%	Low	Exception	2019 X	Invasive, Fire prone
192	Red Ironbark *Eucalyptus sideroxylon*	14	~30	10%	Low	Exception	X	Poor condition, SOD carrier, fire prone
193	Hollywood Juniper *Juniperus chinensis*	17	~20	70%	High	Protected	X	New building construction
194	Hollywood Juniper *Juniperus chinensis*	5,5,4,3, 3,3	~20	50%	Low	Protected	X	New building construction
195	Hollywood Juniper *Juniperus chinensis*	11,7	~20	50%	Low	Protected	X	New building construction
196	Blue Blossom *Ceanothus thysiflorus*	5,4,4	~20	30%	Low	Protected	X	New building construction
197	Hollywood Juniper *Juniperus chinensis*	18	~20	50%	Low	Protected	X	New building construction
198	Hollywood Juniper *Juniperus chinensis*	13	~20	50%	Low	Protected	X	New building construction
199	Hollywood Juniper *Juniperus chinensis*	11	~20	50%	Low	Protected	X	New building construction
200	Hollywood Juniper *Juniperus chinensis*	10	~20	50%	Low	Protected	X	New building construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
201	Hollywood Juniper *Juniperus chinensis*	12	~20	50%	Low	Protected	X	New building construction
202	Hollywood Juniper *Juniperus chinensis*	13	~20	50%	Low	Protected	X	New building construction
203	Crabapple *Malus spp.*	4,3	~20	70%	High	Exception	X	New building construction
204	Sawleaf Zelkova *Zelkova serrata*	23	~50	50%	Mod	Protected	X	New building construction
205	Sawleaf Zelkova *Zelkova serrata*	22	~50	30%	Low	Protected	X	New building construction
206	Valley Oak *Quercus lobata*	24	~50	70%	Mod	Large Protected	X	New building construction
207	Sawleaf Zelkova *Zelkova serrata*	19	~50	30%	Low	Protected	X	New building construction
208	Sawleaf Zelkova *Zelkova serrata*	18	~50	30%	Low	Protected	X	New building construction
209	Mayten Tree *Maytens boaria*	7	~20	30%	Low	Protected	X	New building construction
210	Italian Cypress *Cupressus sempervirens*	14	~10	70%	Mod	Protected	X	New building construction
211	Italian Cypress *Cupressus sempervirens*	14	~10	70%	Low	Protected	X	New building construction
212	Crabapple *Malus spp.*	12	~20	50%	Mod	Exception	X	New building construction
213	Crabapple *Malus spp.*	11	~20	50%	Mod	Exception	X	New building construction
214	Crabapple *Malus spp.*	11	~20	30%	Low	Exception	X	New building construction
215	Coast Live Oak *Quercus agrifolia*	22,22	~50	50%	Low	Protected	X	New EVA. construction
216	California Bay *Umbellularia californica*	10	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
217	Brazilian Peppertree *Schinus terebinthifolia*	5	~20	50%	Low	Protected	2019 X	Invasive
218	Loquat *Eriobotrya japonica*	6	~20	70%	Mod	Protected	X	New building construction
219	Blue Gum *Eucalyptus globulus*	36	~50	50%	Mod	Protected	2019 X	Invasive, Fire prone
220	Blue Gum *Eucalyptus globulus*	62	~60	50%	Mod	Large Protected	2019 X	Invasive, Fire prone
221	Blue Gum *Eucalyptus globulus*	36	~50	50%	Mod	Protected	2019 X	Invasive, Fire prone
222	African Fern Pine *Afrocarpus gracilior*	5	~20	70%	Mod	Protected	X	New building construction
223	California Bay *Umbellularia californica*	13	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
224	California Bay *Umbellularia californica*	13,13	~30	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
225	Coast Live Oak *Quercus agrifolia*	20	~50	70%	Mod	Protected	X	New EVA. construction
226	Red Horsechestnut *Aesculus x carnea*	8	~20	30%	Low	Protected	X	New EVA. construction
227	Red Horsechestnut *Aesculus x carnea*	8	~20	30%	Low	Protected	X	New EVA. construction
228	Red Horsechestnut *Aesculus x carnea*	5	~20	50%	Mod	Protected	X	New EVA. construction
229	Coast Live Oak *Quercus agrifolia*	23	~30	70%	Mod	Protected	X	New EVA. construction
230	Red Ironbark *Eucalyptus sideroxylon*	22	~30	30%	Low	Exception	X	New EVA. construction
231	Red Ironbark *Eucalyptus sideroxylon*	5,5,5,5, 4	~20	30%	Low	Exception	X	New EVA. construction
232	Purpleleaf PLum *Prunus cerasifera*	4	~10	30%	Low	Protected	2019 X	Invasive
233	Red Ironbark *Eucalyptus sideroxylon*	19	~20	50%	Low	Exception	X	New EVA. construction
234	Coast Live Oak *Quercus agrifolia*	10,9	~20	50%	Mod	Protected	X	Retaining Wall Construction
235	Toyon *Heteromeles arbutifloia*	6,5,4,4	~20	50%	Mod	Protected		
236	California Bay *Umbellularia californica*	12	~30	50%	Low	Protected		
237	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected		
238	Coast Live Oak *Quercus agrifolia*	14	~30	50%	Low	Protected		
239	Olive *Olea spp.*	10,5,5	~20	50%	Mod	Exception		
240	Coast Live Oak *Quercus agrifolia*	28	~20	50%	Low	Large Protected	X	Within grading limits

PLANNING SUBMITTAL 2021.01.12

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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CHRIS CASE · No. 6282 · 6/30/2020 · Renewal Date · X/XX/XXXX · LA · STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	

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TREE INVENTORY TABLE

T-3

of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DG-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 1/12/2021 1:39 PM

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
241	California Bay *Umbellularia californica*	6	~20	50%	Low	Protected	X	Within grading limits
242	California Bay *Umbellularia californica*	5	~20	50%	Low	Protected		
243	Coast Live Oak *Quercus agrifolia*	27	~30	10%	Low	Large Protected	X	Within grading limits
244	Valley Oak *Quercus lobata*	15	~20	30%	Low	Protected	X	New EVA. construction
245	Coast Live Oak *Quercus agrifolia*	4,4,4,3, 3,2,2,2	~20	30%	Low	Protected	X	New EVA. construction
246	Valley Oak *Quercus lobata*	26	~30	50%	Low	Large Protected	X	New EVA. construction
247	Coast Live Oak *Quercus agrifolia*	16	~30	50%	Low	Protected		
248	Coast Live Oak *Quercus agrifolia*	6,5,3	~20	30%	Low	Protected	X	New building construction
249	Victorian Box *Pittosporum undulatum*	5,4,4,4, 4,3,2	~20	30%	Low	Protected	X	New EVA. construction
250	Blue Gum *Eucalyptus globulus*	50	~50	30%	Low	Large Protected	2019 X	Invasive, Fire prone
251	Valley Oak *Quercus lobata*	28	~50	70%	High	Large Protected		
252	Crabapple *Malus spp.*	5	~20	50%	Low	Exception	X	New building construction
253	Plum *Prunus spp.*	6,5,3	~20	50%	Low	Exception	X	New building construction
254	Crabapple *Malus spp.*	7	~20	30%	Low	Exception	X	New building construction
255	Crabapple *Malus spp.*	11	~30	50%	Mod	Exception	X	New building construction
256	Bottlebrush *Callistemon spp.*	4,4	~20	70%	Mod	Protected	X	New building construction
257	Alepo Pine *Pinus halepensis*	6	~20	30%	Low	Protected	2019 X	Fire prone, within 50 feet of structures
258	Victorian Box *Pittosporum undulatum*	4,3	~20	50%	Low	Protected	X	New building construction
259	Victorian Box *Pittosporum undulatum*	6,5,2,2	~20	50%	Mod	Protected	X	New building construction
260	Blue Gum *Eucalyptus globulus*	52	~50	50%	Low	Large Protected		
261	Jacaranda *Jacaranda mimosifolia*	7	~20	50%	Mod	Protected		
262	Portugal Laurel *Prunus lusitanica*	6,5,4,4, 4	~20	30%	Low	Protected		
263	Japanese Cherry *Prunus serrulata*	10	~20	50%	Low	Protected	X	Grading limits
264	Coast Live Oak *Quercus agrifolia*	20	~30	70%	High	Protected	X	New building construction
265	Cherry *Prunus spp.*	12	~20	30%	Low	Exception	X	Grading limits
266	California Black Walnut *Juglans californica*	8	~20	30%	Low	Protected	X	New building construction
267	Coast Live Oak *Quercus agrifolia*	7	<10	50%	Low	Protected	X	Grading limits
268	California Bay *Umbellularia californica*	5	<10	50%	Low	Protected	X	Grading limits
269	African sumac *Searsia lancea*	12	~30	10%	Low	Protected	X	Poor condition
270	African sumac *Searsia lancea*	9,9	~30	10%	Low	Protected	X	Poor condition
271	Coast Live Oak *Quercus agrifolia*	11	~20	50%	Low	Protected	X	Within grading limits
272	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Mod	Protected	X	Within grading limits
273	African sumac *Searsia lancea*	13,11	~20	50%	Low	Protected	X	Within grading limits
274	Glossy Privet *Ligustrum lucidum*	8,5	~20	50%	Mod	Exception	2019 X	Invasive
275	African sumac *Searsia lancea*	9,7	~20	10%	Low	Protected	X	Poor condition
276	Crabapple *Malus spp.*	13	~20	70%	Mod	Exception	X	New building construction
277	Crabapple *Malus spp.*	13	~20	70%	Mod	Exception	X	New building construction
278	California Bay *Umbellularia californica*	6,5	~20	70%	Mod	Protected	X	New building construction
279	Flowering Dogwood *Cornus florida*	9,4	~20	70%	High	Protected	X	New EVA. construction
280	Coast Live Oak *Quercus agrifolia*	12,10	~30	50%	Low	Protected	X	New EVA. construction

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
281	California Bay *Umbellularia californica*	6,4,3,2	~20	50%	Low	Protected	X	Within grading limits
282	Coast Live Oak *Quercus agrifolia*	15	~30	70%	High	Protected	X	Within grading limits
283	Coast Live Oak *Quercus agrifolia*	9	~20	50%	Low	Protected	X	Within grading limits
284	Windmill Palm *Trachycarpus fortunei*		~20	90%	Mod	Exception	X	New building construction
285	African Fern Pine *Afrocarpus gracilior*	4	~10	30%	Low	Protected	X	New building construction
286	Hollywood Juniper *Juniperus chinensis*	12,6,5	~20	50%	Low	Protected	X	New building construction
287	Red Maple *Acer rubrum*	12	~30	70%	High	Protected	X	New building construction
288	White Willow *Salix alba*	24	~50	70%	Mod	Protected	X	New building construction
289	Valley Oak *Quercus lobata*	28	~30	30%	Low	Large Protected	X	New building construction
290	Sweet Gum Tree *Liquidambar styraciflua*	15	~30	70%	High	Protected	X	New building construction
291	Sweet Gum Tree *Liquidambar styraciflua*	20	~30	50%	Mod	Protected	X	New building construction
292	Coast Live Oak *Quercus agrifolia*	15	~30	30%	Low	Protected	X	New building construction
293	Ginkgo *Ginkgo biloba*	5	~20	50%	Mod	Protected	X	New building construction
294	Coast Live Oak *Quercus agrifolia*	19	~30	30%	Low	Protected		
295	California Bay *Umbellularia californica*	6	~20	30%	Low	Protected		
296	Coast Live Oak *Quercus agrifolia*	26,25, 17	~60	50%	Mod	Large Protected	X	Retaining Wall Construction
297	Arroyo Willow *Salix lasiolepis*	18,16	~30	30%	Low	Protected	X	Poor condition
298	Coast Live Oak *Quercus agrifolia*	18	~30	50%	Low	Protected	X	New building construction
299	African Fern Pine *Afrocarpus gracilior*	8	~20	30%	Low	Protected	X	New building construction
300	African Fern Pine *Afrocarpus gracilior*	8	~20	30%	Low	Protected	X	New building construction
301	Japanese Maple *Acer palmatum*	5	~20	50%	Mod	Protected	X	New building construction
302	Crabapple *Malus spp.*	9	~20	50%	Low	Exception	X	New building construction
303	Coast Live Oak *Quercus agrifolia*	19	~30	50%	Mod	Protected	X	New building construction
304	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Low	Protected	X	New building construction
305	Coast Live Oak *Quercus agrifolia*	5	~20	30%	Low	Protected	X	New building construction
306	Coast Live Oak *Quercus agrifolia*	9	~20	30%	Low	Protected	X	New building construction
307	Coast Live Oak *Quercus agrifolia*	4	~20	30%	Low	Protected	X	New building construction
308	Coast Live Oak *Quercus agrifolia*	12	~20	10%	Low	Protected	X	Poor condition
309	Sugar Gum Tree *Liquidambar styraciflua*	33	~50	30%	Low	Protected	X	Risk, poor condition
310	Sugar Gum Tree *Liquidambar styraciflua*	33	~50	30%	Low	Protected	X	Risk, poor condition
311	Coast Live Oak *Quercus agrifolia*	8	~20	50%	Low	Protected	X	New building construction
312	Coast Live Oak *Quercus agrifolia*	12	~30	50%	Low	Protected	X	New building construction
313	Coast Live Oak *Quercus agrifolia*	17	~30	50%	Low	Protected	X	New building construction
314	California Bay *Umbellularia californica*	18,14	~30	70%	High	Protected	X	New building construction
315	California Bay *Umbellularia californica*	9	~20	50%	Mod	Protected	X	New EVA. construction
316	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected	X	New EVA. construction
317	Valley Oak *Quercus lobata*	18	~30	30%	Low	Protected	X	New EVA. construction
318	Coast Live Oak *Quercus agrifolia*	14	~20	50%	Low	Protected	X	New EVA. construction
319	California Bay *Umbellularia californica*	9,6,5	~20	50%	Mod	Protected	X	New EVA. construction
320	California Bay *Umbellularia californica*	9	~20	50%	Low	Protected	X	New EVA. construction

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
321	Coast Live Oak *Quercus agrifolia*	14	~20	30%	Low	Protected	X	New EVA. construction
322	California Bay *Umbellularia californica*	19	~30	50%	Mod	Protected	X	New EVA. construction
323	Coast Live Oak *Quercus agrifolia*	10	~20	50%	Low	Protected	X	New EVA. construction
324	Valley Oak *Quercus lobata*	13	~30	30%	Low	Protected	X	Risk, poor condition
325	Coast Live Oak *Quercus agrifolia*	8	~20	30%	Low	Protected	X	New EVA. construction
326	Coast Live Oak *Quercus agrifolia*	13	~20	30%	Low	Protected	X	Risk, poor condition
327	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
328	California Bay *Umbellularia californica*	12	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
329	Coast Live Oak *Quercus agrifolia*	8	~20	30%	Low	Protected	X	New building construction
330	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
331	Coast Live Oak *Quercus agrifolia*	17,14	~30	70%	Mod	Protected	X	New building construction
332	Purpleleaf Plum *Prunus spp.*	8	~20	30%	Low	Protected	2019 X	Invasive
333	Coast Live Oak *Quercus agrifolia*	27	~30	10%	Low	Protected	X	Risk, poor condition
334	California Bay *Umbellularia californica*	12,11	~30	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
335	Coast Live Oak *Quercus agrifolia*	10	~20	30%	Low	Protected	X	New building construction
336	California Bay *Umbellularia californica*	10	~20	50%	Low	Protected	X	New building construction
337	Coast Live Oak *Quercus agrifolia*	22,10	~30	30%	Low	Protected	X	New building construction
338	California Bay *Umbellularia californica*	11	~20	50%	Mod	Protected	X	Poor condition, SOD carrier, fire prone
339	Coast Live Oak *Quercus agrifolia*	15	~20	50%	Low	Protected	X	New building construction
340	Blackwood Acacia *Acacia melanoxylon*	5	~20	70%	Low	Exception	2019 X	Invasive, Fire prone
341	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected	X	New building construction
342	California Bay *Umbellularia californica*	12	~20	50%	Low	Protected	X	New building construction
343	Coast Live Oak *Quercus agrifolia*	14	~30	50%	Mod	Protected	X	New building construction
344	Coast Live Oak *Quercus agrifolia*	18	~10	70%	Mod	Protected	X	New building construction
345	Coast Live Oak *Quercus agrifolia*	8	~20	10%	Low	Protected	X	Poor condition
346	Olive *Olea spp.*	9,7	~20	50%	Low	Protected	2019 X	Invasive
347	Coast Live Oak *Quercus agrifolia*	5	~20	30%	Low	Protected	X	New building construction
348	Marina Madrone *Arbutus 'Marina'*	14	~20	50%	High	Protected	X	New building construction
349	Valley Oak *Quercus lobata*	34	~30	30%	Low	Large Protected	X	Risk, Poor condition
350	Valley Oak *Quercus lobata*	37	~50	50%	Low	Large Protected	X	New building construction
351	Coast Live Oak *Quercus agrifolia*	9	~20	50%	Low	Protected	X	New building construction
352	Coast Live Oak *Quercus agrifolia*	10	~20	30%	Low	Protected	X	New building construction
353	Coast Live Oak *Quercus agrifolia*	13	~20	50%	Mod	Protected	X	New building construction
354	New Zealand Cabbage *Cordyline australis*	5	~10	30%	Low	Exception	2019 X	Invasive
355	Hackberry *Celtis spp.*	6	~10	10%	Low	Protected	X	Poor condition
356	Hackberry *Celtis spp.*	9	~20	30%	Low	Protected	X	New building construction
357	Italian Cypress *Cupressus sempervirens*	6	~10	90%	Mod	Protected	X	New building construction
358	Italian Cypress *Cupressus sempervirens*	8	~10	90%	Mod	Protected	X	New building construction
359	California Bay *Umbellularia californica*	10	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
360	California Bay *Umbellularia californica*	9	~20	50%	Low	Protected	X	Retaining Wall Construction

PLANNING SUBMITTAL 2021.01.12

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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CHRIS CASE · No. 6282 · Signature 6/30/2020 Renewal Date X/XX/XXXX · LA · STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 01/12/2021
SCALE:

0 1/2" 1" 2"

TREE INVENTORY TABLE

T-4

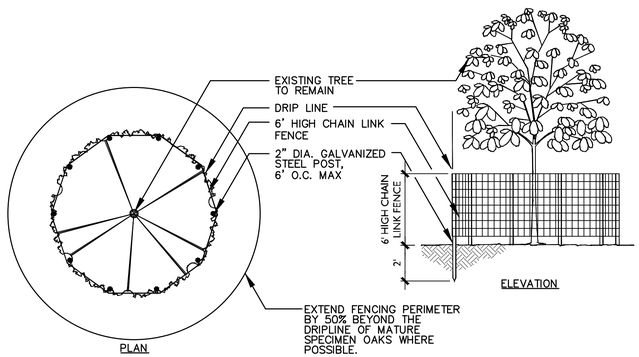
of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(5639)\CAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 1/12/2021 1:39 PM

TREE INVENTORY TABLE (CONT.)

TREE/ TAG NO.	TREE NAME	TRUNK DIAMETER (INCHES)	APPROX. CROWN DIAMETER (FEET)	CONDITION OUT OF 100%	SUITABILITY FOR PRESERVATION	PROTECTED STATUS	REMOVAL	REASON FOR REMOVAL
361	California Bay *Umbellularia californica*	8	~20	30%	Low	Protected	X	Poor condition, SOD carrier, fire prone
362	California Buckeye Aesculus californica	9	~20	50%	Low	Protected	X	Retaining Wall Construction
363	Coast Live Oak *Quercus agrifolia*	5,4	~20	10%	Low	Protected	X	Within grading limits
364	Coast Live Oak *Quercus agrifolia*	4	~10	50%	Low	Protected		
365	California Bay *Umbellularia californica*	4	~10	50%	Low	Protected	X	New retaining wall construction of stormwater treatment area
366	Bailey acacia *Acacia baileyana*	5	~10	10%	Low	Protected	2019 X	Invasive
367	Bailey acacia *Acacia baileyana*	7	~20	30%	Low	Protected	2019 X	Invasive
368	Bailey acacia *Acacia baileyana*	5	~20	30%	Low	Protected	2019 X	Invasive
369	Bailey acacia *Acacia baileyana*	7,7,7,6	~30	30%	Low	Protected	2019 X	Invasive
370	Bailey acacia *Acacia baileyana*	1	~30	30%	Low	Protected	2019 X	Invasive
371	Plum *Prunus spp.*	5,4	~20	30%	Low	Protected		
372	Coast Live Oak *Quercus agrifolia*	9,8	~20	50%	Low	Protected	X	New retaining wall construction of stormwater treatment area
373	California Bay *Umbellularia californica*	8	~10	30%	Low	Protected	X	New EVA. construction
374	Coast Redwood *Sequioa sempervirens*	10	~20	90%	High	Protected		
375	Coast Redwood *Sequioa sempervirens*	14	~20	90%	High	Protected		

TREES TO BE REMOVED AND PRESERVED PER THE ARBORIST REPORT BY HORTSCIENCE DATED ON OCTOBER 12, 2020



1 EXISTING TREE PROTECTIVE FENCING

SCALE: N.T.S.

TREE PROTECTION NOTES:

THE FOLLOWING TREE PROTECTION MEASURES AND RECOMMENDATIONS ARE PREPARED BY HORTSCIENCE/BARTLETT CONSULTING DATED ON OCTOBER 12, 2020.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases. All tree protection measures to comply with Town of Los Gatos Municipal Code Sec.29.10.1005- Protection of Trees During Construction.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved. The **TREE PROTECTION ZONE** for each tree shall be the dripline of the tree. In most cases, groups of trees can be protected collectively.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with 2-inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing, or equivalent as approved by the Town. Tree #75 shall be fenced at the edge of construction. Trees to remain in the sequences of #19-102 and 101-127 can be fenced along the western edge of their collective dripline. All other trees to remain can be protected by the perimeter fencing at their collective driplines at the limit of grading on the northern, eastern, and southern edges of the project.
3. Fences must be installed before demolition, grading or construction permits are issued and must remain in place until construction is complete. Contractor shall first obtain the approval of the Consulting Arborist on record prior to removing a tree protection fence.
4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**. Excavation within the dripline of tree #75 shall be approved by and monitored by the Consulting Arborist.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
6. Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".
7. The attachment of wires, signs or ropes to any protected tree is prohibited.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
3. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
4. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
6. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in some cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Prior to the commencement of construction, install the fence at the dripline, or **TREE PROTECTION ZONE** around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the **TREE PROTECTION ZONE**. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
3. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
4. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
5. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
   a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
   b. The Consulting Arborist will provide pruning specifications prior to site demolition.
   c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
   d. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
6. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
7. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
8. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**
9. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
10. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist. The Consulting arborist shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project Consulting Arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Construction activities within the **TREE PROTECTION ZONE**, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree are prohibited, unless approved by the Director, per Sec.10.29.1005.
6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
7. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
8. Any brush clearing required within the **TREE PROTECTION ZONE** shall be accomplished with hand-operated equipment.
9. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.
10. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
11. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
12. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
13. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
14. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. The Director and Consulting Arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.
15. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**. Disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree are prohibited.
16. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
17. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6062 · 6/30/2020 · Renewal Date · X/XX/XXXX · L.A. · STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	

0
0" ½" 1" 2"

TREE INVENTORY TABLE AND NOTES

T-5

of -

PLANNING SUBMITTAL 2021.01.12

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DC-T-LOS GATOS MEADOWS.DWG
PLOT DATE: 1/12/2021 1:39 PM



PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\VACAD\SHEETS_DG-C-LOS GATOS MEADOWS.DWG
PLOT DATE: 1/12/2021 1:39 PM

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110 WOOD ROAD
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REGISTERED LANDSCAPE ARCHITECT · CASEY CABE · NO. 6062 · 6/30/2020 · XX/XX/XXXX · L.A. · STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
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DATE:	01/12/2021
SCALE:	SCALE

0 25 50 100
0" ½" 1" 2"

OVERALL ILLUSTRATIVE SITE PLAN

LS-1

of -

PLANNING SUBMITTAL 2021.01.12

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
2. ALL WRITTEN DIMENSIONS SUPERCEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
4. ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
5. ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
6. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
7. WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
8. SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
9. EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
10. BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
11. STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
12. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
13. SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
14. PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
15. ALL CONCRETE PAVEMENTS SHALL BE DOWELED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
16. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
17. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
18. ANY AND ALL WORK WITHIN TOWN OF LOS GATOS RIGHT OF WAY SHALL CONFORM TO ALL TOWN OF LOS GATOS STANDARD DETAILS AND SPECIFICATIONS.
19. CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC.. IN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
20. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
22. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
23. ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
24. THE CONTRACT DRAWINGS MUST BE ACCOMPANIED BY CONTRACT SPECIFICATIONS. THE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT AT 925-736-8176 FOR SPECIFICATIONS IF NOT RECEIVED.
25. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND MATERIALS OF THE CONTRACT DOCUMENTS INCLUDING ALL WORK AND MATERIALS PROVIDED BY SUBCONTRACTORS. ALL QUALIFICATIONS OF THE CONTRACT DOCUMENTS INCLUDING ALL SPECIFIC EXCLUSIONS OF ANY WORK, DETAILS, MATERIALS, AND INCIDENTALS SHALL BE CONFIRMED AND ACCEPTED IN WRITING BY THE CONTRACTOR AND OWNER UPON FINALIZATION OF BIDS AND CONTRACT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ALL QUALIFICATIONS AND NOTIFICATIONS.

LAYOUT LEGEND

PEDESTRIAN SAWCUT CONCRETE PAVING
TYPE: INTEGRAL COLOR CONCRETE
COLOR: PEBBLE BY DAVIS COLORS
FINISH: MEDIUM BROOM/TOPOCAST 25

VEHICULAR SAWCUT CONCRETE PAVING
TYPE: INTEGRAL COLOR CONCRETE
COLOR: DARK GRAY BY DAVIS COLORS
FINISH: MEDIUM BROOM

VEHICULAR SAWCUT CONCRETE PAVING
TYPE: INTEGRAL COLOR CONCRETE
COLOR: DARK GRAY BY DAVIS COLORS
FINISH: TOPCAST 25

VEHICULAR PAVERS
TYPE: GRANITE PAVERS
MFR: COLD SPRING GRANITE
SIZE: 8"X8"X3" THICKNESS
COLOR: ACADEM BLACK
FINISH: THERMAL

SEEDED GLASS IN PAVING
COLOR: MIX TO BE SELECTED
SIZE: 1/8" ø – 1/4" ø +/–

TONE AC PAVING (PEDESTRIAN TRAIL)
COLOR: T.B.D.

PLANTING NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
4. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
5. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
6. ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
7. CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
8. CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
   FIRE HYDRANTS AND PIVS: 5' MINIMUM
   LIGHT POLES: 10' MINIMUM
   UTILITIES: 5' MINIMUM
   BUILDING ROOF EDGE: 5' MINIMUM
9. CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
10. PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.

EXISTING PLANT MATERIAL

1. ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
2. ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
3. CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.

SOILS

1. THE CONTRACTOR MAY PROTECT AND STOCKPILE EXISTING SITE SOILS WHICH MAY BE REUSED FOR PLANTING PURPOSES. EXISTING SOILS SHALL BE TESTED PRIOR TO STOCKPILE FOR SOILS SUITABILITY PER THE REQUIREMENTS BELOW.
3. ALL ORGANIC COMPOST SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST FOR COMPATIBILITY TO EXISTING SITE SOILS. TEST RESULTS SHALL BE DATED WITHIN THE LAST 3 MONTHS OF THE SUBMITTAL.
4. ALL EXISTING SITE SOILS SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST BY AN APPROVED SOILS TESTING LAB (WAYPOINT ANALYTICAL OR APPROVED EQUAL) AND ANALYSIS FOR RECOMMENDATIONS ON ORGANIC COMPOST, AMENDMENTS, GRO POWER FERTILIZER AND ANY INCIDENTALS. RECOMMENDATIONS CONTAINED IN THE SOILS ANALYSIS RESULTS ARE TO BE IMPLEMENTED BEFORE PLANTING OCCURS. CONTRACTOR SHALL PROVIDE UP TO 4 COMBINED TESTS AT LOCATIONS SELECTED BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES TO BE TAKEN AND COMBINED FROM A DEPTH OF 6" AND 24". PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). THE ORGANIC COMPOST TEST RESULTS LISTED ABOVE SHALL BE SUBMITTED TO THE SOILS LAB FOR ACCURATE RECOMMENDATIONS OF THE SOIL AMENDMENT REQUIREMENTS. TEST RESULTS SHALL BE TAKEN AFTER ALL GRADING OPERATIONS ARE COMPLETE.
5. ALL LIME TREATED SOILS IN AREAS TO RECEIVE PLANTING SHALL BE FULLY REMOVED AND REPLACED WITH CLEAN APPROVED IMPORT TOP SOIL AT NO COST TO THE OWNER. AN ADDITIONAL 8 SOILS TESTS MAY BE REQUESTED BY THE LANDSCAPE ARCHITECT. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
7. ALL IMPORT SOILS SHALL BE FREE OF DELETERIOUS MATERIALS, AGGREGATES, AND ROCK. IMPORT SOIL SHALL BE LOAM/ CLAY LOAM WITH A PH BETWEEN 6 AND 7.5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
8. FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST, 50LBS GYPSUM, 20LBS SOIL SULFUR AND 16OLBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
9. SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
10. ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS CONSTRUCTION STAGING AREAS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
11. CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

TREES

1. ALL TREES SHALL BE SPECIMENS UNLESS SPECIFICALLY NOTED.
2. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
3. PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB.24.2. (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER CR-PE24-20, (714)632-7083, S.C.D. FOR LOCATIONS OF WATER BARRIER.
4. PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.
5. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
6. FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF ROOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL AND ALLOW UNIMPEDED FLOW OF WATER.

SHRUBS, GROUNDCOVERS AND VINES

1. GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
2. SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
3. THE CONTRACTOR IS TO SECURE ALL VINES TO TRELLISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.

ACCESSORIES

1. ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
2. ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
3. ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
4. ALL STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE x18" LONG x 6" DEEP BAND OF COBBLE. COBBLE SHALL BE 40% 4"-6" AND 60% 2"-3" NOIYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL
5. ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CDI 16X24". COLOR: TO MATCH PAVING. (800) 279-2278.
6. ALL SLOPES GREATER THAN 2.5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL CS-3 OR APPROVED EQUAL. AVAILABLE FROM REED & GRAHAM 888-381-0800.
7. SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS

SUBMITTALS

1. CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, INCIDENTALS, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
3. ALL SUBMITTALS AND PLANT MATERIAL NOT REVIEWED AND APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO FULL REMOVAL AND REPLACEMENT WITH APPROVED SOILS, FERTILIZERS, AND PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.
4. SUBMITTALS AND SITE MOCKUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.

MUNICIPAL REQUIREMENTS

1. ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY THE REPRESENTATIVE OF TOWN OF LOS GATOS AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION. PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY, THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO THE TOWN CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS, SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN LANDSCAPE ARCHITECT. SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.
3. DURING THE INSTALLATION OF LANDSCAPING AND INSTALLATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST INSPECT AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.

WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY, DRIP IRRIGATION TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.
3. THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
4. A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

GROUND LEVEL IRRIGATED LANDSCAPE AREA: 60,527 SF
TERRACE LEVEL IRRIGATED LANDSCAPE AREA: 27,625 SF
TOTAL IRRIGATED LANDSCAPE AREA: 88,152 SF

SEE SHEET LS-4, LS-6 FOR THE PROPOSED STORMWATER TREATMENT AREA.

PLANNING SUBMITTAL 2021.01.12

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T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CHRISTOPHER GATES · NO. 6382 · STATE OF CALIFORNIA
Signature 6/30/2020
Renewal Date XX/XX/XXXX
Date LA.

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 01/12/2021
SCALE: SCALE

0 0" 1/2" 1" 2"

LAYOUT NOTES AND PLANTING NOTES

LS-2

of -

PLANT PALETTE

TREES


QUERCUS VIRGINIANA
SOUTHERN LIVE OAK


ACER PALMATUM 'MORTON'
MORTON JAPANESE MAPLE


ACER RUBRUM 'ARMSTRONG'
ARMSTRONG RED MAPLE


ARBUTUS X 'MARINA'
ARBUTUS STANDARD


CITRUS SPP.
ORANGE TREE


LAGERSTROEMIA INDICA 'MUSKOGEE'
MUSKOGEE CRAPE MYRTLE


LAGERSTROEMIA INDICA 'TONTO'
TONTO CRAPE MYRTLE


LAURUS NOBILIS 'SARATOGA'
SWEET BAY


LAGERSTROEMIA INDICA 'PURPLE TOWER'
PURPLE TOWER CRAPE MYRTLE


OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE


PRUNUS X YEDOENSIS
YOSHINO CHERRY


PRUNUS SERRULATA 'AMANOGAWA'
JAPANESE FLOWERING CHERRY


ROSA FLORIBUNDA 'BRILLIANT PINK ICEBERG'
ROSE


SALIX LASIOLEPIS
ARROYO WILLOW


ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER'
FRONTIER ELM


ZELKOVA SERRATA 'MUSASHINO'
SAWLEAF ZELKOVA

SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER


ABUTILON PALMERI
INDIAN MALLOW


ACACIA REDOLENS 'DESERT CARPET'
BANK CATCLAW


ACHILLEA MILLEFOLIUM
COMMON YARROW


AGAVE ATTENUATA 'KARA'S STRIPES'
AGAVE


ARBUTUS UNEDO
STRAWBERRY TREE SHRUB


ARCTOSTAPHYLOS MANZANITA 'DR. HURD'
DR. HURD MANZANITA


CAMELLIA SASANQUA
CHRISTMAS CAMELLIA


CEANOTHUS X 'RAY HARTMAN' MULTI-TRUNK
CALIFORNIA LILAC


CERCIS OCCIDENTALIS
WESTERN REDBUD MULTI-TRUNK


CISTUS X PURPUREUS
ORCHID ROCKROSE


COLEONEMA PULCHRUM 'SUNSET GOLD'
GOLDEN BREATH OF HEAVEN


DIETES BICOLOR
FORTNIGHT LILY


DIETES GRANDIFLORA 'VARIEGATA'
STRIPED FORTNIGHT LILY


EPILOBIUM CALIFORNICUM 'BOWMAN'S #1'
CALIFORNIA FUCHSIA


EPILOBIUM CANUM 'CATALINA'
CATALINA FUCHSIA


FESTUCA MAIREI
ATLAS FESCUE


HESPERALOE PARVIFLORA
RED YUCCA


HESPERALOE PARVIFLORA 'BRAKELIGHT'
BRAKELIGHTS RED YUCCA


HETEROMELES ARBUTIFOLIA
TOYON


HEUCHERA X 'ELECTRIC LIME'
CORAL BELLS


LAVATERA MARITIMA
TREE MALLLOW


LIGUSTRUM SINENSE 'SUNSHINE'
SUNSHINE LIGUSTRUM


LIRIOPE MUSCARI 'VARIEGATA'
VARIEGATED LILY TURF


LOMANDRA LONGIFOLIA 'BREEZE'
BREEZE MAT RUSH


MUHLENBERGIA DUBIA
PINE MUHLY


MUHLENBERGIA RIGENS
DEER GRASS

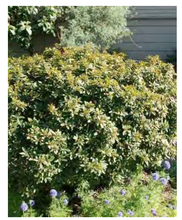

NANDINA DOMESTICA 'LEMON LIME'
LEMON LIME NANDINA


NEPETA FAASSENII
CATMINT


PODOCARPUS MACROPHYLLUS 'MAKI'
MAKI SHRUBBY YEW PODOCARPUS


RHAMNUS CALIFORNICA 'EVE CASE'
CALIFORNIA COFFEEBERRY


RHAMNUS CALIFORNICA 'LEATHERLEAF'
CALIFORNIA COFFEEBERRY


RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
SUN BRUNO COFFEEBERRY


RIBES VIBURNIFOLIUM
EVERGREEN CURRANT


ROSA CALIFORNICA
CALIFORNIA WILD ROSE


ROSA X 'FLOWER CARPET APPLEBLOSSOM'
ROSE


ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY

STORMWATER TREATMENT AREA


SALVIA LEUCANTHA 'SANTA BARBARA'
MEXICAN BUSH SAGE


SALVIA MICROPHYLLA 'HOT LIPS'
HOT LIPS SAGE


SENECIO SPP.
AMANI SENECIO


TEUCRIUM CHAMAEDRYS
GERMANDER


BOUTELOUA GRACILIS
BLUE GRAMA GRASS


CAREX TUMULICOLA
BERKELEY SEDGE


CHONDROPETALUM TECTORUM 'EL CAMPO'
CAPE RUSH


JUNCUS PATENS 'ELK BLUE'
SPREADING RUSH


LEYMUS CONDENSATUS 'CANYON PRINCE'
NATIVE BLUE RYE


MIMULUS AURANTIACUS
STICKY MONKEY FLOWER

PLANNING SUBMITTAL 2021.01.12

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LOS GATOS
MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CASE - NO. 6503
STATE OF CALIFORNIA
Signature
6/30/2020
Renewal Date
XXX/XXXX
Date
L.A.

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 01/12/2021
SCALE: SCALE

0 .5X 1X 2X
0" ½" 1" 2"

PLANT PALETTE

LS-3

of -

LANDSCAPE SCOPE OF WORK

(A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.

(B) MEMORY CARE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, HARDSCAPE PATIO, BENCHES AT HEIGHTS SUITABLE FOR SENIOR SEATING, FOCAL ELEMENTS, BIRD BATH, AND PLANTINGS WITH COLORS, TEXTURES AND SMELLS TO PROVIDE SEASONAL INTEREST.

(C) VILLAGE GREEN, AN ACTIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR RECREATIONAL ACTIVITIES (CROQUET COURT, PUTTING GREEN, EVENTS, ETC.), SEATING ELEMENTS AT HEIGHTS SUITABLE FOR SENIORS, BOCCE BALL COURT, ROSE GARDEN, GAZEBO, EVERGREEN SPECIMEN SHADE TREES, AND FLOWERING ACCENT TREES FOR SEASONAL INTEREST.

(D) TOWN SQUARE, A PASSIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR PASSIVE RECREATIONAL ACTIVITIES (E.G. YOGA), FOCAL WATER FEATURE, SEATING AREA, SPECIMEN SHADE TREES AND FLOWERING ACCENT TREES.

(E) OUTDOOR DINING AREA WITH TABLES, CHAIRS

(F) AND ACCENT PLANTINGS. LOUNGE AREA WITH FIRE TABLE, FOCAL ELEMENT, SEATING ELEMENTS AND ACCENT PLANTINGS

(G) STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

(H) PASSIVE GARDEN WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

(I) SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.

(J) TERRACE OVERLOOK WITH GLASS GUARDRAIL AND FLOWERING ACCENT TREES.

(K) BOCCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS

(L) ROSE GARDEN WITH ROSE TREE PLANTINGS AND SEATING ELEMENTS.

(M) SPECIMEN SHADE TREE IN A RAISED PLANTER AS A WAY-FINDING FEATURE.

(N) GAZEBO WITH SEATING ELEMENTS

(O) VEGETATED GREEN WALL

(P) RESIDENT GARDEN

(Q) ENTRY WALL WITH WAY-FINDING SIGNAGE

(R) SPECIAL PAVING AT GARAGE ENTRY.

(S) ACCESSIBLE TRAIL

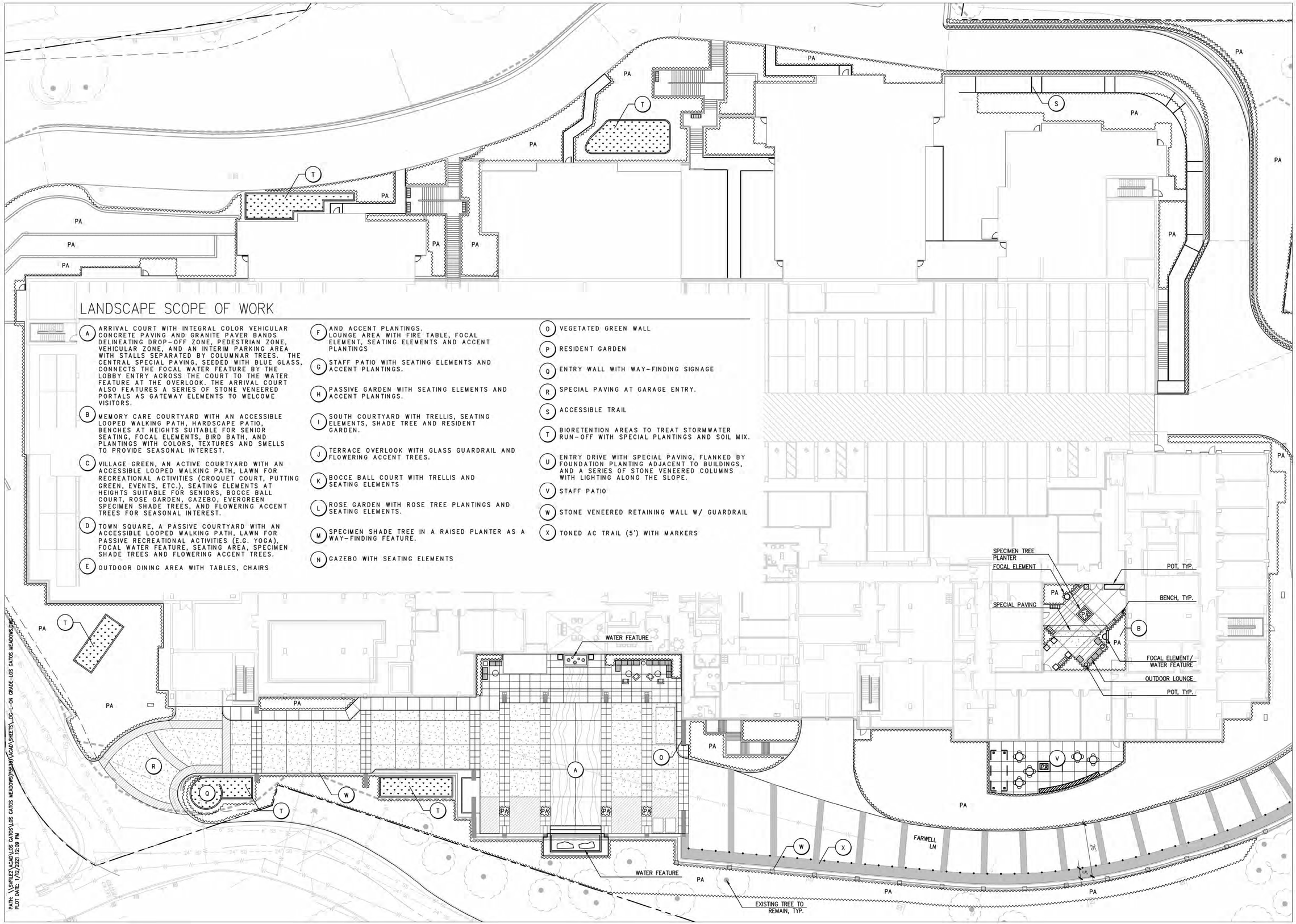
(T) BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.

(U) ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.

(V) STAFF PATIO

(W) STONE VENEERED RETAINING WALL W/ GUARDRAIL

(X) TONED AC TRAIL (5') WITH MARKERS



PLOT DATE: 1/12/2021 12:08 PM
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PLANNING SUBMITTAL 2021.01.12

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LAND PLANNING · URBAN DESIGN
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T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6032 · Expires 6/30/2020 · X/XX/XXXX · L.A. · STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	SCALE

0 10 20 40
0" 2" 1' 2'

GROUND LEVEL LAYOUT PLAN

LS-4

of -

LANDSCAPE SCOPE OF WORK

(A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.

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(E) OUTDOOR DINING AREA WITH TABLES, CHAIRS AND ACCENT PLANTINGS.

(F) LOUNGE AREA WITH FIRE TABLE, FOCAL ELEMENT, SEATING ELEMENTS AND ACCENT PLANTINGS

(G) STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.

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(I) SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.

(J) TERRACE OVERLOOK WITH GLASS GUARDRAIL AND FLOWERING ACCENT TREES.

(K) BOCCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS

(L) ROSE GARDEN WITH ROSE TREE PLANTINGS AND SEATING ELEMENTS.

(M) SPECIMEN SHADE TREE IN A RAISED PLANTER AS A WAY-FINDING FEATURE.

(N) GAZEBO WITH SEATING ELEMENTS

(O) VEGETATED GREEN WALL

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(Q) ENTRY WALL WITH WAY-FINDING SIGNAGE

(R) SPECIAL PAVING AT GARAGE ENTRY.

(S) ACCESSIBLE TRAIL

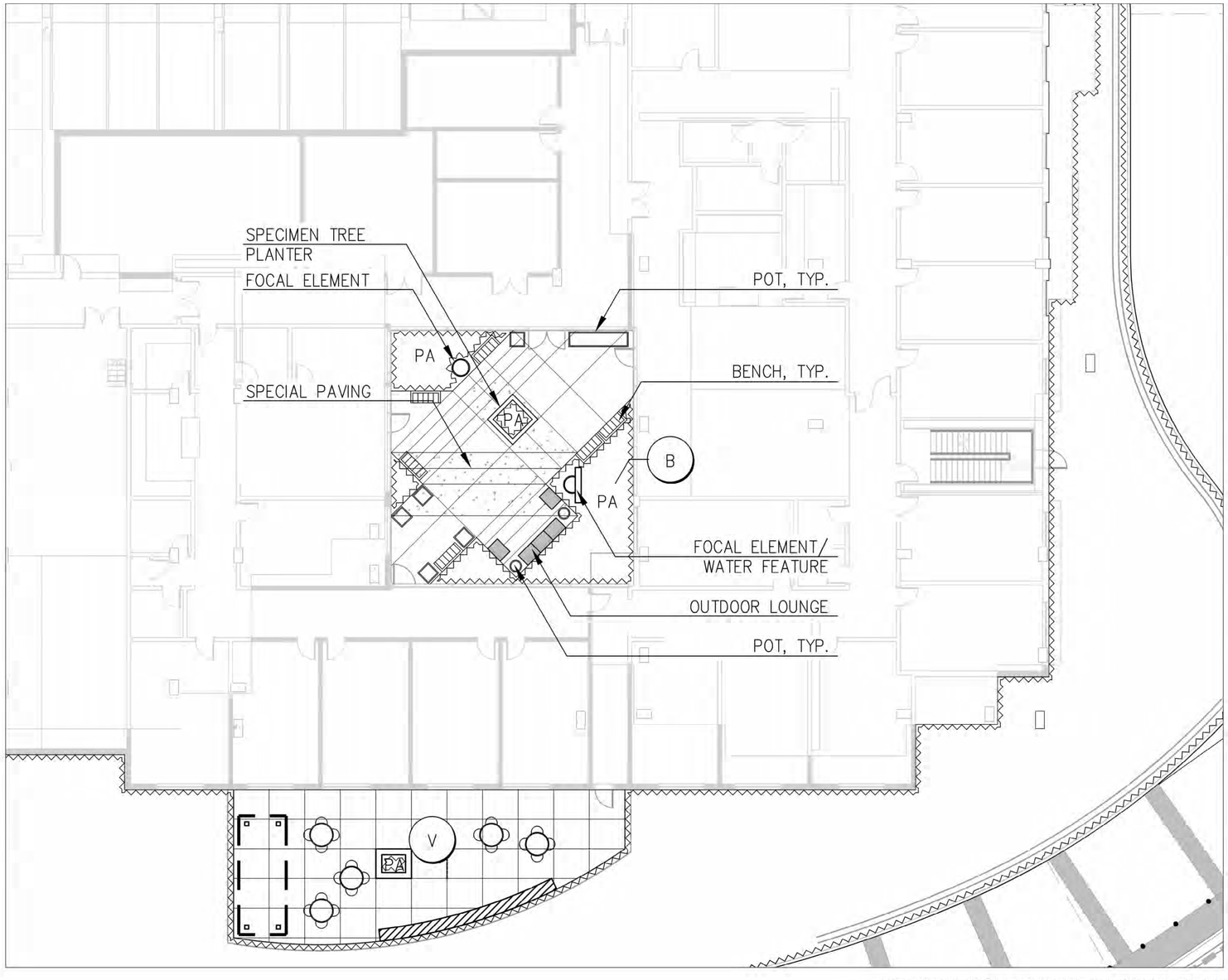
(T) BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.

(U) ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.

(V) STAFF PATIO

(W) STONE VENEERED RETAINING WALL W/ GUARDRAIL

(X) TONED AC TRAIL (5') WTIH MARKERS



MEMORY COURTYARD LAYOUT PLAN

PLANNING SUBMITTAL 2021.01.12

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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CASE No. 6052
6/30/2020
Renewal Date
X/XX/XXXX
LA
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	SCALE

0 5 10 20

GROUND LEVEL LAYOUT PLAN - MEMORY COURTYARD

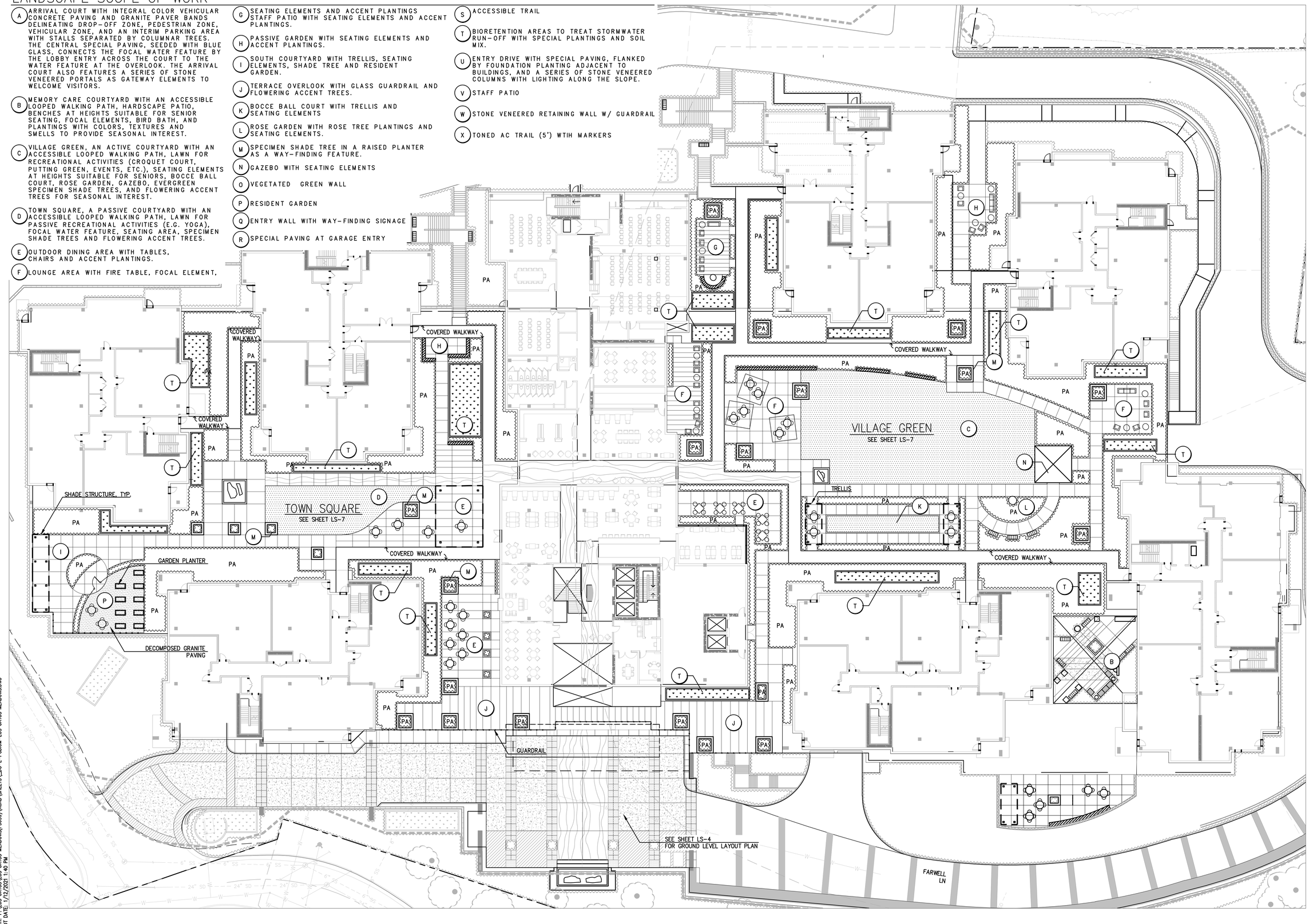
LS-5

of -

PATH: \\SHFILE2\ACAD\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DC-L-ON GRADE-LOS GATOS MEADOWS.DWG
PLOT DATE: 1/12/2021 12:10 PM

LANDSCAPE SCOPE OF WORK

- (A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.
- (B) MEMORY CARE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, HARDSCAPE PATIO, BENCHES AT HEIGHTS SUITABLE FOR SENIOR SEATING, FOCAL ELEMENTS, BIRD BATH, AND PLANTINGS WITH COLORS, TEXTURES AND SMELLS TO PROVIDE SEASONAL INTEREST.
- (C) VILLAGE GREEN, AN ACTIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR RECREATIONAL ACTIVITIES (CROQUET COURT, PUTTING GREEN, EVENTS, ETC.), SEATING ELEMENTS AT HEIGHTS SUITABLE FOR SENIORS, BOCCE BALL COURT, ROSE GARDEN, GAZEBO, EVERGREEN SPECIMEN SHADE TREES, AND FLOWERING ACCENT TREES FOR SEASONAL INTEREST.
- (D) TOWN SQUARE, A PASSIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR PASSIVE RECREATIONAL ACTIVITIES (E.G. YOGA), FOCAL WATER FEATURE, SEATING AREA, SPECIMEN SHADE TREES AND FLOWERING ACCENT TREES.
- (E) OUTDOOR DINING AREA WITH TABLES, CHAIRS AND ACCENT PLANTINGS.
- (F) LOUNGE AREA WITH FIRE TABLE, FOCAL ELEMENT,
- (G) SEATING ELEMENTS AND ACCENT PLANTINGS STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.
- (H) PASSIVE GARDEN WITH SEATING ELEMENTS AND ACCENT PLANTINGS.
- (I) SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.
- (J) TERRACE OVERLOOK WITH GLASS GUARDRAIL AND FLOWERING ACCENT TREES.
- (K) BOCCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS
- (L) ROSE GARDEN WITH ROSE TREE PLANTINGS AND SEATING ELEMENTS.
- (M) SPECIMEN SHADE TREE IN A RAISED PLANTER AS A WAY-FINDING FEATURE.
- (N) GAZEBO WITH SEATING ELEMENTS
- (O) VEGETATED GREEN WALL
- (P) RESIDENT GARDEN
- (Q) ENTRY WALL WITH WAY-FINDING SIGNAGE
- (R) SPECIAL PAVING AT GARAGE ENTRY
- (S) ACCESSIBLE TRAIL
- (T) BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.
- (U) ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.
- (V) STAFF PATIO
- (W) STONE VENEERED RETAINING WALL W/ GUARDRAIL
- (X) TONED AC TRAIL (5') WTIH MARKERS



PLANNING SUBMITTAL 2021.01.12

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CASEY CASE · No. 6067
Expires 6/30/2020
Renewal Date X/XX/XXXX
LA
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	SCALE

0 10 20 40

TERRACE LEVEL LAYOUT PLAN

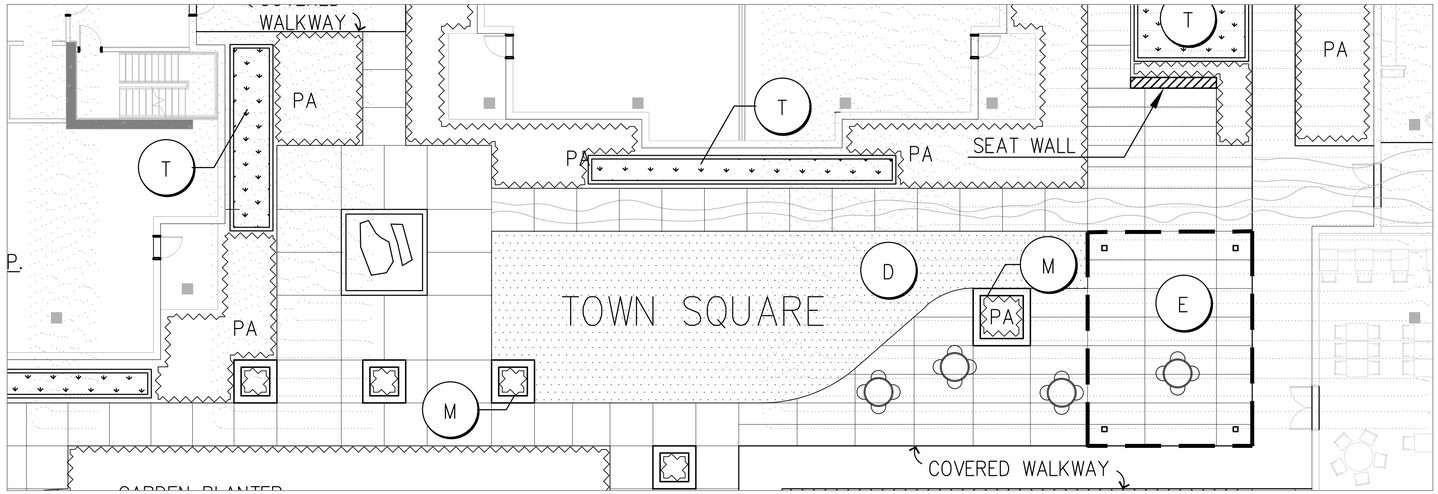
LS-6

of -

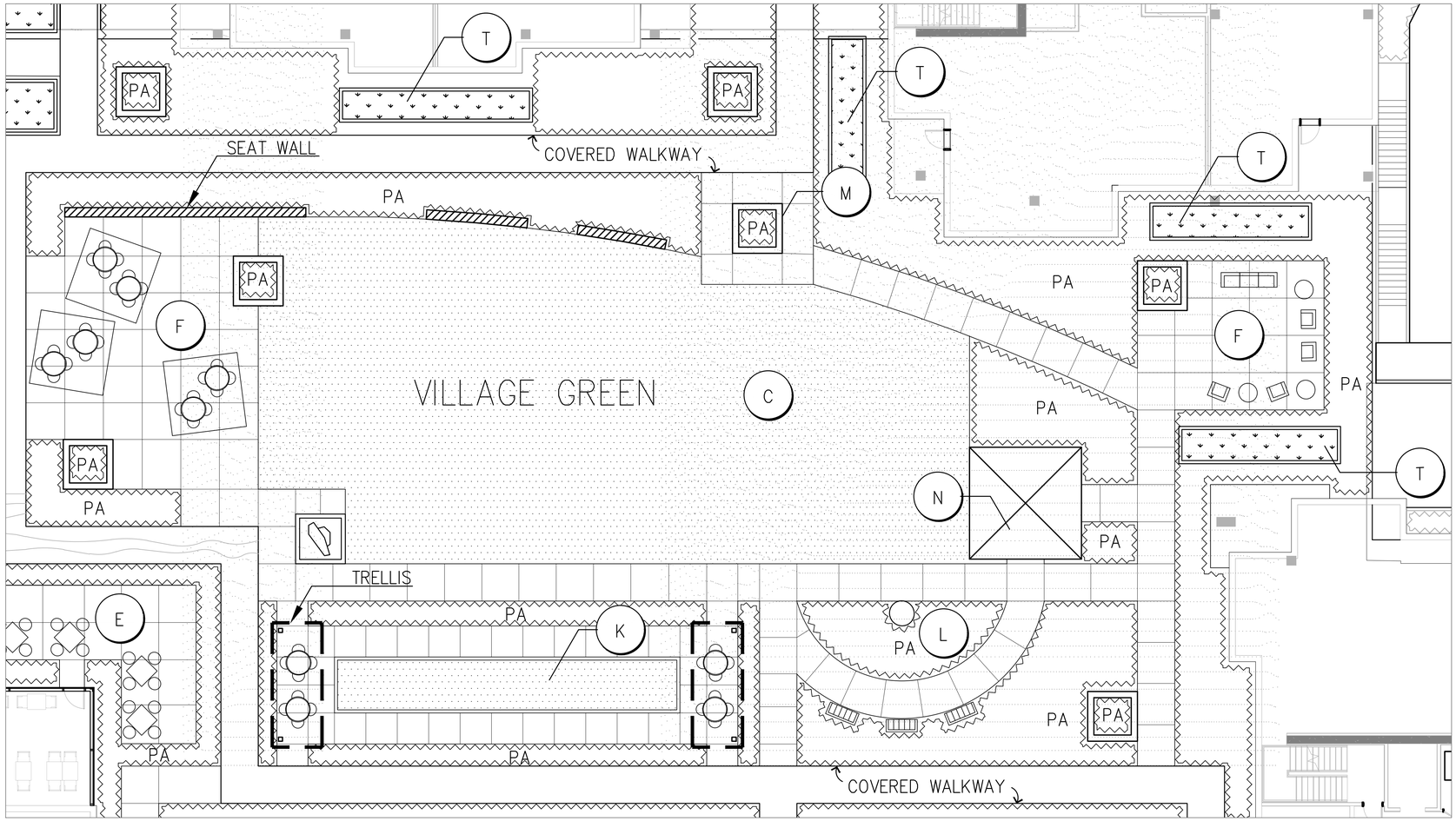
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PLOT DATE: 1/12/2021 1:40 PM

LANDSCAPE SCOPE OF WORK

- (A) ARRIVAL COURT WITH INTEGRAL COLOR VEHICULAR CONCRETE PAVING AND GRANITE PAVER BANDS DELINEATING DROP-OFF ZONE, PEDESTRIAN ZONE, VEHICULAR ZONE, AND AN INTERIM PARKING AREA WITH STALLS SEPARATED BY COLUMNAR TREES. THE CENTRAL SPECIAL PAVING, SEEDED WITH BLUE GLASS, CONNECTS THE FOCAL WATER FEATURE BY THE LOBBY ENTRY ACROSS THE COURT TO THE WATER FEATURE AT THE OVERLOOK. THE ARRIVAL COURT ALSO FEATURES A SERIES OF STONE VENEERED PORTALS AS GATEWAY ELEMENTS TO WELCOME VISITORS.
- (B) MEMORY CARE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, HARDSCAPE PATIO, BENCHES AT HEIGHTS SUITABLE FOR SENIOR SEATING, FOCAL ELEMENTS, BIRD BATH, AND PLANTINGS WITH COLORS, TEXTURES AND SMELLS TO PROVIDE SEASONAL INTEREST.
- (C) VILLAGE GREEN, AN ACTIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR RECREATIONAL ACTIVITIES (CROQUET COURT, PUTTING GREEN, EVENTS, ETC.), SEATING ELEMENTS AT HEIGHTS SUITABLE FOR SENIORS, BOCCE BALL COURT, ROSE GARDEN, GAZEBO, EVERGREEN SPECIMEN SHADE TREES, AND FLOWERING ACCENT TREES FOR SEASONAL INTEREST.
- (D) TOWN SQUARE, A PASSIVE COURTYARD WITH AN ACCESSIBLE LOOPED WALKING PATH, LAWN FOR PASSIVE RECREATIONAL ACTIVITIES (E.G. YOGA), FOCAL WATER FEATURE, SEATING AREA, SPECIMEN SHADE TREES AND FLOWERING ACCENT TREES.
- (E) OUTDOOR DINING AREA WITH TABLES, CHAIRS AND ACCENT PLANTINGS.
- (F) LOUNGE AREA WITH FIRE TABLE, FOCAL ELEMENT, SEATING ELEMENTS AND ACCENT PLANTINGS
- (G) STAFF PATIO WITH SEATING ELEMENTS AND ACCENT PLANTINGS.
- (H) PASSIVE GARDEN WITH SEATING ELEMENTS AND ACCENT PLANTINGS.
- (I) SOUTH COURTYARD WITH TRELLIS, SEATING ELEMENTS, SHADE TREE AND RESIDENT GARDEN.
- (J) TERRACE OVERLOOK WITH GLASS GUARDRAIL AND FLOWERING ACCENT TREES.
- (K) BOCCE BALL COURT WITH TRELLIS AND SEATING ELEMENTS
- (L) ROSE GARDEN WITH ROSE TREE PLANTINGS AND SEATING ELEMENTS.
- (M) SPECIMEN SHADE TREE IN A RAISED PLANTER AS A WAY-FINDING FEATURE.
- (N) GAZEBO WITH SEATING ELEMENTS
- (O) VEGETATED GREEN WALL
- (P) RESIDENT GARDEN
- (Q) ENTRY WALL WITH WAY-FINDING SIGNAGE
- (R) SPECIAL PAVING AT GARAGE ENTRY.
- (S) ACCESSIBLE TRAIL
- (T) BIORETENTION AREAS TO TREAT STORMWATER RUN-OFF WITH SPECIAL PLANTINGS AND SOIL MIX.
- (U) ENTRY DRIVE WITH SPECIAL PAVING, FLANKED BY FOUNDATION PLANTING ADJACENT TO BUILDINGS, AND A SERIES OF STONE VENEERED COLUMNS WITH LIGHTING ALONG THE SLOPE.
- (V) STAFF PATIO
- (W) STONE VENEERED RETAINING WALL W/ GUARDRAIL
- (X) TONED AC TRAIL (5') WTIH MARKERS



TOWN SQUARE LAYOUT PLAN



VILLAGE GREEN LAYOUT PLAN

PLANNING SUBMITTAL 2021.01.12

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LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CHRIS CASE · No. 6032
Signature
6/30/2020
Renewal Date
XXXXXXXX
State
CA
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	SCALE

0 5 10 20
0" ½" 1" 2"

TERRACE LEVEL LAYOUT PLAN - VILLAGE GREEN AND TOWN SQUARE

LS-7

of -

GROUND PLANT LIST – TREES (SUBTOTAL OF PROPOSED TREES: 242)

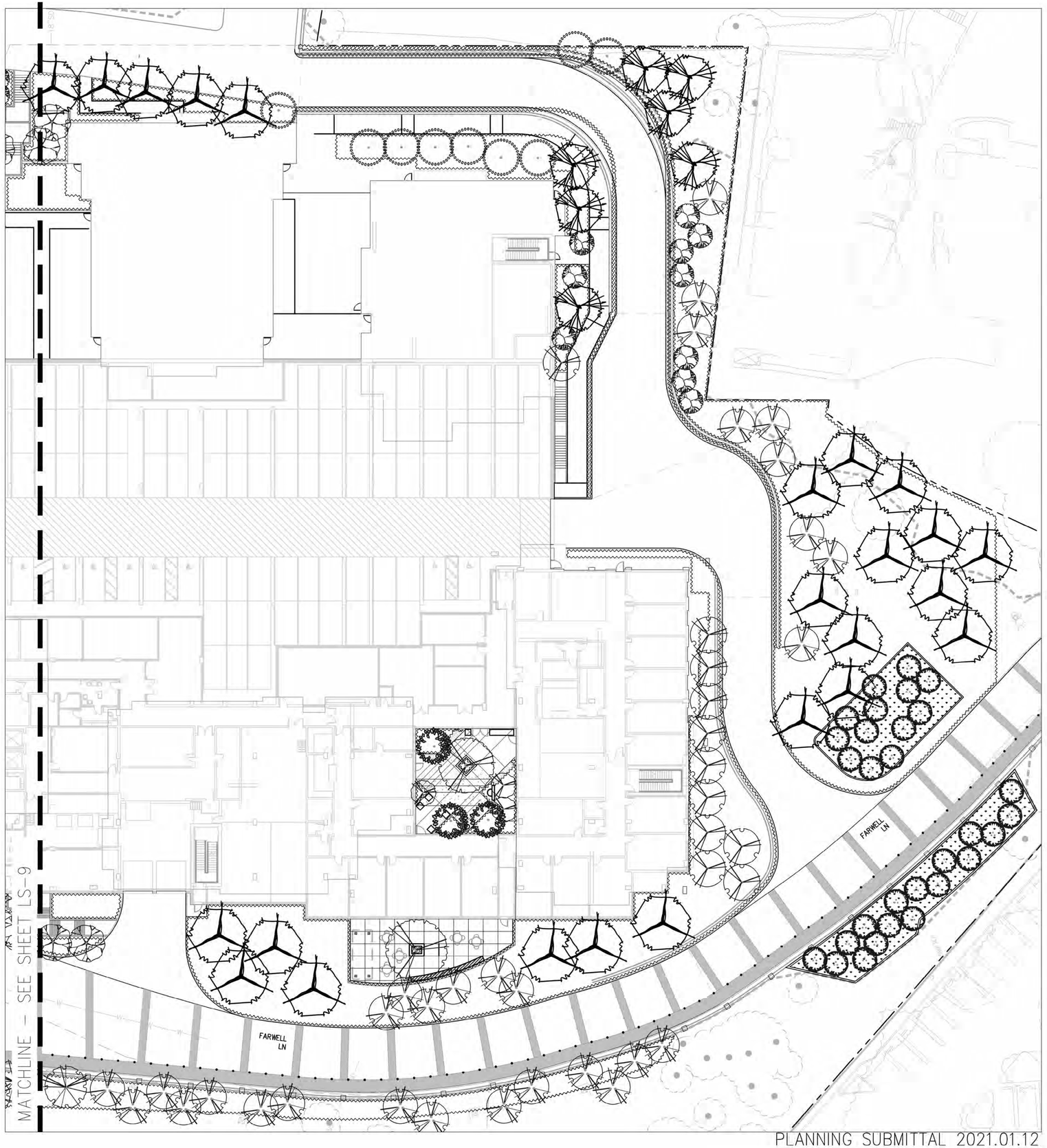
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	ARA	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	24"BOX	16	M		N	FULL TO PT SHADE, 55'H x 20'W, DECIDUOUS
	ARM	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	33	L	N	Y	FULL SUN, 30'H x 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	14	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	LAM	LAGERSTROEMIA INDICA `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE	24"BOX	12	L	L	Y	FULL SUN, 20'H x 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA `TONTO`	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H x 6'W, DECIDUOUS
	LNS	LAURUS NOBILIS `SARATOGA`	SWEET BAY	24"BOX	3	L	L	Y	FULL SUN TO PT SHADE, 30'H x 20'W, EVERGREEN
	OES	OLEA EUROPAEA `SWAN HILL`	SWAN HILL OLIVE MULTI-TRUNK	36"BOX	2	VL	L	Y	FULL SUN TO PT SHADE, 25'H x 25'W, EVERGREEN
	QUI	QUERCUS ILEX	HOLLY OAK	36"/48" BOX	15	L	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36"/48" BOX	38	M	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	RHU	RHUS LANCEA	AFRICAN SUMAC	24"BOX	32	L	L	Y	FULL SUN TO PT SHADE, 15'H x 20'W, EVERGREEN
	SAL	SALIX LASIOLEPIS	ARROYO WILLOW	24"BOX	49	H	N	N	FULL SUN, 35'H x 15'W, DECIDUOUS
	TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	25	M		Y	FULL SUN, 40'H x 25'W, EVERGREEN

GROUND PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AM	ARCTOSTAPHYLOS MANZANITA `DR. HURD`	DR. HURD MANZANITA	15 GAL	X	L	N	Y	FULL SUN, 15'H X 12'W, EVERGREEN
	CR	CEANOTHUS X `RAY HARTMAN` MULTI-TRUNK	CALIFORNIA LILAC	15 GAL	X	L	N	Y	FULL SUN, 15'H X 10'W, EVERGREEN
	CO	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	5 GAL	X	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	15 GAL	X	L	L	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	X	L	N	Y	SUN OR SHADE, 10'H X 8'W, EVERGREEN
	MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RE	RHAMNUS CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RL	RHAMNUS CALIFORNICA `LEATHERLEAF`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	X	L	N	Y	FULL SUN TO PT SHADE, 10'H X 10'W, DECIDUOUS
	EC	EPILOBIUM CANUM `CATALINA`	CATALINA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS

GROUND PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN



PLANNING SUBMITTAL 2021.01.12

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DG-P-ON GRADE-LOS GATOS MEADOWS.DWG
PLOT DATE: 1/12/2021 12:15 PM

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6032 · Signature · 6/30/2020 · Renewal Date · X/XX/XXXX · L.A. · STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	SCALE

0 10 20 40
0" 2" 1" 2"

GROUND LEVEL PLANTING PLAN

LS-8

of -

GROUND PLANT LIST – TREES (SUBTOTAL OF PROPOSED TREES: 242)

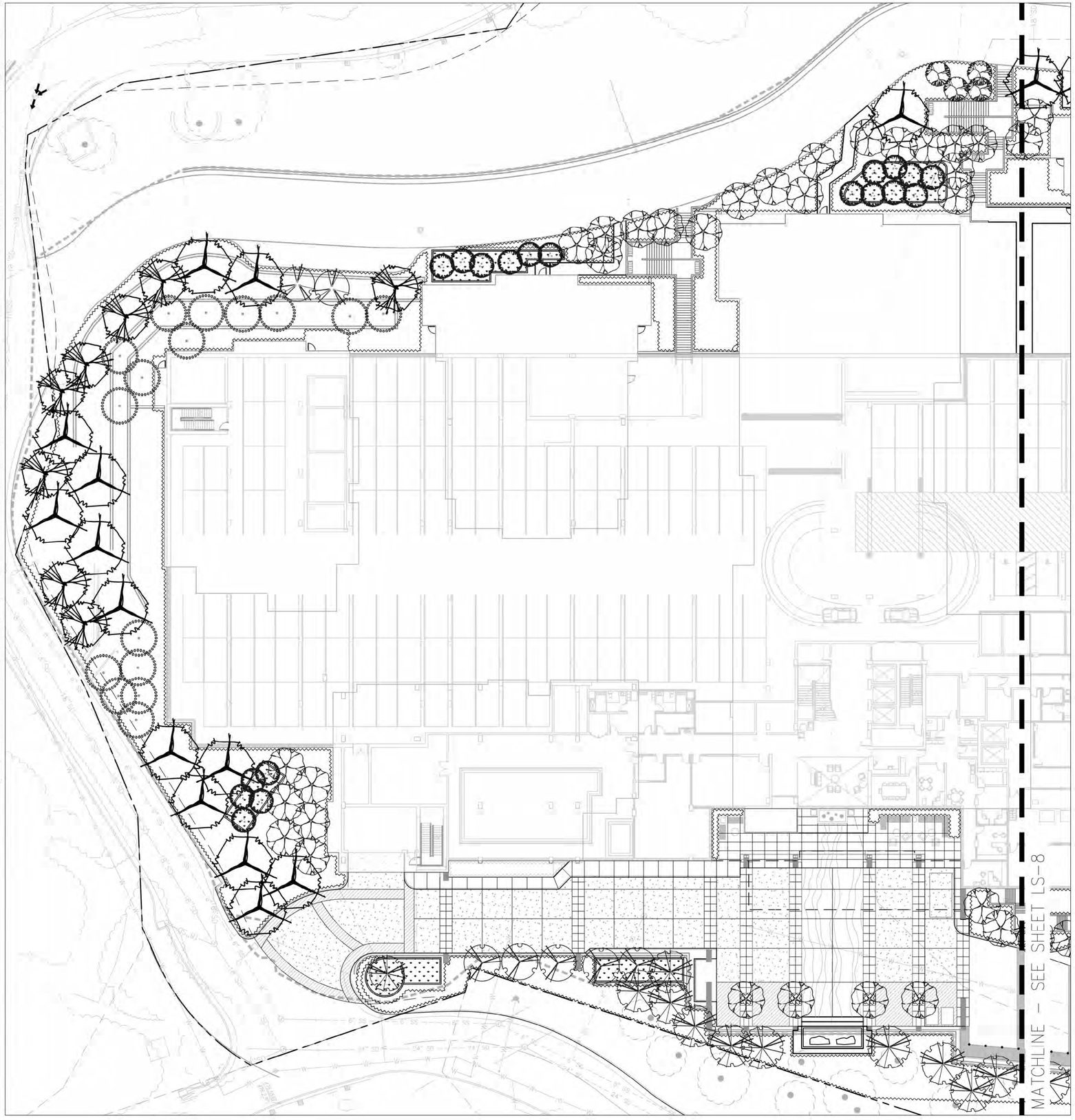
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	ARA	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	24"BOX	16	M		N	FULL TO PT SHADE, 55'H x 20'W, DECIDUOUS
	ARM	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	33	L	N	Y	FULL SUN, 30'H x 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	14	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	LAM	LAGERSTROEMIA INDICA `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE	24"BOX	12	L	L	Y	FULL SUN, 20'H x 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA `TONTO`	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H x 6'W, DECIDUOUS
	LNS	LAURUS NOBILIS `SARATOGA`	SWEET BAY	24"BOX	3	L	L	Y	FULL SUN TO PT SHADE, 30'H x 20'W, EVERGREEN
	OES	OLEA EUROPAEA `SWAN HILL`	SWAN HILL OLIVE MULTI-TRUNK	36"BOX	2	VL	L	Y	FULL SUN TO PT SHADE, 25'H x 25'W, EVERGREEN
	QUI	QUERCUS ILEX	HOLLY OAK	36"/48" BOX	15	L	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36"/48" BOX	38	M	L	Y	FULL SUN TO PT SHADE, 50'H x 50'W, EVERGREEN
	RHU	RHUS LANCEA	AFRICAN SUMAC	24"BOX	32	L	L	Y	FULL SUN TO PT SHADE, 15'H x 20'W, EVERGREEN
	SAL	SALIX LASIOLEPIS	ARROYO WILLOW	24"BOX	49	H	N	N	FULL SUN, 35'H x 15'W, DECIDUOUS
	TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	25	M		Y	FULL SUN, 40'H x 25'W, EVERGREEN

GROUND PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AM	ARCTOSTAPHYLOS MANZANITA `DR. HURD`	DR. HURD MANZANITA	15 GAL	X	L	N	Y	FULL SUN, 15'H X 12'W, EVERGREEN
	CR	CEANOTHUS X `RAY HARTMAN` MULTI-TRUNK	CALIFORNIA LILAC	15 GAL	X	L	N	Y	FULL SUN, 15'H X 10'W, EVERGREEN
	CO	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	5 GAL	X	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	15 GAL	X	L	L	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	X	L	N	Y	SUN OR SHADE, 10'H X 8'W, EVERGREEN
	MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RE	RHAMNUS CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RL	RHAMNUS CALIFORNICA `LEATHERLEAF`	CALIFORNIA COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 8'H X 8'W, EVERGREEN
	RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 6'W, EVERGREEN
	RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	X	L	N	Y	FULL SUN TO PT SHADE, 10'H X 10'W, DECIDUOUS
	EC	EPILOBIUM CANUM `CATALINA`	CATALINA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS

GROUND PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN



PLANNING SUBMITTAL 2021.01.12

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CASEY CASE · No. 6082 · STATE OF CALIFORNIA
Signature
6/30/2020
Renewal Date
X/XX/XXXX
Date
L.A.

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	SCALE

0 10 20 40
0" 6" 1' 2"

GROUND LEVEL PLANTING PLAN

LS-9

of -

PATH: P:\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DG-P-ON GRADE-LOS GATOS MEADOWS.DWG
PLOT DATE: 1/12/2021 12:14 PM

NOTE: SEE SHEET LS-11 FOR TERRACE PLANT LIST

FARWELL LN

PLANNING SUBMITTAL 2021.01.12

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
GREG CASE · No. 6063
Signature
6/30/2020
Renewal Date
X/XX/XXXX
for
L.A.
STATE OF CALIFORNIA

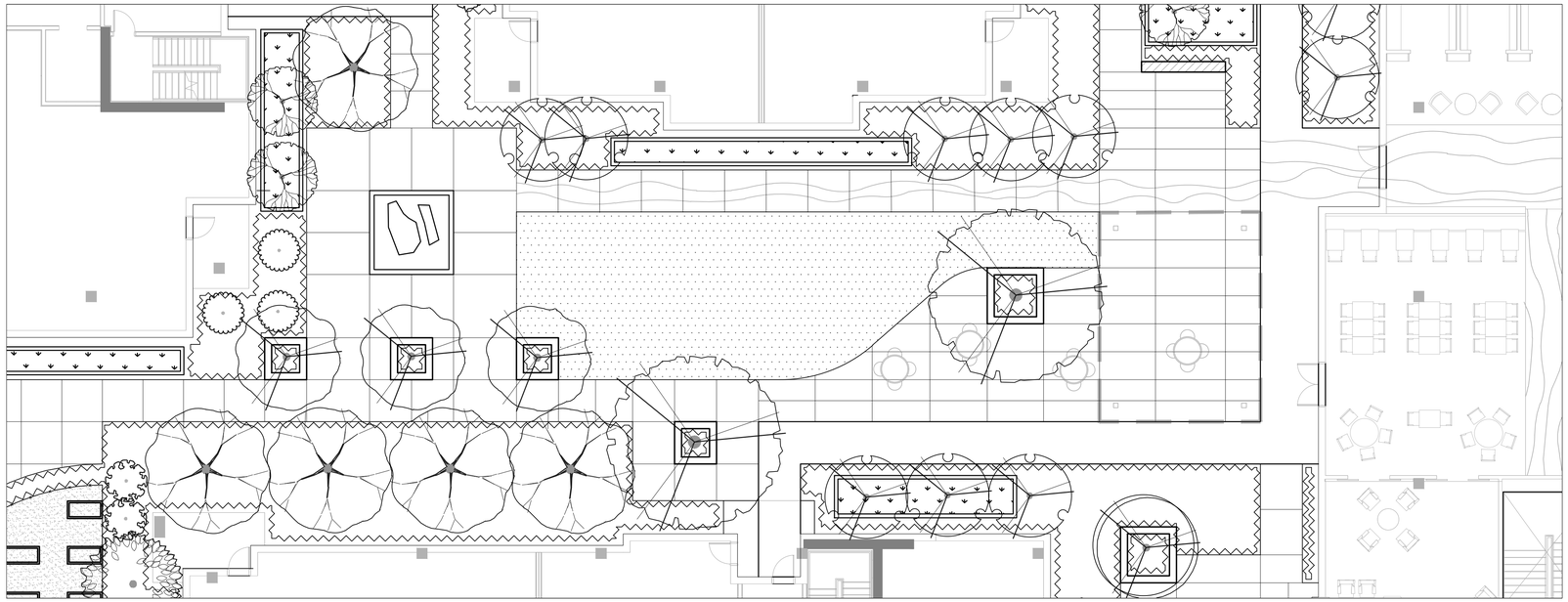
PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	SCALE

0 10 20 40
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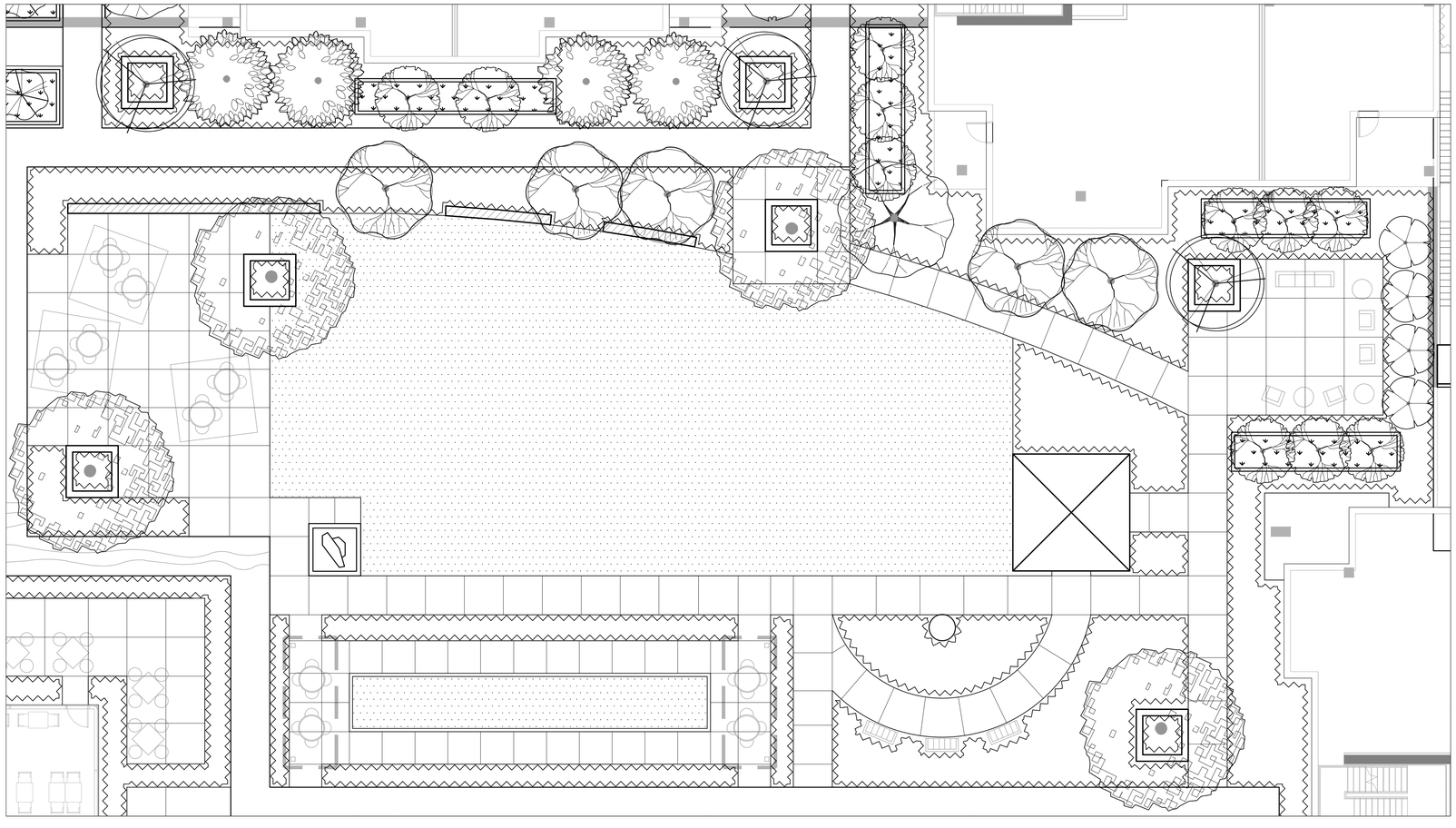
TERRACE LEVEL PLANTING PLAN

LS-10

of -



TOWN SQUARE PLANTING PLAN & BIO PLANTER



VILLAGE GREEN PLANTING PLAN

TERRACE PLANT LIST – TREES (SUBTOTAL OF PROPOSED TREES: 131)

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	APM	ACER PALMATUM `MORTON`	MORTON JAPANESE MAPLE	24"BOX	9	M		N	FULL TO PT SUN, 10'H X 8'W, DECIDUOUS
	ARA	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	24"BOX	18	M		N	FULL TO PT SHADE, 55'H X 20'W, DECIDUOUS
	ARM	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	16	L	N	Y	FULL SUN, 30'H X 20'W, EVERGREEN
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	29	VL	N	Y	SUN/PT SHADE, SCREEN, 15'H X 10'W, DECIDUOUS
	CIT	CITRUS SPP.	ORANGE TREE	24"BOX	4	M		Y	FULL SUN, 30'H X 20'W, EVERGREEN
	LAM	LAGERSTROEMIA INDICA `MUSKOGEE`	MUSKOGEE CRAPE MYRTLE	24"BOX	6	L	L	Y	FULL SUN, 20'H X 15'W, DECIDUOUS
	LAT	LAGERSTROEMIA INDICA `TONTO`	TONTO CRAPE MYRTLE	24"BOX	3	L	L	Y	FULL SUN, 10'H X 6'W, DECIDUOUS
	LIP	LAGERSTROEMIA INDICA `PURPLE TOWER`	PURPLE TOWER CRAPE MYRTLE	24"BOX	4	L	L	Y	FULL SUN, 25'H X 10'W, DECIDUOUS
	LNS	LAURUS NOBILIS `SARATOGA`	SWEET BAY	24"BOX	9	L	L	Y	FULL SUN TO PT SHADE, 30'H X 20'W, EVERGREEN
	OES	OLEA EUROPAEA `SWAN HILL`	SWAN HILL OLIVE	36"BOX	3	VL	L	Y	FULL SUN TO PT SHADE, 25'H X 25'W, EVERGREEN
	PRY	PRUNUS X YEDOENSIS	YOSHINO CHERRY	24"BOX	7	M	L	Y	FULL SUN, 40'H X 35'W, DECIDUOUS
	PSA	PRUNUS SERRULATA `AMANOGAWA`	JAPANESE FLOWERING CHERRY	15 GAL.	5	M	L	Y	PT SHADE TO FULL SUN, 25'H X 12'W, DECIDUOUS
	RPI	ROSA FLORIBUNDA `BRILLIANT PINK ICEBERG`	ROSE	15 GAL.	5	M	L	N	PT TO FULL SUN, 5'H X 5'W, DECIDUOUS
	UPF	ULMUS CARPINIFOLIA X PARVIFOLIA `FRONTIER`	FRONTIER ELM	36"BOX	4	L	L	Y	FULL SUN, 35'H X 25'W, DECIDUOUS
	ZEM	ZELKOVA SERRATA `MUSASHINO`	SAWLEAF ZELKOVA	24"BOX	9	M		Y	FULL SUN, 40'H X 20'W, DECIDUOUS

TERRACE PLANT LIST – SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	AU	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	15 GAL	5	L	N	Y	FULL SUN PT SHADE, 10'H X 10'W, EVERGREEN
	PM	PODOCARPUS MACROPHYLLUS `MAKI`	MAKI SHRUBBY YEW PODOCARPUS	15 GAL	13	M		Y	FULL SUN PT SHADE, 10'H X 5'W, EVERGREEN
	PC	PRUNUS CAROLINIANA `BRIGHT AND TIGHT`	BRIGHT N TIGHT CAROLINA LAUREL	15 GAL	6	L	N	Y	SUN OR SAHDE, 10'H X 6'W, EVERGREEN
	AI	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, DECIDUOUS
	AK	AGAVE ATTENUATA `KARA'S STRIPES`	AGAVE	5 GAL	X	L	N	N	SUN OR SHADE, 4'H X 4'W, EVERGREEN
	AP	ABUTILON PALMERI	INDIAN MALLOW	5 GAL	X	L	N	Y	FULL SUN, 4'H X 4'W, EVERGREEN
	CS	CAMELLIA SASANQUA	CHRISTMAS CAMELLIA	5 GAL	X	M		Y	FULL SUN TO PT SHADE, 8'H X 8'W, EVERGREEN
	CU	COLEONEMA PULCHRUM `SUNSET GOLD`	GOLDEN BREATH OF HEAVEN	5 GAL	X	M	L	Y	FULL SUN, 4'H X 6'W, EVERGREEN
	DB	DIETES BICOLOR	FORTNIGHT LILY	1GAL	X	L	L	Y	FULL SUN PT SHADE, 3'H X 2'W, EVERGREEN
	DV	DIETES GRANDIFLORA `VARIEGATA`	STRIPED FORTNIGHT LILY	5 GAL	X	L	L	Y	SUN OR PT SHADE, 4'H X 3'W, EVERGREEN
	EB	EPILOBIUM CALIFORNICUM `BOWMAN'S #1`	CALIFORNIA FUCHSIA	1 GAL	X	L	N	Y	FULL SUN, 2'H X 2'W, DECIDUOUS
	EC	EPILOBIUM CANUM `CATALINA`	CATALINA FUCHSIA	5 GAL	X	L	N	Y	FULL SUN, 3'H X 4'W, DECIDUOUS
	FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	X	L		Y	SUN OR PT SHADE, 3'H X 3'W, EVERGREEN
	HB	HESPERALOE PARVIFLORA `BRAKELIGHTS`	BRAKELIGHTS RED YUCCA	5 GAL	X	L	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	HE	HEUCHERA X `ELECTRIC LIME`	CORAL BELLS	1 GAL	X	M	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	X	L	L	Y	FULL SUN, 3'H X 4'W, EVERGREEN
	LL	LOMANDRA LONGIFOLIA `BREEZE`	BREEZE MAT RUSH	1 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	LS	LIGUSTRUM SINENSE `SUNSHINE`	SUNSHINE LIGUSTRUM	5 GAL	X	L	L	Y	FULL SUN, 6'H X 4'W, EVERGREEN
	LT	LAVATERA MARITIMA	TREE MALLLOW	5 GAL	X	L	L	Y	SUN OR SHADE, 8'H X 12'W, EVERGREEN
	LV	LIRIOPE MUSCARI `VARIEGATA`	VARIEGATED LILY TURF	1 GAL	X	M		Y	FULL SUN TO PT SHADE, 1'H X 2'W, EVERGREEN
	MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	X	L	L	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	NC	NEPETA FAASSENII	CATMINT	1GAL	X	L	L	Y	FULL SUN TO PT SHADE, 2'H X 3'W, EVERGREEN
	NL	NANDINA DOMESTICA `LEMON LIME`	LEMON LIME NANDINA	1GAL	X	M	L	Y	FULL SUN TO PT SHADE, 3'H X 3'W, EVERGREEN
	RF	ROSA X `FLOWER CARPET APPLEBLOSSOM`	ROSE	2 GAL	X	M	L	Y	FULL SUN, 3'H X 4'W, DECIDUOUS
	RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	SUN BRUNO COFFEEBERRY	5 GAL	X	L	N	Y	SUN OR SHADE, 4'H X 12'W, EVERGREEN
	RT	ROSMARINUS OFFICINALIS `TUSCAN BLUE`	TUSCAN BLUE ROSEMARY	5 GAL	X	L	L	Y	FULL SUN, 6'H X 5'W, EVERGREEN
	SB	SALVIA LEUCANTHA `SANTA BARBARA`	MEXICAN BUSH SAGE	5 GAL	X	L	L	Y	FULL SUN, 3'H X 4'W, EVERGREEN
	SH	SALVIA MICROPHYLLA `HOT LIPS`	HOT LIPS SAGE	5 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 3'H X 3'W, EVERGREEN
	SS	SENECIO SPP.	AMANI SENECIO	1 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN
	TC	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	X	L	L	Y	FULL SUN TO PT SHADE, 1'H X 1'W, EVERGREEN

TERRACE PLANT LIST – STORMWATER TREATMENT AREA

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS ZONE	NATIVE (N) /LOCAL (L)	DROUGHT TOLERANT	NOTES
	BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1GAL	X	L	N	Y	FULL SUN TO PT SHADE, 1'H X 1'W, DECIDUOUS
	CT	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	X	L	N	Y	SUN OR SHADE, 1'H X 2'W, EVERGREEN
	CE	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	5 GAL	X	L	L	Y	SUN OR SHADE, 3'H X 4'W, EVERGREEN
	JE	JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	5 GAL	X	L	N	Y	SUN OR SHADE, 2'H X 2'W, EVERGREEN
	LC	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	X	L	N	Y	FULL SUN, 3'H X 3'W, EVERGREEN
	MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	X	VL	N	Y	FULL SUN TO PT SHADE, 4'H X 3'W, EVERGREEN

PLANNING SUBMITTAL 2021.01.12

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE: DESCRIPTION: DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT · CHRIST CASE · No. 6042 · Expires 6/30/2020 · X/XX/XXXX · Date · L.A. · STATE OF CALIFORNIA

PROJECT NUMBER: 5639
DRAWN: MF/TZ
CHECK: KC
DATE: 01/12/2021
SCALE: SCALE

0 5 10 20
0" ½" 1" 2"

TERRACE LEVEL PLANTING PLAN - VILLAGE GREEN AND TOWN SQUARE

LS-11

of -



LIGHT FIXTURE SCHEDULE:

■ : POST TOP LIGHT		● : BOLLARD LIGHT		▼ : WALL MOUNTED LIGHT		▼ : UPLIGHT	
MFR: BEGA MODLE: 77120, 23.4W LED POLE HEIGHT: 10' LIGHT SOURCE: LED COLOR FINISH: T.B.D.		MFR: BEGA MODLE: 77120, 23.4W LED POLE HEIGHT: 10' LIGHT SOURCE: LED COLOR FINISH: T.B.D.		MFR: BEGA MODLE: 22263, 11.8W LED SIZE: 9-7/8"X9-7/8"X5-3/8" LIGHT SOURCE: LED COLOR FINISH: T.B.D.		MFR: B-L LIGHTING MODLE: NITE STAR II SIZE: 1-5/8"X4-7/16"X2-1/4" LIGHT SOURCE: LED COLOR FINISH: T.B.D.	
				▬ : STAIR LIGHT		▼ : FOUNTAIN LIGHT	
				MFR: BEGA MODLE: 22 130, 3.4 W LED SIZE: 7-1/2"X 3-1/8"X 4" FINISH: #4 BRUSHED STAINLESS STEEL		MFR: FOUNTAIN PEOPLE MODLE: FX SERIES FOUNTAIN FLUSH MOUNT , 25.5W LED, 3000K WARM WHITE SIZE: 4.75"DIA. FINISH: STAINLESS STEEL	

NOTE: EXTERIOR FIXTURES WILL COMPLY WITH TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED (FULL CUT-OFF)

PLANNING SUBMITTAL 2021.01.12

PATH: \\SVFILE2\ACAD\LOS GATOS\LOS GATOS MEADOWS(P5639)\ACAD\SHEETS_DC-LIGHTING AND MATERIAL-LOS GATOS MEADOWS.DWG
PLOT DATE: 1/12/2021 12:17 PM

GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
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T 925.736.8176 www.dgates.com

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CHRIST CASE No. 5632
6/30/2020
Renewal Date
X/XX/XXXX
L.A.
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	SCALE

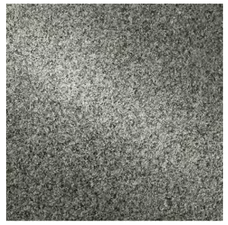
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SITE LIGHTING CONCEPT PLAN

LS-12

of -

PAVING





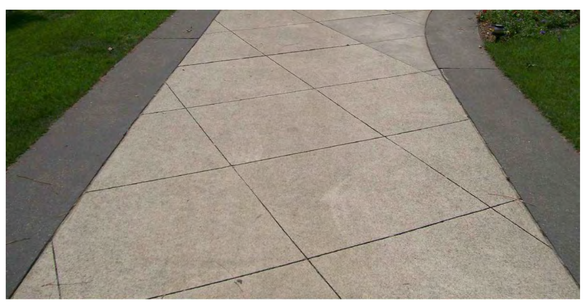
VEHICULAR PAVER BAND – 8"X8"X3" THICKNESS GRANITE PAVERS AT ARRIVAL COURT

MFR: COLD SPRING GRANITE
COLOR: ACADEM BLACK
FINISH: THERMAL



VEHICULAR COLORED SAWCUT CONCRETE PAVING

COLOR: DARK GRAY BY DAVIS COLORS
FINISH: MEDIUM BROOM FOR THE MAIN COURT;
TOPOCAST 25 FOR THE INTERIM PARKING STALLS



PEDESTRIAN COLORED SAWCUT CONCRETE PAVING

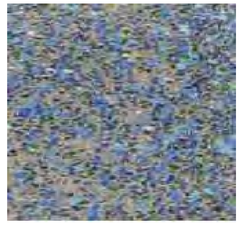
COLOR: PEBBLE BY DAVIS COLORS
FINISH: MEDIUM BROOM/TOPOCAST 25



TONED AC PAVING
FOR THE TRAIIL ALONG EVA

SEEDED GLASS IN PAVING







STONE VENEERED RETAINING WALL





VEGETATED GREEN WALL BIOPHILIA



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LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CHRISTY CABE + No. 6342
Expires
6/30/2020
X/XX/XXXX
Date
LA
STATE OF CALIFORNIA

PROJECT NUMBER:	5639
DRAWN:	MF/TZ
CHECK:	KC
DATE:	01/12/2021
SCALE:	SCALE

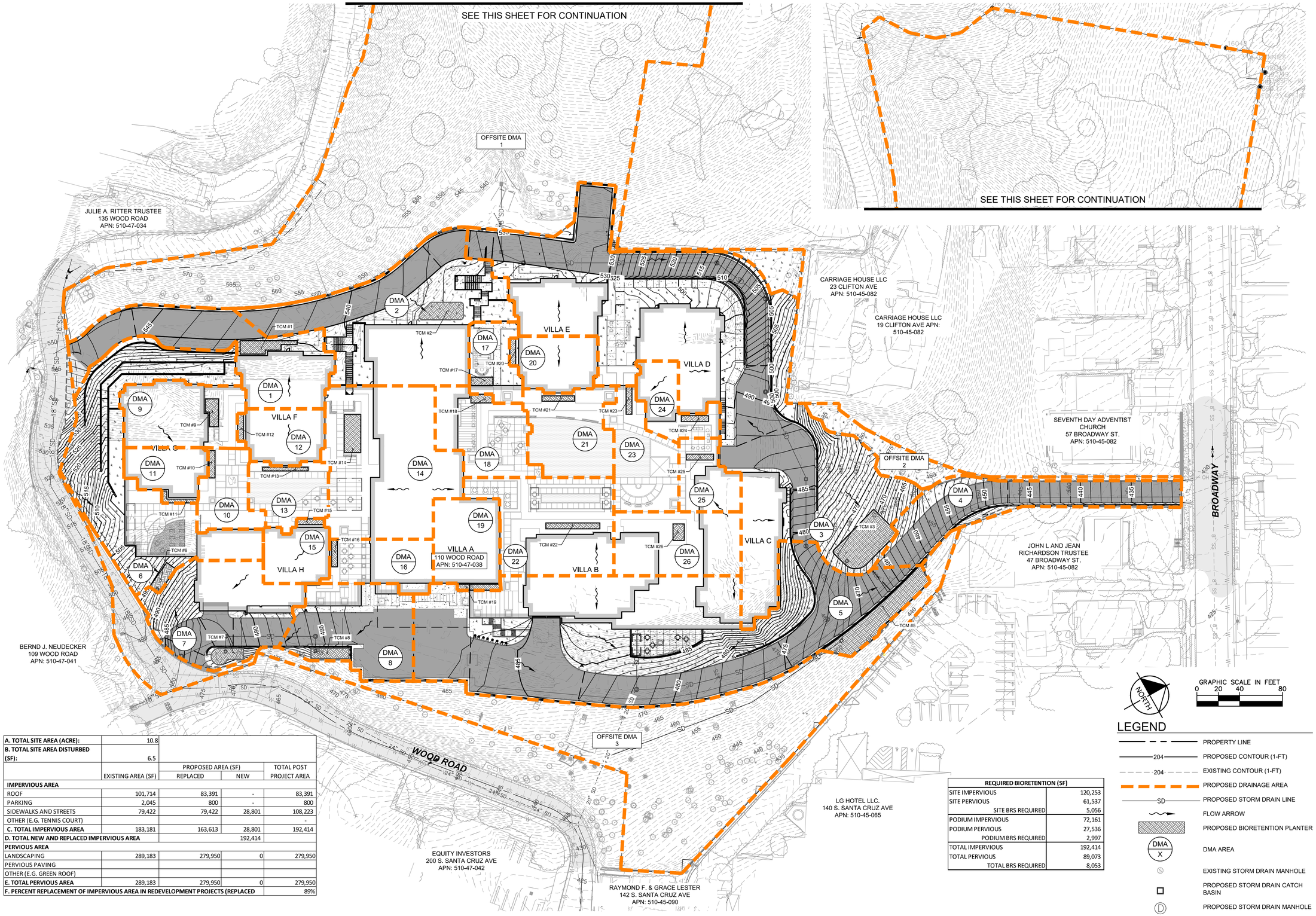
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0" ½" 1" 2"

MATERIAL BOARD

LS-13

of -

PLANNING SUBMITTAL 2021.01.12



A. TOTAL SITE AREA (ACRE):	10.8			
B. TOTAL SITE AREA DISTURBED (SF):	6.5			
		PROPOSED AREA (SF)		TOTAL POST
	EXISTING AREA (SF)	REPLACED	NEW	PROJECT AREA
IMPERVIOUS AREA				
ROOF	101,714	83,391	-	83,391
PARKING	2,045	800	-	800
SIDEWALKS AND STREETS	79,422	79,422	28,801	108,223
OTHER (E.G. TENNIS COURT)				-
C. TOTAL IMPERVIOUS AREA	183,181	163,613	28,801	192,414
D. TOTAL NEW AND REPLACED IMPERVIOUS AREA			192,414	
PERVIOUS AREA				
LANDSCAPING	289,183	279,950	0	279,950
PERVIOUS PAVING				
OTHER (E.G. GREEN ROOF)				
E. TOTAL PERVIOUS AREA	289,183	279,950	0	279,950
F. PERCENT REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (REPLACED				89%

REQUIRED BIORETENTION (SF)	
SITE IMPERVIOUS	120,253
SITE PERVIOUS	61,537
SITE BRS REQUIRED	5,056
PODIUM IMPERVIOUS	72,161
PODIUM PERVIOUS	27,536
PODIUM BRS REQUIRED	2,997
TOTAL IMPERVIOUS	192,414
TOTAL PERVIOUS	89,073
TOTAL BRS REQUIRED	8,053

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND

- PROPERTY LINE
- 204 PROPOSED CONTOUR (1-FT)
- 204 EXISTING CONTOUR (1-FT)
- PROPOSED DRAINAGE AREA
- SD PROPOSED STORM DRAIN LINE
- FLOW ARROW
- PROPOSED BIORETENTION PLANTER
- DMA X — DMA AREA
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE

NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY STORMWATER CONTROL PLAN

SCALE: 1" = 40' ON 24" X 36"

C105

PLANNING SUBMITTAL

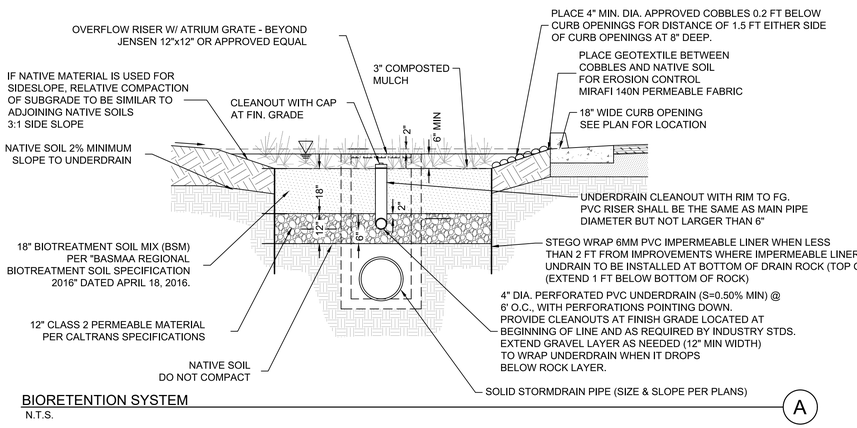
2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - ma\08 CADD\plan sheets\DD SET\C105 PRELIM STORMWATER.dwg
January 14, 2021 05:19:20pm

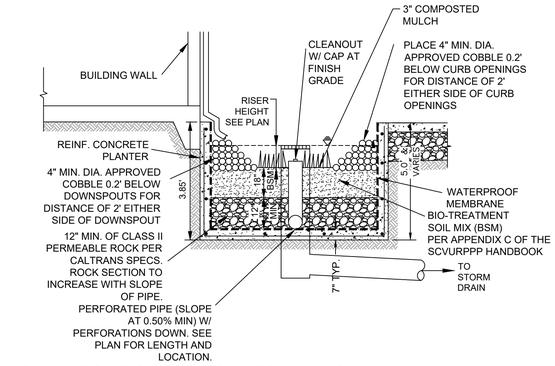
TREATMENT CONTROL MEASURE SUMMARY - SURFACE BIORETENTION

					IMPERVIOUS SURFACE TYPE								
DMA	AREA (ACRE)	AREA (SF)	PERVIOUS SURFACE (SF)	PERVIOUS SURFACE TYPE	IMPERVIOUS SURFACE (SF)	ROOF	SIDEWALK	ROAD/DRIVE	RUNOFF COEFFICIENT	TREATMENT METHOD	TCM NUMBER	TREATMENT REQUIRED (APPROX. SF)	TREATMENT PROVIDED (SF)
1	0.28	12,085	1,976	Landscape	10,109	4548	304	5257	0.85	Bioretention (Planter Box)	TCM 1	412	444
2	0.45	19,545	5,862	Landscape	13,683	5405	2565	5713	0.85	Bioretention (Planter Box)	TCM 1	571	582
3	1.27	55,120	19,282	Landscape	35,838	14991	5,064	15783	0.85	Bioretention (Planter Box)	TCM 3	1511	1625
4	0.22	9,655	2,802	Landscape	6,853	0	0	6,853	0.85	Bioretention (Planter Box)		** 285	0
5	1.06	46,325	12,676	Landscape	33,649	5757	8,961	18931	0.85	Bioretention (Planter Box)	TCM 5	1397	1480
6	0.44	19,046	14,495	Landscape	4,551	1781	2,770	0	0.85	Bioretention (Planter Box)	TCM 7	240	270
7	0.25	11,095	3,074	Landscape	8,021	4033	294	3694	0.85	Bioretention (Planter Box)	TCM 8	333	335
8	0.20	8,919	1,370	Landscape	7,549	0	1,927	5622	0.85	Bioretention (Planter Box)	TCM 9	307	315
9	0.16	7,100	1,085	Landscape	6,015	4727	1,288	0	0.85	Bioretention (Planter Box)	TCM 10	245	247
10	0.10	4,500	1,550	Landscape	2,950	0	2,950	0	0.85	Bioretention (Planter Box)	TCM 11	124	125
11	0.08	3,270	126	Landscape	3,144	3144	0	0	0.85	Bioretention (Planter Box)	TCM 12	126	126
12	0.07	3,225	125	Landscape	3,100	3100	0	0	0.85	Bioretention (Planter Box)	TCM 13	125	125
13	0.14	5,990	3,150	Landscape	2,840	0	2,840	0	0.85	Bioretention (Planter Box)	TCM 14	126	126
14	0.35	15,250	2,355	Landscape	12,895	10761	2,134	0	0.85	Bioretention (Planter Box)	TCM 15	525	525
15	0.07	3,225	125	Landscape	3,100	3100	0	0	0.85	Bioretention (Planter Box)	TCM 16	125	125
16	0.08	3,450	366	Landscape	3,084	1234	1,850	0	0.85	Bioretention (Planter Box)	TCM 17	125	125
17	0.11	4,707	2,585	Landscape	2,122	0	2,122	0	0.85	Bioretention (Planter Box)	TCM 18	95	95
18	0.11	4,650	1,000	Landscape	3,650	1401	2,249	0	0.85	Bioretention (Planter Box)	TCM 19	150	150
19	0.12	5,180	200	Landscape	4,980	4980	0	0	0.85	Bioretention (Planter Box)	TCM 6	200	200
20	0.07	3,225	125	Landscape	3,100	3100	0	0	0.85	Bioretention (Planter Box)	TCM 20	125	125
21	0.19	8,475	5,665	Landscape	2,810	0	2,810	0	0.85	Bioretention (Planter Box)	TCM 21	135	135
22	0.20	8,900	3,000	Landscape	5,900	4658	1,242	0	0.85	Bioretention (Planter Box)	TCM 22	248	250
23	0.14	6,060	3,263	Landscape	2,797	0	2,797	0	0.85	Bioretention (Planter Box)	TCM 23	125	125
24	0.09	3,975	946	Landscape	3,029	2005	1,024	0	0.85	Bioretention (Planter Box)	TCM 24	125	125
25	0.09	3,815	765	Landscape	3,050	2098	952	0	0.85	Bioretention (Planter Box)	TCM 25	125	125
26	0.11	4,700	1,105	Landscape	3,595	2568	1027	0	0.85	Bioretention (Planter Box)	TCM 26	148	150
Offsite 1	3.36	146,310	146,310	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Offsite 2	0.09	3,782	3,782	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Offsite 3	0.94	40,785	40,785	Landscape	0	N/A			0.35	N/A	N/A	N/A	N/A
Totals	**10.84**	**472,364**	**279,950**		**192,414**	**83,391**						**8,053**	**8,055**

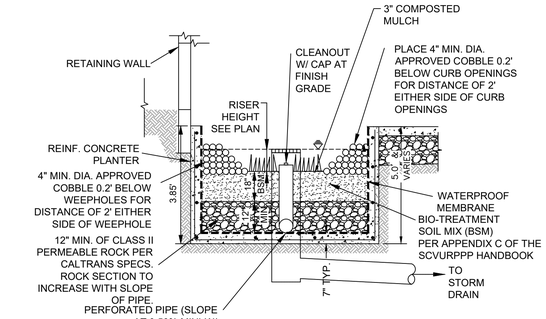
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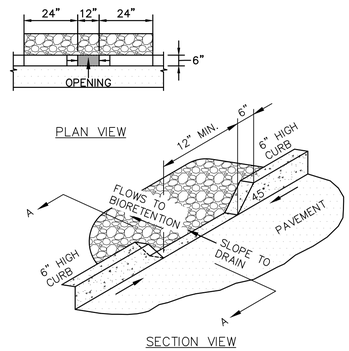
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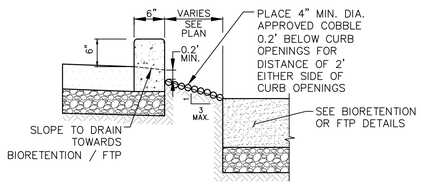
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BIORETENTION SYSTEM ADJACENT TO RETAINING WALL
NTS
C



CURB CUT
N.T.S.
D



NO.	DATE	ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

Applicant:
ROCKWOOD PACIFIC
36 SOUTHWOOD DRIVE
ORINDA, CA 94563
(415) 816-7944

Owner:
COVIA
2185 N CALIFORNIA BLVD, SUITE 215
WALNUT CREEK, CA 94596
(925) 956-7400

Civil / Site:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

Landscape:
GATES + ASSOCIATES
2671 CROW CANYON RD
SAN RAMON, CA 94583
(925) 736-8176

Structural:
KPFF CONSULTING ENGINEERS
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105
(415) 989-1004

Mechanical, Electrical & Plumbing:
GLUMAC
150 CALIFORNIA ST, 3RD FLOOR
SAN FRANCISCO, CA 94111
(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

PRELIMINARY STORMWATER CONTROL DETAILS

SCALE: 1" = 40' ON 24" X 36"

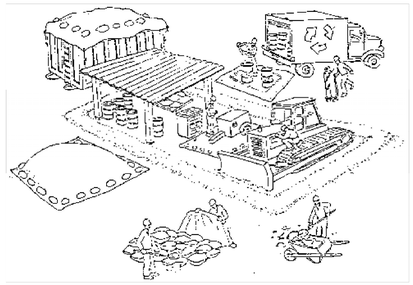
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PLANNING SUBMITTAL

2021-01-12

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Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

NO. DATE ISSUE

SEAL

KEY PLAN

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE:925-398-4840 FAX: 925-398-4849
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(415) 398-7667

General Contractor:
DEVCON CONSTRUCTION INC
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
(408) 942-8200

PROJECT TITLE:

LOS GATOS MEADOWS

110 WOOD ROAD
LOS GATOS, CA 95030

PROJECT No: 70581.00

DRAWING TITLE:

CALIFORNIA BLUEPRINT FOR A CLEAN BAY AREA

SCALE: 1" = 40' ON 24" X 36"

C105.2

PLANNING SUBMITTAL

2021-01-12

Plotted By:Sargent, Kylie Sheet Set:Kha K:\BAY_LDEV\197101001 - los gatos meadows - maf\08 CADD\plan sheets\DD SET\C105 PRELIM STORMWATER.dwg
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APPENDIX C

ARBORIST REPORTS, PEER REVIEWS,
AND FOCUSED PLANT SURVEY

Arborist Report

Los Gatos Meadows
Los Gatos, CA

PREPARED FOR
Covia
2185 N. California Blvd. Suite 215
Walnut Creek, CA 94596

PREPARED BY:
HortScience | Bartlett Consulting
325 Ray St.
Pleasanton, CA 94566

August 28, 2018

HORT SCIENCE
BARTLETT CONSULTING

Arborist Report
Los Gatos Meadows
Los Gatos, CA

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Description of Trees	2
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Appraisal of Value	10
Sudden Oak Death	10
Tree Preservation Guidelines	11

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Exhibits

Tree Assessment Plan
Tree Assessment
Tree Disposition
Tree Appraisal

Arborist Report
Los Gatos Meadows
Los Gatos, CA

Executive Summary
Covia is planning to re-develop the Los Gatos Meadows property in Los Gatos, CA. Trees were assessed on June 26 and 27, 2018. The assessment included all trees 4" and greater in diameter, located within and adjacent to the project area.

Three hundred seventy-five (375) trees representing 57 species were evaluated (Table 1). For all species combined, trees were in fair (42%) to poor (36%) condition with 22% of trees in good condition. One off-site tree (#251) was included in the assessment. No street trees had canopies over the project area.

The Town of Los Gatos protects all trees 4" and larger on sites being developed (Municipal Code Section 29.10). Based on this definition, all 375 trees are protected. These trees cannot be removed or pruned more than 25% without a permit.

Based on my evaluation of the plans:
- Two hundred eight-nine (289) trees will be removed
- Eighty-six (86) trees will be preserved

The primary impacts to trees will be re-grading the slopes, reorienting and creating new roads, re-configuring the buildings, and creating the hilleavator and pedestrian path. I recommend carefully considering how future landscapes will be used before retaining trees with a low suitability for preservation. Impacts to trees being preserved can be minimized by following the **Tree Preservation Guidelines** (below).

Introduction and Overview
Covia is planning to re-develop the Los Gatos Meadows property in Los Gatos, CA. Currently the property is a senior living community with associated landscapes and natural areas. HortScience | Bartlett Consulting was asked to prepare an **Arborist Report** for the site as part of the application to the City of Los Gatos.

This report provides the following information:
1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on development plans.
3. Appraisal of value of each tree using the Council of Tree and Landscape Appraisal methodology.
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods
Trees were assessed on June 26 and 27, 2018. The assessment included all trees 4" and greater in diameter, located within and adjacent to the project area. Off-site trees with canopies extending over the property line were included in the assessment and viewed from the subject property. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map; off-site trees were not tagged;

3. Measuring the trunk diameter at a point 54" above grade; for off-site trees diameters were estimated.
4. Evaluating the health and structural condition using a scale of 1 – 5 based on a visual inspection from the ground:

   5 - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.
   4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

   Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Three hundred seventy-five (375) trees representing 57 species were evaluated (Table 1). For all species combined, trees were in fair (42%) to poor (36%) condition with 22% of trees in good condition. One off-site tree (#251) was included in the assessment, and no street trees had canopies over the project area. Descriptions of each tree are found in the ***Tree Assessment***, and approximate locations are plotted on the ***Tree Assessment Plan*** (see Exhibits).

The site was notable for several reasons. The site was on the edge of Los Gatos downtown area where it transitioned into forest. Tree species diversity was high (57 species). Over half of the trees (53%, 7 species) were locally native species generally growing in natural conditions. In addition to the locally native species were:

- California species that are not native to the site such as coast redwood, Monterey pine and incense cedar;
- Common ornamental trees such as purpleleaf plum, eucalyptus and Italian cypress and,
- Less common ornamental trees such as blue blossom, Sitka spruce and white willow.

Table 1. Condition ratings and frequency of occurrence of trees
Los Gatos Meadows, Los Gatos, CA

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Bailey acacia	*Acacia baileyana*	5	-	-	**5**
Blackwood acacia	*Acacia melanoxylon*	4	1	2	**7**
Bigleaf maple	*Acer macrophyllum*	1	-	-	**1**
Japanese maple	*Acer palmatum*	-	1	-	**1**
Red maple	*Acer rubrum*	-	-	1	**1**
California buckeye	*Aesculus californica*	-	2	-	**2**
Red horsechestnut	*Aesculus* x *carnea*	2	1	1	**4**
African fern-pine	*Afrocarpus falcatus*	3	-	1	**4**
Marina madrone	*Arbutus* 'Marina'	-	-	1	**1**
Incense cedar	*Calocedrus decurrens*	-	-	1	**1**
Blue blossom	*Ceanothus thyrsiflorus*	1	-	-	**1**
Deodar cedar	*Cedrus deodara*	-	-	1	**1**
Hackberry	*Celtis occidentalis*	2	-	-	**2**
New Zealand cabbage palm	*Cordyline australis*	1	-	-	**1**
Flowering dogwood	*Cornus florida*	-	-	1	**1**
Italian cypress	*Cupressus sempervirens*	-	1	10	**11**
Bronze loquat	*Eriobotrya deflexa*	2	1	-	**3**
Loquat	*Eriobotrya japonica*	-	-	1	**1**
Sugar gum	*Eucalyptus cladocalyx*	3	1	-	**4**
Blue gum	*Eucalyptus globulus*	7	5	-	**12**
Red ironbark	*Eucalyptus sideroxylon*	5	1	-	**6**
Ginkgo	*Ginkgo biloba*	-	1	-	**1**
Silk oak	*Grevillea robusta*	-	1	-	**1**
Toyon	*Heteromeles arbutifolia*	-	1	-	**1**
Jacaranda	*Jacaranda mimosifolia*	-	1	-	**1**
California black walnut	*Juglans hindsii*	1	-	-	**1**
Hollywood juniper	*Juniperus chinensis* 'Kaizuka'	-	9	2	**11**
Grecian laurel	*Laurus nobilis*	3	-	-	**3**
Glossy privet	*Ligustrum lucidum*	-	1	-	**1**
Sweetgum	*Liquidambar styraciflua*	-	1	1	**2**
Crabapple	*Malus sylvestris*	2	5	4	**11**
Mayten	*Maytenus boaria*	1	-	-	**1**
Bottlebrush	*Melaleuca citrina*	-	-	1	**1**
Olive	*Olea europaea*	1	7	-	**8**
Sitka spruce	*Picea sitchensis*	-	-	1	**1**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Canary Island pine	*Pinus canariensis*	1	1	10	**12**
Aleppo pine	*Pinus halepensis*	1	-	-	**1**
Italian stone pine	*Pinus pinea*	-	2	-	**2**
Monterey pine	*Pinus radiata*	-	5	1	**6**
Victorian box	*Pittosporus undulatum*	1	2	-	**3**
Cherry	*Prunus avium*	1	-	-	**1**
Purpleleaf plum	*Prunus cerasifera*	2	-	-	**2**
Plum	*Prunus domestica*	1	1	-	**2**
Portugal laurel	*Prunus lusitanica*	1	-	-	**1**
Japanese flowering cherry	*Prunus serrulata*	-	1	-	**1**
Douglas fir	*Pseudotsuga menziesii*	2	3	2	**7**
Coast live oak	*Quercus agrifolia*	25	40	14	**79**
Blue oak	*Quercus douglasii*	1	1	-	**2**
Valley oak	*Quercus lobata*	8	10	6	**24**
African sumac	*Rhus lancea*	3	1	-	**4**
White willow	*Salix alba*	-	-	1	**1**
Arroyo willow	*Salix lasiolepis*	1	-	-	**1**
Brazilian pepper	*Schinus terebinthifolius*	-	1	-	**1**
Coast redwood	*Sequoia sempervirens*	2	2	13	**17**
Windmill palm	*Trachycarpus fortunei*	-	-	1	**1**
California bay	*Umbellularia californica*	38	46	5	**89**
Sawleaf zelkova	*Zelkova serrata*	3	1	-	**4**
Total		**135**	**158**	**82**	**375**

The most common species was California bay (89 trees, 24% of population). The bays were in fair (46 trees) to poor (38 trees) condition with five trees in good condition. They varied in development from young (4” trunk diameter) to mature (22, 12” trunk diameter). Twenty-eight (28) California bays had multiple trunks (31%). The single stem trees had an average trunk diameter of 9”. The bays were generally growing in dense stands with oaks in undeveloped natural areas (Photo 1).

Seventy-nine (79) coast live oaks were assessed (21% of population). The coast live oaks were in fair condition (40 trees) with 25 trees in poor condition and 14 trees in good condition. They ranged from young (4” trunk diameter) to mature (26, 25, 17” trunk diameter). Thirteen (13) of the coast live oaks had multiple trunks (16%). The single stem trees had an average trunk diameter of 15”. Several of the oaks were declining in health. I have provided additional information on Sudden Oak Death which is somewhat of a concern in this area.

Twenty-four (24) valley oaks were assessed (6% of population). The valley oaks were in poor (8 trees) to good (6 trees) condition with 10 trees in fair condition. They ranged from relatively young (11" trunk diameter) to mature (37" trunk diameter) with an average trunk diameter of 22". Valley oaks were growing both in the natural areas and in the planted landscape. Some of the more important trees on the site were valley oaks. Valley oaks #30 and 72 were large trees in good condition growing on the eastern slope. Valley oak #206 was a mature tree in good health growing in the courtyard. Valley oak #350 was in decline and had broken two of the 6 cables installed (Photo 2). Tree #349 was a mature oak preserved in a 15x15' raised planter at the edge of a courtyard.

Seventeen (17) coast redwoods were assessed (5% of population). The redwoods were in good condition (13 trees) with two trees in fair condition and two trees in poor condition. The coast redwoods were predominantly young (average trunk diameter 11") and ranged from 4" to 40" in trunk diameter. The majority of the young redwoods still had staking which should be removed before it girdles the trees.

Twelve (12) Canary Island pines were assessed (3% of population). The pines were in good condition (10 trees) with one tree in fair condition and one in poor condition. They were mature with an average trunk diameter of 23". Most of the Canary Island pines were located just east of the road that cuts through the lower half of the property.

Twelve (12) blue gum eucalyptus trees were assessed (3% of population). The blue gums were in poor (7 trees) to fair (5 trees) condition with no trees in good condition. They were the largest trees assessed with an average trunk diameter of 44". Blue gum #62 was the largest tree assessed with a trunk diameter of 62". Blue gums #7-12 had been harshly topped with poorly attached regrowth (Photo 3).

Eleven (11) crab apples were assessed (3% of population). The crabapples were in good (4 trees) to poor (2 trees) condition with five trees in fair condition. Crabapples are typically small trees; an average trunk diameter of 10" is relatively mature for the species. Crabapple #203 was an iconic piece of the landscape.

Eleven (11) Hollywood junipers were assessed (3% of population). The junipers were in fair condition (9 trees) with two trees in good condition and no trees in poor condition. The junipers had their typical chaotic, bushy form. They were planted in a narrow location high above the walkway providing minimal benefits to the landscape (Photo 4).

Eleven (11) Italian cypresses were assessed (3% of population). The cypresses were in good condition (10 trees) with one tree in fair condition. They had the typical dense, narrow crown of their species.

The remaining 29% of trees included 48 species. Some particularly notable trees or groups of trees were:

- Douglas firs #147-153 had an 18" average trunk diameter and were growing on the southern edge of the property (Photo 5).
- Four sawleaf zelkovas were growing in the central courtyard and were declining in health.
- Sugar gums #309 and 310 were mature trees in decline with large trunk wounds.
- White willow #288 was a large mature single-stemmed tree in good condition growing in the courtyard.
- Bailey acacia seed production was impressive along the northern property boundary (Photo 6).

The Town of Los Gatos protects all trees 4" and larger on sites being developed (Municipal Code Section 29.10). Based on this definition, all 375 trees are protected. These trees cannot be removed or pruned more than 25% without a permit. Designations for individual trees are provided in the *Tree Assessment* (see *Exhibits*).





Photo 1 (upper left) – California bays and native oaks were the dominant species especially across the natural areas within the site.
Photo 2 (upper right) – Valley oak #250 was declining and had been over-pruned. Two of the six cables in the tree had broken.
Photo 3 (lower left) – Blue gums #7-12 had been topped with poorly attached regrowth.
Photo 4 (lower right) – The Hollywood junipers (#197 shown) were growing in raised planter beds next to covered sidewalks.





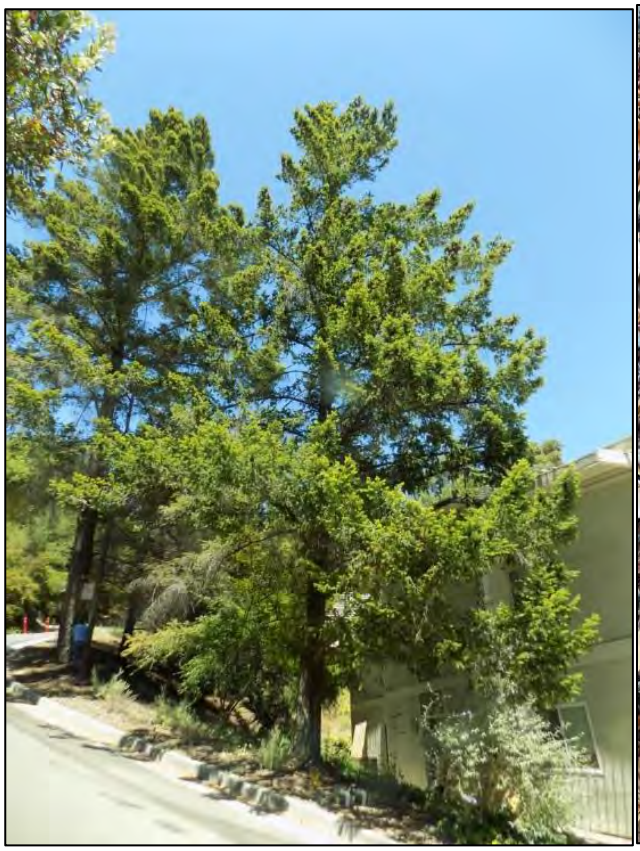


Photo 5 – Douglas firs #147 and 148 were growing near the southern boundary of the site.



Photo 6 – Bailey acacias #366-370 were growing near the northern boundary of the property and produced an extreme amount of seed.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, sawleaf zelkova #208 was declining and unlikely to survive regardless of construction impact.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, Valley oak #350 had a large decaying cavity and had broken cables.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, coast live oaks are more tolerant of root pruning than valley oak.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database http://www.cal-ipc.org/plants/inventory/ lists species identified as being invasive. Los Gatos is part of the Central West Floristic Province. Blackwood acacia, New Zealand cabbage palm, blue gum, glossy privet, olive and purpleleaf plum are listed as limited invasiveness, and Brazilian pepper is listed as moderate invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment*** in Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2. Tree suitability for preservation
Los Gatos Meadows, Los Gatos, CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. Fifty-three (53) trees had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Ninety-seven (97) trees had moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Two hundred twenty-five (225) trees had low suitability for preservation.

Evaluation of Impacts and Recommendations

The *Tree Assessment* was the reference point for tree health, condition, and suitability for preservation. I used the *Conceptual Grading Plan* (07/26/18) and the *Hilleavator Exhibit* (8/10/18) created by Kimley-Horn and the *Topo Survey* created by Sandis (9/18/07) to estimate impacts to trees. Most trunk locations are not shown on the grading plan so I used overlayed CAD files to assess impacts in some areas. The plans show a nearly complete demolition of the site within between the two roads and additional grading outside of the roads in some areas.

The disposition of each tree is shown in **Tree Disposition** Exhibit. Based on my evaluation of the plans:

- Two hundred eight-nine (289) trees will be removed.
- Eighty-six (86) trees will be preserved.

The primary impacts to trees will be re-grading the slopes, reorienting and creating new roads, re-configuring the buildings and creating the hilleavator and pedestrian path. Table 3 shows the estimated number of tree removals from each activity. Tree impacts can be further refined by either creating additional levels of detail in plans or staking in the field. It may be possible to reduce tree impacts through changes to the plans.

Table 3. Tree disposition
Los Gatos Meadows, Los Gatos, CA

Impacts	Preserve	Remove	Total
Building	-	42	42
Grading	-	123	12
Hilleavator	-	36	36
Undeveloped slope	76	-	76
Road	-	62	62
Pedestrian path	-	26	26
Outside of Grading	10	-	10
Total	**86**	**289**	**375**

I estimate that 86 trees can be preserved because construction will not be occurring in their area. Of these trees, 50 trees have low suitability for preservation (including nine trees in very poor condition). I generally do not recommend preserving trees with low suitability for preservation in use areas. I consider the trees being preserved to be in non-use areas, but the occupancy rates may increase post construction. I recommend carefully considering how future landscapes will be used before retaining trees with a low suitability for preservation. Impacts to trees being preserved can be minimized by following the **Tree Preservation Guidelines** (below).

Appraisal of Value

The Town of Los Gatos requires establishing the value of all assessed trees. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 9th edition (published in 2000 by the International Society of Arboriculture, Champaign IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the south bay area. The *Species Classification and Group Assignmen*t lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual, as noted in the ***Tree Assessment***. Location considers the site, placement and contribution of the tree in its surrounding landscape.

The appraised value the 375 trees assessed in this report is **$991,050**. The appraised value of the 289 trees to be removed is **$749,150**, and the appraised value of the 86 trees to be preserved is **$241,900.** The appraised value of each tree is shown in the **Tree Appraisal** attachment.

Sudden Oak Death

Sudden Oak Death (SOD) is caused by *Phytophthora ramorum,* a fungal pathogen (actually a water mold) affecting oaks in the red oak group, including coast live oak. Valley oak, in the white oak group, is not affected.

The disease was first recognized in Santa Cruz and Marin counties in the mid 1990's. Research indicates it was likely introduced through the nursery industry and may have been in the environment for many years before it 'escaped' into the forest.

The disease requires water to grow and spread and has many host species that are not affected by the disease but play a critical role in its spread. The disease has been shown to move from plant to plant via wind-driven rain, water, plant material and human activities. The disease typically lands on the foliage of a susceptible plant and migrates with water movement onto the trunk. Trunk lesions and foliar dieback ensue, eventually girdling the trunk, but the tree may remain green for several months or even years before it suddenly turns brown (hence the name).

Bleeding cankers and dieback are not sufficient to make a positive SOD identification. Lab analysis of plant material is required before the suspected case can be confirmed.
There are thousands of confirmed cases of SOD in Santa Clara County (mostly in the forested areas). I did not see any indications of SOD on any trees being preserved, but I consider this a relatively high likelihood of outbreak area. Several precautions are recommended to help limit the possibility of infection. A detailed list of susceptible and host species, management and monitoring guidelines and prophylactic treatments are provided on the California Oak Mortality Task Force website (http://www.suddenoakdeath.org/). Of particular concern in this situation is the combined effect of construction impact and SOD on mature oak trees.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved. The **TREE PROTECTION ZONE** for each tree shall be the dripline of the tree.

2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground or equivalent as approved by the City. Tree #101 and trees along the Phase 1 boundary shall be fenced at their dripline. All other trees can be protected by the perimeter fencing separating Phase 1 from future phases.
3. Fences must be installed prior to beginning demolition and must remain until construction is complete.
4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
3. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
4. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
6. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.

7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link. Fences are to remain until all grading and construction is completed. The Tree Protection Zones radii are listed in Table 4.
3. Apply and maintain 4-6" wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2' from the base of tree trunks.
4. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
5. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
6. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
    a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
    b. The Consulting Arborist will provide pruning specifications prior to site demolition.
    c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
    d. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
7. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
8. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
9. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting

the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**

10. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
11. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2” in diameter should be avoided.
6. If roots 2” and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
7. Any brush clearing required within the **TREE PROTECTION ZONE** shall be accomplished with hand-operated equipment.
8. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.
9. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
10. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
11. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
12. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30”.

13. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
14. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
15. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
16. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees
Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting



Ryan Gilpin, M.S.
Certified Arborist #WE-10268A

Exhibits

Tree Assessment Plan

Tree Assessment

Tree Disposition

Tree Appraisal

Tree Assessment Plan

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

Prepared for:
Covia
Walnut Creek, CA

June 2018

No Scale

Notes:

Base map provided by:
Cal Vada Surveying, Inc.
Corona, CA
(Survey dated June 2018)
&
Sandis
Mountain View,CA
(Survey dated 2007)

Numbered tree locations are approximate.

Trees less than 4" in diameter are not included in this assessment.

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Tree Assessment

Los Gatos Meadows
Los Gatos, CA
June 2018

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Coast redwood	40	Yes	3	Moderate	Slight sweep in lower trunk; poor color; water stressed.
2	California bay	8,8,7	Yes	3	Low	Multiple trunks arise from base; bushy form; decay in stem; crown one sided west.
3	California bay	6,5	Yes	2	Low	Multiple trunks arise from base; bushy form; crown one sided east; covered in ivy.
4	Valley oak	17	Yes	3	Moderate	Leaning south; crown one sided west; covered in ivy and another vine.
5	Valley oak	14	Yes	2	Low	Poor form and structure; small crown; crown one sided south.
6	Coast live oak	23	Yes	4	High	Codominant trunks arise from 12 feet with seam; dense crown; pruning wound at 5 feet; trunk wound at 2 feet; both healed.
7	Blue gum	40	Yes	2	Low	Multiple trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth; yellow jacket at base.
8	Blue gum	38	Yes	2	Low	Multiple trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth.
9	Blue gum	20,7	Yes	2	Low	Multiple trunks arise from base; topped at 20 feet; tall, narrow poorly attached regrowth; old retaining wall at base; decay in base.
10	Blue gum	54	Yes	2	Low	Codominant trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth; base at old retaining wall.
11	Blue gum	28	Yes	2	Low	Codominant trunks arise from 20 feet with dead main stem decaying into attachment; topped at 20 feet; tall, narrow poorly attached regrowth; base at old retaining wall.
12	Blue gum	39	Yes	2	Low	Codominant trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth; base at old retaining wall; curb bumps out around base.
13	Canary Island pine	21	Yes	4	High	Strong central leader; crown one sided east; minor dieback.

Tree Assessment

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Los Gatos, CA
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
14	Coast live oak	15	Yes	3	Low	Crook in trunk at 3 feet; crown one sided south; dense crown; supporting retaining wall.
15	California bay	10	Yes	3	Moderate	Lower trunk sweeps east; holding up retaining wall; minor dieback.
16	California bay	10	Yes	3	Moderate	Narrow upright form; sinuous trunk; interior tree.
17	California bay	9,9	Yes	2	Low	Codominant trunks arise from base with decay running up inside of trunks; narrow upright form; small crown.
18	California bay	5	Yes	1	Low	Main stem dead.
19	California bay	13,8	Yes	3	Moderate	Codominant trunks arise from 3 feet; one stem bowed east; larger stem upright, narrow form.
20	California bay	11	Yes	2	Low	Codom in upper crown; thin crown; narrow form.
21	California bay	13	Yes	2	Low	Multiple trunks arise in upper crown; poor form and structure; dense chaotic crown.
22	California buckeye	9	Yes	3	Moderate	Leans heavily east; suppressed by neighboring trees.
23	California bay	7	Yes	2	Low	Main stem bowed heavily east with vertical epicormic stems.
24	California bay	17,16	Yes	4	High	Codominant trunks arise from base; wide spreading crown; dominant tree.
25	California bay	11	Yes	2	Low	Narrow form; sinuous trunk; cavity in base.
26	California bay	12	Yes	3	Low	Leaning heavily east; codominant trunks arise from 10 feet; small dense crown.
27	California bay	7	Yes	1	Low	Leaning east, closer to horizontal than vertical; epicormic sprouts.
28	California bay	8	Yes	1	Low	Main stem totally hollow.
29	California bay	12,7,6	Yes	1	Low	Stump sprout; can see through base.
30	Valley oak	34	Yes	4	High	Codominant trunks arise from 25 feet; minor dieback; dominant tree; crown above building.
31	California bay	16	Yes	3	Low	Leaning east; narrow upright form cabled wrapped around tree; 8 inch trunk wound on south side.

Tree Assessment

Los Gatos Meadows
Los Gatos, CA
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
32	California bay	8	Yes	3	Low	Leaning east; narrow upright form; edge tree.
33	California bay	14,6	Yes	3	Low	Codominant trunks arise from 3 feet; leaning east; wrapped around coast live oak.
34	California bay	8	Yes	2	Low	Bowed heavily east; epicormic growing vertically.
35	California bay	11,10,7	Yes	3	Low	Multiple trunks arise from base; sinuous trunks; minor dieback.
36	Coast live oak	19	Yes	3	Moderate	Codominant trunks arise from 10 feet; dense crown one sided east; edge tree.
37	California bay	10	Yes	2	Low	Leaning heavily east; topped; dense epicormic growth.
38	Blue oak	19	Yes	2	Low	Sinuous trunk; low live crown ratio; thin, small crown; bark peeling off base.
39	Coast live oak	27	Yes	3	Low	Codominant trunks arise from 20 feet; leaning east; swollen, bleeding base.
40	Valley oak	17	Yes	2	Low	Codominant trunks arise from 15 feet with dead stem; other stem bowed over other trees, difficult to see.
41	California bay	8,5,4	Yes	3	Moderate	Multiple trunks arise from base; bushy, interior tree.
42	California bay	5	Yes	3	Low	Young interior tree searching for light.
43	Valley oak	14	Yes	3	Moderate	Multiple trunks arise from 30 feet; difficult to see crown above other canopy.
44	Coast live oak	22	Yes	3	Low	Lost codominant trunks arise from 5 feet decaying into trunk; dense wide spreading crown.
45	California bay	6,5	Yes	3	Low	Bushy interior tree.
46	California bay	6	Yes	3	Low	Young interior tree searching for light.
47	Valley oak	17,13	Yes	3	Moderate	Codominant trunks arise from 2 feet; trunks bow away form each other; wide spreading crown, difficult to see.
48	California bay	22,12	Yes	1	Low	Dead stump resprouting.
49	California bay	7	Yes	3	Low	Young interior tree searching for light; swollen base.
50	California bay	7	Yes	3	Low	Young interior tree searching for light; swollen base.

Tree Assessment

Los Gatos Meadows
Los Gatos, CA
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
51	California bay	7	Yes	2	Low	Bowed horizontal to east; epicormic growing vertical.
52	California bay	9	Yes	2	Low	Bowed horizontal to east; epicormic growing vertical; topped at property line.
53	California bay	10	Yes	3	Low	Narrow upright form; cavities at base; edge tree.
54	California bay	13,9	Yes	3	Low	Codominant trunks arise from 3 feet; swollen base; leaning east; headed at property line.
55	California bay	6,5,5,4	Yes	3	Low	Bushy interior tree bowed to east.
56	California bay	7	Yes	2	Low	Bowed horizontal to east; epicormic growing vertical; topped at property line.
57	California bay	9,8	Yes	2	Low	Codominant trunks arise from base; sinuous trunks; interior tree.
58	California bay	12	Yes	2	Low	Cavities in base; bowed horizontal east; vertical epicormic sprouting.
59	Coast live oak	27,16	Yes	3	Moderate	Codominant trunks arise from base; all stems bowed east; dense chaotic crown; base at 2 bay trees.
60	California bay	14	Yes	1	Low	Cavities in base; broken top with epicormic resprouting.
61	California bay	15	Yes	2	Low	Bowed to east; epicormic growing vertical.
62	California bay	13	Yes	2	Low	Bowed to east; epicormic growing vertical; headed at property line.
63	California bay	6	Yes	3	Low	Young interior tree searching for light.
64	California bay	10,9	Yes	3	Low	Codominant trunks arise from base; trunk sweeping east; edge tree; headed at property line.
65	California bay	9	Yes	2	Low	Bowed horizontally to east; epicormic growing vertical.
66	California bay	11	Yes	2	Low	Multiple trunks arise from 20 feet where it perfectly props coast live oak stem.
67	Olive	5,4,3,2	Yes	2	Low	Multiple trunks arise from base; volunteer; thin crown; interior tree.
68	California bay	6	Yes	3	Low	Young interior tree searching for light.

Tree Assessment

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
69	California bay	7	Yes	2	Low	Narrow form; thin crown; dieback.
70	Coast live oak	6	Yes	3	Moderate	Codominant trunks arise from 7 feet; dense crown, one sided east.
71	California bay	17,8	Yes	3	Moderate	Codominant trunks arise from base; swollen base; dense chaotic crown.
72	Valley oak	33	Yes	4	High	Dominant tree; codominant trunks arise from 6 feet with seam; wide spreading crown.
73	Olive	5	Yes	3	Moderate	Multiple trunks arise from 7 feet; narrow crown.
74	Coast live oak	6	Yes	3	Moderate	Codominant trunks arise from 7 feet; dense crown, one sided south.
75	Coast live oak	30	Yes	3	Moderate	Multiple trunks arise from 7 feet crown one sided south; dense crown; minor dieback.
76	Monterey pine	15	Yes	3	Low	Sinuous trunk; thin crown; gray blue color.
77	Monterey pine	17	Yes	3	Low	Sinuous trunk; thin crown; gray blue color.
78	Coast redwood	7	Yes	5	High	Good young tree; remove staking.
79	Coast redwood	13	Yes	5	High	Good form and structure; dense crown.
80	Blue oak	12	Yes	3	Moderate	Multiple trunks arise from 10 feet; thin crown; upright form.
81	Coast redwood	5	Yes	5	High	Good young tree; remove staking.
82	Coast redwood	7	Yes	2	Low	Dead top.
83	Monterey pine	14	Yes	3	Low	Sinuous trunk; thin crown; gray blue color.
84	Bigleaf maple	9	Yes	2	Low	2 foot basal wound with decay; good form and structure; dense crown.
85	Coast redwood	7	Yes	5	High	Good young tree; remove staking.
86	Valley oak	19	Yes	4	Moderate	Dominant tree; codominant trunks arise from 15 feet; crown one sided east.
87	Coast redwood	10	Yes	5	High	Good form and structure; dense crown.
88	Monterey pine	8	Yes	3	Low	Sinuous trunk; leaning south; thin crown; gray blue color.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
89	Monterey pine	8	Yes	3	Moderate	Strong central leader; crown one sided south; thin crown.
90	Blackwood acacia	10,6	Yes	2	Low	Poor form and structure; invasive.
91	Blackwood acacia	5	Yes	2	Low	Poor form and structure; invasive.
92	Blackwood acacia	8,7,4	Yes	2	Low	Poor form and structure; invasive.
93	Blackwood acacia	5,5,5,4	Yes	2	Low	Poor form and structure; invasive.
94	California bay	10	Yes	2	Low	Huge basal cavity; lost half of tree.
95	California bay	16	Yes	2	Low	Lost top; epicormic resprouting; dieback.
96	California bay	5	Yes	1	Low	Base decayed and failed; leaning on neighboring tree.
97	California bay	10,6,5,4,4	Yes	3	Low	Multiple trunks arise from base; base at valley oak; bushy, wrapping around valley oak.
98	Valley oak	17,16	Yes	3	Moderate	Codominant trunks arise from base; surrounded by bays; crown one sided south; dieback throughout crown.
99	California bay	7,6,6,5	Yes	3	Low	Multiple trunks arise from base; base at valley oak; bushy, wrapping around valley oak.
100	California bay	6	Yes	3	Low	Base at valley oak; bushy, wrapping around valley oak.
101	California bay	5	Yes	4	High	Good young tree.
102	California bay	5,5,5,4,4,3,3,2,2	Yes	4	Moderate	Multiple trunks arise from base; short wide spreading bushy form.
103	Coast redwood	9	Yes	3	Moderate	Lost top; remove staking.
104	Coast redwood	8	Yes	5	High	Good young tree.
105	Coast redwood	9	Yes	5	High	Good young tree.
106	Coast redwood	10	Yes	5	High	Good young tree.
107	Coast redwood	8	Yes	5	High	Good young tree.
108	Coast redwood	4	Yes	5	High	Good young tree; remove staking.
109	Grecian laurel	10,9,9	Yes	2	Low	Multiple trunks arise from base; upright form; thin crown; previously topped.

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110	Grecian laurel	6,6,5,5,4,3,3,2	Yes	2	Low	Multiple trunks arise from base; upright form; thin crown; previously topped.
111	Grecian laurel	5,4,4,4,4,4,3,3,3	Yes	2	Low	Multiple trunks arise from base; upright form; thin crown; previously topped.
112	Olive	6	Yes	3	Moderate	Sinuous trunk; small crown; interior tree; healing trunk wound.
113	Olive	12,7	Yes	3	Moderate	Codominant trunks arise from base; sinuous trunk; dieback; interior tree; healing trunk wound.
114	Olive	10,6,5,4,3,2,2,2	Yes	3	Moderate	Multiple trunks arise from base; sinuous trunk; dieback; interior tree.
115	Valley oak	21	Yes	3	Low	Multiple trunks arise from 12 feet; chaotic form; thin crown; weeping.
116	Blue gum	47,32,17	Yes	3	Low	Multiple trunks arise from 2 feet; dominant tree; history of branch failure; growing on slope; previously topped.
117	Bronze loquat	6	Yes	2	Low	Multiple trunks arise from 5 feet; half of crown dead.
118	Coast live oak	19,15	Yes	4	High	Codominant trunks arise from base; dense crown; growing on slope.
119	Coast live oak	19	Yes	4	High	Multiple trunks arise from 12 feet with seam; crown bowed south; dense crown.
120	Valley oak	14	Yes	3	Moderate	Crook in trunk at 5 feet; crown one sided east.
121	Valley oak	19	Yes	3	Low	Dominant tree; dieback to 5 inches; declining.
122	Coast live oak	11	Yes	3	Moderate	Multiple trunks arise from 12 feet with wide attachment; chaotic form.
123	Olive	7,7,5,4,4,3	Yes	3	Moderate	Multiple trunks arise from 1 foot; dense crown; 3 foot long trunk wound.
124	Coast live oak	25	Yes	1	Low	Mostly dead.
125	Coast redwood	19	Yes	1	Low	Mostly dead.
126	Coast live oak	7,7	Yes	1	Low	Mostly dead.

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127	Coast live oak	8	Yes	1	Low	Mostly dead.
128	Canary Island pine	28	Yes	4	Moderate	Strong central leader; heavy sap flow; difficult to see top.
129	Coast live oak	15	Yes	3	Low	Codominant trunks arise from 10 feet with seam; bowed south, on slope.
130	Canary Island pine	23	Yes	4	High	Strong central leader; difficult to see top.
131	Canary Island pine	26	Yes	2	Low	Sinuous trunk difficult to see top.
132	Coast redwood	7	Yes	5	Moderate	Good young tree; growing into pines crown.
133	Canary Island pine	22	Yes	4	High	Good form and structure; dense crown; difficult to see top.
134	Coast live oak	18	Yes	4	Moderate	Multiple trunks arise from 12 feet; dense crown; minor dieback.
135	Canary Island pine	22	Yes	4	Moderate	Codominant trunks arise in upper crown; dense crown; difficult to see top.
136	Canary Island pine	23	Yes	4	High	Good form and structure; dense crown; difficult to see top; base 4 inches from curb.
137	Canary Island pine	21	Yes	4	High	Good form and structure; dense crown; difficult to see top.
138	Canary Island pine	21	Yes	4	High	Good form and structure; dense crown; difficult to see top; prune drooping branch.
139	Bronze loquat	5,3,3,3	Yes	3	Moderate	Multiple trunks arise from 2 feet; growing in dense bushes.
140	Bronze loquat	6,4,2	Yes	2	Low	Multiple trunks arise from 3 feet; declining
141	Crabapple	8	Yes	4	High	Multiple trunks arise from 5 feet; wide spreading crown.
142	Coast live oak	18	Yes	4	High	Multiple trunks arise from 8 feet; wide spreading crown; base covered in ivy.
143	Coast live oak	16	Yes	4	High	Codominant trunks arise from 12 feet; wide spreading crown; base covered in ivy.
144	Canary Island pine	18	Yes	3	Moderate	Lost top; dense crown; base in ivy.
145	Canary Island pine	22	Yes	4	High	Good form and structure; dense crown; base in ivy.

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146	Canary Island pine	26	Yes	4	Moderate	Codominant trunks arise in upper crown; dense crown; base in ivy.
147	Douglas fir	18	Yes	4	Moderate	Good form and structure; minor dieback; epicormic growth.
148	Douglas fir	29	Yes	4	Moderate	Good form and structure; dominant tree; root collar buried.
149	Hollywood juniper	9,5	Yes	4	High	Codominant trunks arise from 3 feet; low branching dorm; dense crown.
150	Douglas fir	15	Yes	3	Moderate	Good form and structure; minor dieback; thin crown.
151	Douglas fir	15	Yes	2	Low	Multiple trunks arise from 10 feet where lost top; narrow form; dense crown.
152	Douglas fir	18	Yes	3	Low	Good form and structure; minor dieback; lost top.
153	Douglas fir	14	Yes	3	Moderate	Good form and structure; minor dieback; thin crown.
154	Valley oak	11	Yes	4	High	Codominant trunks arise from 7 feet with seam; crown one sided south.
155	Silk oak	11	Yes	3	Low	Multiple trunks arise from 25 feet; dense crown.
156	Coast live oak	17	Yes	4	High	Multiple trunks arise from 10 feet; dense crown; buried root collar.
157	Coast live oak	15	Yes	2	Low	Multiple trunks arise from 8 feet with seam; very non circular trunk; extensive dieback throughout crown.
158	Douglas fir	22	Yes	2	Low	Topped at 25 feet; extensive surface roots.
159	Coast live oak	21	Yes	3	Moderate	Codominant trunks arise from 8 feet; hose embedded in trunk at 6 feet; crown one sided west.
160	Valley oak	21	Yes	3	Moderate	Trunk bows east; minor dieback.
161	Valley oak	16	Yes	2	Low	Trunk bows horizontal to north; vertical branch becomes main stem; dieback throughout crown.
162	Coast live oak	20	Yes	3	Moderate	Leaning west; dense crown.
163	Italian cypress	5	Yes	5	High	Typical upright form; planted at edge of retaining wall.
164	Italian cypress	6	Yes	5	High	Typical upright form; planted at edge of retaining wall.

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165	Italian cypress	6	Yes	5	High	Typical upright form; planted at edge of retaining wall.
166	Italian cypress	5	Yes	5	High	Typical upright form; planted at edge of retaining wall.
167	Monterey pine	4	Yes	5	High	Good young tree.
168	Red horsechestnut	5,2	Yes	5	High	Good young tree; prune codominant.
169	Coast live oak	7	Yes	3	Low	Codominant trunks arise from 6 feet; crown one sided west over parking; dieback.
170	California bay	17,10,6	Yes	2	Low	Multiple trunks arise from base; base totally hollow; wide spreading crown.
171	California bay	7,7,7,6,5,5,5,5	Yes	2	Low	Stump sprout; decaying base.
172	California bay	8,5,5,4	Yes	2	Low	Stump sprout; decaying base.
173	California bay	16	Yes	3	Moderate	Upright form; thin crown; dieback.
174	Coast live oak	8	Yes	4	Moderate	Codominant trunks arise from 15 feet; dense crown one sided east.
175	Coast live oak	15	Yes	2	Low	Multiple trunks arise from 12 feet with bleeding seam; poor form and structure; dense crown one sided east.
176	Sugar gum	17,16	Yes	3	Moderate	Codominant trunks arise from base; sinuous trunk; dense crown.
177	Sugar gum	12,11,11,11	Yes	2	Low	Stump sprout; decaying base; long levers arms.
178	Deodar cedar	6	Yes	5	High	Good young tree.
179	Coast live oak	14	Yes	3	Moderate	Codominant trunks arise from 10 feet; dense crown; dieback throughout crown.
180	Italian cypress	5	Yes	5	High	Typical upright form.
181	Sitka spruce	6	Yes	4	High	Dense narrow weeping form; large surface roots.
182	Italian stone pine	22	Yes	3	Moderate	Codominant trunks arise from 12 feet; crown one sided east over building; weeping.
183	Italian stone pine	19	Yes	3	Moderate	Crown one sided east over building; weeping.

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184	Red ironbark	13	Yes	1	Low	Mostly dead.
185	Incense cedar	11	Yes	5	High	Good form and structure; dense crown.
186	Italian cypress	5	Yes	3	Moderate	Typical upright form; grown around tie.
187	Italian cypress	5	Yes	5	High	Typical upright form.
188	Blackwood acacia	4	Yes	4	Low	Young invasive volunteer.
189	Coast live oak	19	Yes	3	Moderate	Multiple trunks arise from 15 with awkward branching angles; dense flat topped crown.
190	Red ironbark	13	Yes	1	Low	Mostly dead.
191	Blackwood acacia	17	Yes	3	Low	Sinuous trunk; dense crown one sided north over building; invasive.
192	Red ironbark	14	Yes	1	Low	Mostly dead.
193	Hollywood juniper	17	Yes	4	High	Typical chaotic form; dense crown.
194	Hollywood juniper	5,5,4,3,3,3	Yes	3	Low	Typical chaotic form; dense crown; decay at base.
195	Hollywood juniper	11,7	Yes	3	Low	Typical chaotic form; dense crown; base 1 foot from building; crown one sided east.
196	Blue blossom	5,4,4	Yes	2	Low	Multiple trunks arise from 1 foot with trunk wound; topped harshly.
197	Hollywood juniper	18	Yes	3	Low	Typical chaotic form; dense crown; base 1 foot from building; crown one sided east.
198	Hollywood juniper	13	Yes	3	Low	Typical chaotic form; dense crown; base 3 foot from building; crown one sided east.
199	Hollywood juniper	11	Yes	3	Low	Typical chaotic form; dense crown; base 6 foot from building; crown one sided south.
200	Hollywood juniper	10	Yes	3	Low	Typical chaotic form; dense crown; base 2 foot from building; crown one sided north.
201	Hollywood juniper	12	Yes	3	Low	Typical chaotic form; dense crown; base 2 foot from building; crown one sided north.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
202	Hollywood juniper	13	Yes	3	Low	Typical chaotic form; dense crown; base 1 foot from building; crown one sided east.
203	Crabapple	4,3	Yes	4	High	Good young tree, iconic part of landscape.
204	Sawleaf zelkova	23	Yes	3	Moderate	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; northern half of tree declining; dieback.
205	Sawleaf zelkova	22	Yes	2	Low	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; tree declining; dieback.
206	Valley oak	24	Yes	4	Moderate	Codominant trunks arise from 10 feet; growing in small space; vase shaped crown; minor dieback.
207	Sawleaf zelkova	19	Yes	2	Low	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; tree declining; dieback.
208	Sawleaf zelkova	18	Yes	2	Low	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; tree declining; dieback.
209	Mayten	7	Yes	2	Low	Codominant trunks arise from 6 feet; thin crown; yellow foliage; declining.
210	Italian cypress	14	Yes	4	Moderate	Typical upright form.
211	Italian cypress	14	Yes	4	Low	Typical upright form; growing into buildings eve.
212	Crabapple	12	Yes	3	Moderate	Multiple trunks arise from 6 feet; crown one sided north.
213	Crabapple	11	Yes	3	Moderate	Multiple trunks arise from 6 feet; crown one sided north.
214	Crabapple	11	Yes	2	Low	Multiple trunks arise from 6 feet with cavity; crown one sided north.
215	Coast live oak	22,22	Yes	3	Low	Codominant trunks arise from 2 feet with seam; dense wide spreading crown; 2 cables in tree; significant growth around equipment.
216	California bay	10	Yes	3	Moderate	Codominant trunks arise from 6 feet; dense crown; upright form.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
217	Brazilian pepper	5	Yes	3	Low	Multiple trunks arise from 6 feet; bushy form; topped at 15 feet; base at deck.
218	Loquat	6	Yes	4	Moderate	Narrow form; base 1 foot from retaining wall; dense crown.
219	Blue gum	36	Yes	3	Moderate	Narrow form dense bushy growth; difficult to see upper crown.
220	Blue gum	62	Yes	3	Moderate	Dense bushy growth; difficult to see upper crown.
221	Blue gum	36	Yes	3	Moderate	Narrow form dense bushy growth; difficult to see upper crown; minor dieback.
222	African fern-pine	5	Yes	4	Moderate	Good young tree; in narrow planting location.
223	California bay	13	Yes	3	Moderate	Codominant trunks arise from 20 feet; dense crown; upright form; hole at base.
224	California bay	13,13	Yes	3	Moderate	Codominant trunks arise from 2 feet; dense crown; upright form.
225	Coast live oak	20	Yes	4	Moderate	Multiple trunks arise from 10 feet; crown one sided west; dense crown.
226	Red horsechestnut	8	Yes	2	Low	Multiple trunks arise from 5 feet; thin crown; dieback.
227	Red horsechestnut	8	Yes	2	Low	Multiple trunks arise from 3 feet; thin crown; dieback.
228	Red horsechestnut	5	Yes	3	Moderate	Strong central leader; thin crown.
229	Coast live oak	23	Yes	4	Moderate	Codominant trunks arise from 20 feet; crown one sided east; dense crown.
230	Red ironbark	22	Yes	2	Low	Multiple trunks arise from 10 feet; poor form and structure; history of branch failure; dead branches.
231	Red ironbark	5,5,5,5,4	Yes	2	Low	Stump sprout; long vertical stems from removed base.
232	Purpleleaf plum	4	Yes	2	Low	Codominant trunks arise from 4 feet; thin small crown; low vigor; 4 foot long trunk wound.
233	Red ironbark	19	Yes	3	Low	Codominant trunks arise from 10 feet; thin crown; wide spreading crown.

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234	Coast live oak	10,9	Yes	3	Moderate	Codominant trunks arise from 1 foot with seam; twig dieback throughout dense crown.
235	Toyon	6,5,4,4	Yes	3	Moderate	Multiple trunks arise from base; bushy.
236	California bay	12	Yes	3	Low	Leaning east; codominant trunks arise from 10 feet; one stem vertical one horizontal.
237	California bay	11	Yes	3	Moderate	Crook in trunk at 4 feet; narrow upright form.
238	Coast live oak	14	Yes	3	Low	Codominant trunks arise from 7 feet; dense crown one sided south; under utility lines; at edge of slope.
239	Olive	10,5,5	Yes	3	Moderate	Multiple trunks arise from 3 feet; dense crown one sided north.
240	Coast live oak	28	Yes	3	Low	Multiple trunks arise from 5 feet; dead branch; pruned away from utility lines; dense two dimensional crown; exposed roots.
241	California bay	6	Yes	3	Low	Young tree with exposed roots from eroding slope.
242	California bay	5	Yes	3	Low	Young tree with exposed roots from eroding slope.
243	Coast live oak	27	Yes	1	Low	Mostly dead.
244	Valley oak	15	Yes	2	Low	Small crown pruned away from utilities; plastic attached to trunk to keep sprouts from growing towards utilities?
245	Coast live oak	4,4,4,3,3,2,2,2	Yes	2	Low	Decaying stump sprout.
246	Valley oak	26	Yes	3	Low	Leaning east over building; minor dieback; pruned away from; utilities.
247	Coast live oak	16	Yes	3	Low	Trunk embedded in fence; multiple trunks arise from 10 feet; dense crown one sided east.
248	Coast live oak	6,5,3	Yes	2	Low	Decaying stump sprout.
249	Victorian box	5,4,4,4,4,3,2	Yes	2	Low	Multiple trunks arise from base; bushy; decaying stem at attachment.

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250	Blue gum	50	Yes	2	Low	Multiple trunks arise from 15 feet; heading cuts; pruned harshly; dead branch decaying into branch; poorly attached regrowth.
251	Valley oak	28	Yes	4	High	Off-site; base 15 feet from fence; overhangs fence by 20 feet.
252	Crabapple	5	Yes	3	Low	Codominant trunks arise from 5 feet; crown one sided east; suppressed.
253	Plum	6,5,3	Yes	3	Low	Multiple trunks arise from base; crown one sided east; suppressed.
254	Crabapple	7	Yes	2	Low	Swollen base with cavity; thin two dimensional crown.
255	Crabapple	11	Yes	3	Moderate	Multiple trunks arise from 3 feet; poorly pruned; dense wide spreading crown.
256	Bottlebrush	4,4	Yes	4	Moderate	Codominant trunks arise from 1 foot; trunks wrapping; dense crown; close to building.
257	Aleppo pine	6	Yes	2	Low	Poor form and structure; thin crown.
258	Victorian box	4,3	Yes	3	Low	Codominant trunks arise from base; trunk wound; sweep at base; small crown.
259	Victorian box	6,5,2,2	Yes	3	Moderate	Multiple trunks arise from base; basal sprouts; base in ivy; bushy.
260	Blue gum	52	Yes	3	Low	Property line tree; no tag; cannot see base; lower 30 feet covered in ivy.
261	Jacaranda	7	Yes	3	Moderate	Multiple trunks arise from 8 feet; sinuous trunk; attractive flowers.
262	Portugal laurel	6,5,4,4,4	Yes	2	Low	Multiple trunks arise from base; bushy; declining; dieback.
263	Japanese flowering cherry	10	Yes	3	Low	Multiple trunks arise from 4 feet; dieback; declining.
264	Coast live oak	20	Yes	4	High	Codominant trunks arise from 15 feet; dense crown.
265	Cherry	12	Yes	2	Low	Poorly attached codominant trunks arise from 5 feet; suppressed crown one sided north.

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266	California black walnut	8	Yes	2	Low	Half dead.
267	Coast live oak	7	Yes	3	Low	Sinuous trunk; leaning south over path; small crown.
268	California bay	5	Yes	3	Low	Codominant trunks arise from 10 feet; interior tree; narrow upright form.
269	African sumac	12	Yes	1	Low	Codominant trunks arise from 8 feet with 6 foot long trunk wound; poor form and structure; crown bowed south.
270	African sumac	9,9	Yes	1	Low	Codominant trunks arise from 2 feet with 6 foot long trunk wound; poor form and structure; crown bowed south.
271	Coast live oak	11	Yes	3	Low	Leaning north over neighboring property.
272	Coast live oak	13	Yes	3	Moderate	Multiple trunks arise from 15 feet; partially covered in ivy; interior tree.
273	African sumac	13,11	Yes	3	Low	Codominant trunks arise from 2 feet with 6 foot dead branch; crown bowed south.
274	Glossy privet	8,5	Yes	3	Moderate	Codominant trunks arise from base; partially covered in ivy; dense crown.
275	African sumac	9,7	Yes	1	Low	Codominant trunks arise from 2 feet with 6 foot long trunk wound; crown bowed south.
276	Crabapple	13	Yes	4	Moderate	Multiple trunks arise from 6 feet; swollen base; dense crown.
277	Crabapple	13	Yes	4	Moderate	Multiple trunks arise from 6 feet; base in ivy; dense crown.
278	California bay	6,5	Yes	4	Moderate	Base covered in ivy; codominant trunks arise from base; dense crown.
279	Flowering dogwood	9,4	Yes	4	High	Multiple trunks arise from 3 feet; chaotic structure; interior tree.
280	Coast live oak	12,10	Yes	3	Low	Codominant trunks arise from base; interior tree; dieback; base covered in ivy.
281	California bay	6,4,3,2	Yes	3	Low	Multiple trunks arise from base; base in ivy; suppressed to north.

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282	Coast live oak	15	Yes	4	High	Codominant trunks arise from 7 feet; dense vase shaped crown.
283	Coast live oak	9	Yes	3	Low	Covered in ivy; suppressed south.
284	Windmill palm		Yes	5	Moderate	9 feet brown trunk height; growing in small space.
285	African fern-pine	4	Yes	2	Low	Poor form and structure; bent top; planted against wall.
286	Hollywood juniper	12,6,5	Yes	3	Low	Typical chaotic form; dense crown; base 4 foot from building; crown one sided north.
287	Red maple	12	Yes	4	High	Codominant trunks arise from 12 feet; dense, spreading crown.
288	White willow	24	Yes	4	Moderate	Codominant trunks arise from 8 feet; dense crown; basal sprout; branch headed.
289	Valley oak	28	Yes	2	Low	Codominant trunks arise from 10 feet; narrow upright form; dieback; 12 inch cavity decaying into trunk.
290	Sweetgum	15	Yes	4	High	Multiple trunks arise in upper crown; dense crown; slightly sinuous trunk; minor dieback.
291	Sweetgum	20	Yes	3	Moderate	Multiple trunks arise from 4 feet with bulge; dense crown; slightly sinuous trunk; minor dieback.
292	Coast live oak	15	Yes	2	Low	Codominant trunks arise from 12 feet; declining; extensive dieback.
293	Ginkgo	5	Yes	3	Moderate	Competing with bush; narrow upright form.
294	Coast live oak	19	Yes	2	Low	Poor form and structure; dead branch over road; dieback.
295	California bay	6	Yes	2	Low	Bowed east; covered in ivy.
296	Coast live oak	26,25,17	Yes	3	Moderate	Multiple trunks arise from base; wide spreading crown; reduced at perimeter.
297	Arroyo willow	18,16	Yes	2	Low	Partial failure; dense bushy crown.
298	Coast live oak	18	Yes	3	Low	Codominant trunks arise from 10 feet; crack and cavity in lowest branch; dense crown one sided east.
299	African fern-pine	8	Yes	2	Low	Poor form and structure; crown touching building.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
300	African fern-pine	8	Yes	2	Low	Poor form and structure; crown touching building; 8 inch trunk wound.
301	Japanese maple	5	Yes	3	Moderate	Multiple trunks arise from 7 feet; narrow crown; growing in small space.
302	Crabapple	9	Yes	3	Low	Codominant trunks arise from 3 feet; cavity with decay at 5 feet.
303	Coast live oak	19	Yes	3	Moderate	Codominant trunks arise from 6 feet with seam; dense chaotic crown; headed back on east.
304	Coast live oak	13	Yes	3	Low	Codominant trunks arise from 15; narrow upright form; crown one sided east.
305	Coast live oak	5	Yes	2	Low	Codominant trunks arise from 4 feet; poor form and structure; suppressed.
306	Coast live oak	9	Yes	2	Low	Bowed east to horizontal; suppressed.
307	Coast live oak	4	Yes	2	Low	Small; stunted; suppressed; lost main stem.
308	Coast live oak	12	Yes	1	Low	Leaning heavily on eucalyptus; declining; dieback.
309	Sugar gum	33	Yes	2	Low	Dead main stem; 20 foot long trunk wound.
310	Sugar gum	33	Yes	2	Low	Dead codominant at 30 foot; trunk wound spreading down from there.
311	Coast live oak	8	Yes	3	Low	Codominant trunks arise from 4 feet; crown one sided west; narrow form; interior tree.
312	Coast live oak	12	Yes	3	Low	Leaning west; crown one sided west; dense crown.
313	Coast live oak	17	Yes	3	Low	Codominant trunk removed at 6 feet; upright form; thin crown; dieback.
314	California bay	18,14	Yes	4	High	Codominant trunks arise from base; dense crown; growing in ivy.
315	California bay	9	Yes	3	Moderate	Narrow upright form; leans west; dense crown.
316	California bay	11	Yes	3	Moderate	Narrow upright form; leans west; dense crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
317	Valley oak	18	Yes	2	Low	Extremely sinuous trunk; low live crown ratio; difficult to see crown.
318	Coast live oak	14	Yes	3	Low	Codominant trunks arise from 5 feet; intertwined with valley oak; bushy.
319	California bay	9,6,5	Yes	3	Moderate	Multiple trunks arise from base; base in ivy; leans west; dense crown.
320	California bay	9	Yes	3	Low	Base in ivy; sinuous trunk crown one sided north.
321	Coast live oak	14	Yes	2	Low	Codominant trunks arise from 10 feet with seam; narrow crown; leaning heavily east.
322	California bay	19	Yes	3	Moderate	Codominant trunks arise from 20 feet; swollen base; yellow jacket nest at base.
323	Coast live oak	10	Yes	3	Low	Codominant trunks arise from 12 feet; bushy growth; leaning east.
324	Valley oak	13	Yes	2	Low	Poor form and structure; base flipped over root; small crown.
325	Coast live oak	8	Yes	2	Low	Poor form and structure; small stunted.
326	Coast live oak	13	Yes	2	Low	Poor form and structure; small crown; leaning east.
327	California bay	10	Yes	2	Low	Crook in trunk at 20 feet; dense, narrow crown; decay at base.
328	California bay	12	Yes	2	Low	Multiple trunks arise from 20 feet; dense, narrow crown; decay at base.
329	Coast live oak	8	Yes	2	Low	Poor form and structure; small stunted; leaning east; tangled with 330.
330	California bay	10	Yes	2	Low	Mostly dead; leaning east; tangled with 329.
331	Coast live oak	17,14	Yes	4	Moderate	Codominant trunks arise from 3 feet; base in ivy; dense crown.
332	Purpleleaf plum	8	Yes	2	Low	Codominant trunks arise from 5 feet; 1/4 dead, dieback.
333	Coast live oak	27	Yes	1	Low	Only epicormic growth; cabled with no tension.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
334	California bay	12,11	Yes	2	Low	Codominant trunks arise from 1 foot; swollen base; poor form and structure; basal decay.
335	Coast live oak	10	Yes	2	Low	Bowed north to horizontal; suppressed.
336	California bay	10	Yes	3	Low	Multiple trunks arise in upper crown; dense crown; dieback.
337	Coast live oak	22,10	Yes	2	Low	Codominant trunks arise from 2 feet with unusual swelling; declining; cavities in all branches.
338	California bay	11	Yes	3	Moderate	Narrow upright form; top bowed east; dense crown.
339	Coast live oak	15	Yes	3	Low	Narrow upright form; epicormic growth; declining.
340	Blackwood acacia	5	Yes	4	Low	Invasive volunteer; bushy upright form.
341	California bay	12	Yes	3	Low	Narrow upright form; sinuous trunk; dieback.
342	California bay	12	Yes	3	Low	Narrow upright form; sinuous trunk; dieback.
343	Coast live oak	14	Yes	3	Moderate	Codominant trunks arise from 25 feet; top bowed east; dead branch.
344	Coast live oak	18	Yes	4	Moderate	Upright form; crown one sided east; dense crown.
345	Coast live oak	8	Yes	1	Low	Most of tree removed.
346	Olive	9,7	Yes	3	Low	Codominant trunks arise from 1 foot; crown bowed east; two 4 foot long trunk wounds.
347	Coast live oak	5	Yes	2	Low	Small stunted tree; small crown.
348	Marina madrone	14	Yes	5	High	Nice tree; 5 feet from building.
349	Valley oak	34	Yes	2	Low	In 15x15 raised planter; declining; cabled; pruned harshly.
350	Valley oak	37	Yes	3	Low	Codominant trunks arise from 8 feet with 2 foot bleeding decaying cavity; thin crown; over pruned; 4 cables plus 2 failed to.
351	Coast live oak	9	Yes	3	Low	Codominant trunks arise from 5 feet with wide attachment; dense crown one sided south.
352	Coast live oak	10	Yes	2	Low	Codom poor form and structure; crown one sided west.
353	Coast live oak	13	Yes	3	Moderate	Bowed slightly south; dense crown; growing in ivy.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
354	New Zealand cabbage palm	5	Yes	2	Low	Poor form and structure; declining.
355	Hackberry	6	Yes	1	Low	Mostly dead.
356	Hackberry	9	Yes	2	Low	Half dead.
357	Italian cypress	6	Yes	5	Moderate	Typical narrow form; growing in very small curb cutout.
358	Italian cypress	8	Yes	5	Moderate	Typical narrow form; growing in very small curb cutout.
359	California bay	10	Yes	2	Low	Upright form; bushy crown; dieback; declining; yellow jacket nest at base.
360	California bay	9	Yes	3	Low	Sweep in lower trunk; dense crown; upright form.
361	California bay	8	Yes	2	Low	Narrow upright form; bowed east over road; dieback; dead branches.
362	California buckeye	9	Yes	3	Low	Multiple trunks arise from 7 feet; bowed east towards road; dense crown.
363	Coast live oak	5,4	Yes	1	Low	Mostly dead.
364	Coast live oak	4	Yes	3	Low	Small, stunted; searching for light; neighboring trees recently removed.
365	California bay	4	Yes	3	Low	Small stunted; searching for light; neighboring trees recently removed.
366	Bailey acacia	5	Yes	1	Low	Failed; topped.
367	Bailey acacia	7	Yes	2	Low	Topped; dead branches and decay.
368	Bailey acacia	5	Yes	2	Low	Topped; dead branches and decay.
369	Bailey acacia	7,7,7,6	Yes	2	Low	Poor form and structure; multiple trunks arise from base with poorly attached connections.
370	Bailey acacia	10	Yes	2	Low	Most of base removed; one stem remaining leaning heavily north.
371	Plum	5,4	Yes	2	Low	Codominant trunks arise from 3 feet; bowed heavily east.
372	Coast live oak	9,8	Yes	3	Low	Codominant trunks arise from 1 foot; partially covered in ivy; small crown; interior tree.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
373	California bay	8	Yes	2	Low	Completely covered in ivy.
374	Coast redwood	10	Yes	5	High	Good young tree.
375	Coast redwood	14	Yes	5	High	Good form and structure; dense crown.

Tree Disposition

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Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Disposition	Comment	Crown width (feet)
1	Coast redwood	40	Yes	Preserve	Outside of grading	25-40
2	California bay	8,8,7	Yes	Preserve	Outside of grading	25-40
3	California bay	6,5	Yes	Preserve	Outside of grading	25-40
4	Valley oak	17	Yes	Preserve	Outside of grading	25-40
5	Valley oak	14	Yes	Preserve	Outside of grading	10-25
6	Coast live oak	23	Yes	Preserve	Outside of grading	25-40
7	Blue gum	40	Yes	Remove	Road	25-40
8	Blue gum	38	Yes	Remove	Road	25-40
9	Blue gum	20,7	Yes	Remove	Road	10-25
10	Blue gum	54	Yes	Remove	Road	40-55
11	Blue gum	28	Yes	Remove	Road	25-40
12	Blue gum	39	Yes	Remove	Road	25-40
13	Canary Island pine	21	Yes	Remove	Road	25-40
14	Coast live oak	15	Yes	Remove	Road	10-25
15	California bay	10	Yes	Remove	Road	10-25
16	California bay	10	Yes	Preserve	Not developing slope	10-25
17	California bay	9,9	Yes	Preserve	Not developing slope	10-25
18	California bay	5	Yes	Preserve	Not developing slope	10-25
19	California bay	13,8	Yes	Preserve	Not developing slope	25-40
20	California bay	11	Yes	Preserve	Not developing slope	10-25
21	California bay	13	Yes	Preserve	Not developing slope	25-40
22	California buckeye	9	Yes	Preserve	Not developing slope	25-40
23	California bay	7	Yes	Preserve	Not developing slope	40-55
24	California bay	17,16	Yes	Preserve	Not developing slope	40-55
25	California bay	11	Yes	Remove	Pedestrian path	10-25
26	California bay	12	Yes	Remove	Pedestrian path	10-25
27	California bay	7	Yes	Remove	Pedestrian path	10-25
28	California bay	8	Yes	Remove	Pedestrian path	10-25
29	California bay	12,7,6	Yes	Remove	Pedestrian path	40-55
30	Valley oak	34	Yes	Remove	Pedestrian path	55+
31	California bay	16	Yes	Remove	Pedestrian path	25-40
32	California bay	8	Yes	Remove	Pedestrian path	10-25
33	California bay	14,6	Yes	Remove	Pedestrian path	10-25
34	California bay	8	Yes	Remove	Pedestrian path	10-25
35	California bay	11,10,7	Yes	Remove	Pedestrian path	25-40
36	Coast live oak	19	Yes	Remove	Pedestrian path	25-40
37	California bay	10	Yes	Remove	Pedestrian path	10-25
38	Blue oak	19	Yes	Remove	Pedestrian path	10-25
39	Coast live oak	27	Yes	Remove	Pedestrian path	25-40
40	Valley oak	17	Yes	Remove	Pedestrian path	10-25

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Disposition	Comment	Crown width (feet)
41	California bay	8,5,4	Yes	Remove	Pedestrian path	10-25
42	California bay	5	Yes	Remove	Pedestrian path	10-25
43	Valley oak	14	Yes	Remove	Pedestrian path	25-40
44	Coast live oak	22	Yes	Preserve	Not developing slope	40-55
45	California bay	6,5	Yes	Preserve	Not developing slope	10-25
46	California bay	6	Yes	Remove	Hilleavator	10-25
47	Valley oak	17,13	Yes	Remove	Hilleavator	40-55
48	California bay	22,12	Yes	Remove	Hilleavator	40-55
49	California bay	7	Yes	Remove	Pedestrian path	10-25
50	California bay	7	Yes	Remove	Hilleavator	10-25
51	California bay	7	Yes	Remove	Hilleavator	25-40
52	California bay	9	Yes	Remove	Hilleavator	25-40
53	California bay	10	Yes	Remove	Hilleavator	10-25
54	California bay	13,9	Yes	Remove	Hilleavator	25-40
55	California bay	6,5,5,4	Yes	Remove	Hilleavator	25-40
56	California bay	7	Yes	Remove	Hilleavator	25-40
57	California bay	9,8	Yes	Remove	Hilleavator	25-40
58	California bay	12	Yes	Remove	Hilleavator	25-40
59	Coast live oak	27,16	Yes	Remove	Hilleavator	55+
60	California bay	14	Yes	Remove	Hilleavator	10-25
61	California bay	15	Yes	Remove	Hilleavator	25-40
62	California bay	13	Yes	Remove	Hilleavator	25-40
63	California bay	6	Yes	Remove	Hilleavator	10-25
64	California bay	10,9	Yes	Remove	Hilleavator	25-40
65	California bay	9	Yes	Remove	Hilleavator	25-40
66	California bay	11	Yes	Remove	Hilleavator	10-25
67	Olive	5,4,3,2	Yes	Preserve	Not developing slope	10-25
68	California bay	6	Yes	Preserve	Not developing slope	10-25
69	California bay	7	Yes	Remove	Pedestrian path	10-25
70	Coast live oak	6	Yes	Remove	Pedestrian path	10-25
71	California bay	17,8	Yes	Preserve	Not developing slope	25-40
72	Valley oak	33	Yes	Remove	Pedestrian path	55+
73	Olive	5	Yes	Remove	Pedestrian path	<10
74	Coast live oak	6	Yes	Remove	Pedestrian path	10-25
75	Coast live oak	30	Yes	Remove	Pedestrian path	40-55
76	Monterey pine	15	Yes	Remove	Road	10-25
77	Monterey pine	17	Yes	Remove	Road	10-25
78	Coast redwood	7	Yes	Remove	Road	<10
79	Coast redwood	13	Yes	Preserve	Not developing slope	10-25
80	Blue oak	12	Yes	Remove	Road	10-25

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Disposition	Comment	Crown width (feet)
81	Coast redwood	5	Yes	Preserve	Not developing slope	<10
82	Coast redwood	7	Yes	Remove	Hilleavator	10-25
83	Monterey pine	14	Yes	Remove	Hilleavator	10-25
84	Bigleaf maple	9	Yes	Remove	Hilleavator	25-40
85	Coast redwood	7	Yes	Preserve	Not developing slope	<10
86	Valley oak	19	Yes	Remove	Hilleavator	40-55
87	Coast redwood	10	Yes	Remove	Hilleavator	10-25
88	Monterey pine	8	Yes	Remove	Hilleavator	10-25
89	Monterey pine	8	Yes	Remove	Hilleavator	10-25
90	Blackwood acacia	10,6	Yes	Remove	Hilleavator	10-25
91	Blackwood acacia	5	Yes	Remove	Hilleavator	10-25
92	Blackwood acacia	8,7,4	Yes	Remove	Hilleavator	10-25
93	Blackwood acacia	5,5,5,4	Yes	Remove	Hilleavator	10-25
94	California bay	10	Yes	Remove	Hilleavator	10-25
95	California bay	16	Yes	Remove	Hilleavator	25-40
96	California bay	5	Yes	Preserve	Not developing slope	<10
97	California bay	10,6,5 4 4	Yes	Preserve	Not developing slope	25-40
98	Valley oak	17,16	Yes	Preserve	Not developing slope	40-55
99	California bay	7,6,6,5	Yes	Preserve	Not developing slope	25-40
100	California bay	6	Yes	Preserve	Not developing slope	10-25
101	California bay	5	Yes	Preserve	Not developing slope	10-25
102	California bay	5,5,5,4,4,3,3,2,2	Yes	Preserve	Not developing slope	40-55
103	Coast redwood	9	Yes	Preserve	Not developing slope	10-25
104	Coast redwood	8	Yes	Preserve	Not developing slope	10-25
105	Coast redwood	9	Yes	Preserve	Not developing slope	10-25
106	Coast redwood	10	Yes	Preserve	Not developing slope	10-25
107	Coast redwood	8	Yes	Preserve	Not developing slope	10-25
108	Coast redwood	4	Yes	Preserve	Not developing slope	<10
109	Grecian laurel	10,9,9	Yes	Preserve	Not developing slope	10-25
110	Grecian laurel	6,6,5,5,4,3,3,2	Yes	Preserve	Not developing slope	10-25
111	Grecian laurel	5,4,4,4,4,4,3,3,3	Yes	Preserve	Not developing slope	10-25
112	Olive	6	Yes	Preserve	Not developing slope	<10
113	Olive	12,7	Yes	Preserve	Not developing slope	10-25
114	Olive	10,6,5,4,3,2,2,2	Yes	Preserve	Not developing slope	10-25
115	Valley oak	21	Yes	Preserve	Not developing slope	25-40
116	Blue gum	47,32,17	Yes	Preserve	Not developing slope	55+
117	Bronze loquat	6	Yes	Remove	Hilleavator	10-25
118	Coast live oak	19,15	Yes	Preserve	Not developing slope	40-55
119	Coast live oak	19	Yes	Remove	Hilleavator	40-55
120	Valley oak	14	Yes	Preserve	Not developing slope	25-40

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Disposition	Comment	Crown width (feet)
121	Valley oak	19	Yes	Preserve	Not developing slope	25-40
122	Coast live oak	11	Yes	Preserve	Not developing slope	10-25
123	Olive	7,7,5,4,4,3	Yes	Preserve	Not developing slope	10-25
124	Coast live oak	25	Yes	Preserve	Not developing slope	25-40
125	Coast redwood	19	Yes	Preserve	Not developing slope	10-25
126	Coast live oak	7,7	Yes	Preserve	Not developing slope	10-25
127	Coast live oak	8	Yes	Preserve	Not developing slope	10-25
128	Canary Island pine	28	Yes	Remove	Road	25-40
129	Coast live oak	15	Yes	Remove	Road	25-40
130	Canary Island pine	23	Yes	Remove	Road	25-40
131	Canary Island pine	26	Yes	Remove	Road	25-40
132	Coast redwood	7	Yes	Remove	Road	10-25
133	Canary Island pine	22	Yes	Remove	Road	25-40
134	Coast live oak	18	Yes	Remove	Road	40-55
135	Canary Island pine	22	Yes	Remove	Road	25-40
136	Canary Island pine	23	Yes	Remove	Road	25-40
137	Canary Island pine	21	Yes	Remove	Road	25-40
138	Canary Island pine	21	Yes	Remove	Road	25-40
139	Bronze loquat	5,3,3,3	Yes	Remove	Hilleavator	10-25
140	Bronze loquat	6,4,2	Yes	Remove	Road	10-25
141	Crabapple	8	Yes	Remove	Grading	25-40
142	Coast live oak	18	Yes	Remove	Grading	25-40
143	Coast live oak	16	Yes	Remove	Grading	25-40
144	Canary Island pine	18	Yes	Remove	Grading	25-40
145	Canary Island pine	22	Yes	Remove	Grading	25-40
146	Canary Island pine	26	Yes	Remove	Grading	25-40
147	Douglas fir	18	Yes	Remove	Grading	25-40
148	Douglas fir	29	Yes	Remove	Grading	25-40
149	Hollywood juniper	9,5	Yes	Remove	Grading	25-40
150	Douglas fir	15	Yes	Remove	Grading	25-40
151	Douglas fir	15	Yes	Remove	Grading	25-40
152	Douglas fir	18	Yes	Remove	Grading	25-40
153	Douglas fir	14	Yes	Remove	Grading	25-40
154	Valley oak	11	Yes	Remove	Grading	25-40
155	Silk oak	11	Yes	Remove	Grading	25-40
156	Coast live oak	17	Yes	Remove	Grading	25-40
157	Coast live oak	15	Yes	Remove	Grading	40-55
158	Douglas fir	22	Yes	Remove	Grading	25-40
159	Coast live oak	21	Yes	Remove	Building	25-40
160	Valley oak	21	Yes	Remove	Building	40-55

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Disposition	Comment	Crown width (feet)
161	Valley oak	16	Yes	Remove	Grading	25-40
162	Coast live oak	20	Yes	Remove	Grading	25-40
163	Italian cypress	5	Yes	Remove	Grading	<10
164	Italian cypress	6	Yes	Remove	Grading	<10
165	Italian cypress	6	Yes	Remove	Grading	<10
166	Italian cypress	5	Yes	Remove	Grading	<10
167	Monterey pine	4	Yes	Remove	Grading	10-25
168	Red horsechestnut	5,2	Yes	Remove	Building	10-25
169	Coast live oak	7	Yes	Remove	Grading	10-25
170	California bay	17,10,6	Yes	Preserve	Not developing slope	40-55
171	California bay	7,7,7,6,5,5,5,5	Yes	Preserve	Not developing slope	25-40
172	California bay	8,5,5,4	Yes	Preserve	Not developing slope	25-40
173	California bay	16	Yes	Preserve	Not developing slope	25-40
174	Coast live oak	8	Yes	Preserve	Not developing slope	10-25
175	Coast live oak	15	Yes	Preserve	Not developing slope	25-40
176	Sugar gum	17,16	Yes	Remove	Grading	25-40
177	Sugar gum	12,11,11,11	Yes	Remove	Grading	40-55
178	Deodar cedar	6	Yes	Remove	Grading	10-25
179	Coast live oak	14	Yes	Remove	Grading	25-40
180	Italian cypress	5	Yes	Remove	Grading	<10
181	Sitka spruce	6	Yes	Remove	Building	<10
182	Italian stone pine	22	Yes	Remove	Building	25-40
183	Italian stone pine	19	Yes	Remove	Building	25-40
184	Red ironbark	13	Yes	Remove	Building	10-25
185	Incense cedar	11	Yes	Remove	Grading	10-25
186	Italian cypress	5	Yes	Remove	Grading	<10
187	Italian cypress	5	Yes	Remove	Grading	<10
188	Blackwood acacia	4	Yes	Remove	Grading	<10
189	Coast live oak	19	Yes	Remove	Grading	40-55
190	Red ironbark	13	Yes	Remove	Grading	25-40
191	Blackwood acacia	17	Yes	Remove	Grading	25-40
192	Red ironbark	14	Yes	Remove	Grading	25-40
193	Hollywood juniper	17	Yes	Remove	Grading	10-25
194	Hollywood juniper	5,5,4,3,3,3	Yes	Remove	Building	10-25
195	Hollywood juniper	11,7	Yes	Remove	Building	10-25
196	Blue blossom	5,4,4	Yes	Remove	Building	10-25
197	Hollywood juniper	18	Yes	Remove	Building	10-25
198	Hollywood juniper	13	Yes	Remove	Building	10-25
199	Hollywood juniper	11	Yes	Remove	Building	10-25
200	Hollywood juniper	10	Yes	Remove	Building	10-25

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Disposition	Comment	Crown width (feet)
201	Hollywood juniper	12	Yes	Remove	Building	10-25
202	Hollywood juniper	13	Yes	Remove	Building	10-25
203	Crabapple	4,3	Yes	Remove	Building	10-25
204	Sawleaf zelkova	23	Yes	Remove	Grading	40-55
205	Sawleaf zelkova	22	Yes	Remove	Grading	40-55
206	Valley oak	24	Yes	Remove	Grading	40-55
207	Sawleaf zelkova	19	Yes	Remove	Grading	40-55
208	Sawleaf zelkova	18	Yes	Remove	Grading	40-55
209	Mayten	7	Yes	Remove	Building	10-25
210	Italian cypress	14	Yes	Remove	Building	<10
211	Italian cypress	14	Yes	Remove	Building	<10
212	Crabapple	12	Yes	Remove	Building	10-25
213	Crabapple	11	Yes	Remove	Building	10-25
214	Crabapple	11	Yes	Remove	Building	10-25
215	Coast live oak	22,22	Yes	Remove	Road	40-55
216	California bay	10	Yes	Remove	Road	10-25
217	Brazilian pepper	5	Yes	Remove	Building	10-25
218	Loquat	6	Yes	Remove	Building	10-25
219	Blue gum	36	Yes	Remove	Grading	40-55
220	Blue gum	62	Yes	Remove	Grading	55+
221	Blue gum	36	Yes	Remove	Grading	40-55
222	African fern-pine	5	Yes	Remove	Building	10-25
223	California bay	13	Yes	Remove	Road	10-25
224	California bay	13,13	Yes	Remove	Road	25-40
225	Coast live oak	20	Yes	Remove	Road	40-55
226	Red horsechestnut	8	Yes	Remove	Grading	10-25
227	Red horsechestnut	8	Yes	Remove	Grading	10-25
228	Red horsechestnut	5	Yes	Remove	Grading	10-25
229	Coast live oak	23	Yes	Remove	Grading	25-40
230	Red ironbark	22	Yes	Remove	Road	25-40
231	Red ironbark	5,5,5,5,4	Yes	Remove	Road	10-25
232	Purpleleaf plum	4	Yes	Remove	Grading	<10
233	Red ironbark	19	Yes	Remove	Road	40-55
234	Coast live oak	10,9	Yes	Preserve	Not developing slope	10-25
235	Toyon	6,5,4,4	Yes	Preserve	Not developing slope	10-25
236	California bay	12	Yes	Preserve	Not developing slope	25-40
237	California bay	11	Yes	Preserve	Not developing slope	10-25
238	Coast live oak	14	Yes	Preserve	Not developing slope	25-40
239	Olive	10,5,5	Yes	Preserve	Not developing slope	10-25
240	Coast live oak	28	Yes	Preserve	Not developing slope	40-55

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Disposition	Comment	Crown width (feet)
241	California bay	6	Yes	Preserve	Not developing slope	10-25
242	California bay	5	Yes	Preserve	Not developing slope	10-25
243	Coast live oak	27	Yes	Preserve	Not developing slope	25-40
244	Valley oak	15	Yes	Remove	Grading	10-25
245	Coast live oak	4,4,4,3,3,2,2,2	Yes	Remove	Grading	10-25
246	Valley oak	26	Yes	Remove	Grading	25-40
247	Coast live oak	16	Yes	Remove	Grading	25-40
248	Coast live oak	6,5,3	Yes	Remove	Grading	10-25
249	Victorian box	5,4,4,4,4,3,2	Yes	Remove	Road	10-25
250	Blue gum	50	Yes	Remove	Grading	40-55
251	Valley oak	28	Yes	Preserve	Outside of grading	40-55
252	Crabapple	5	Yes	Remove	Grading	10-25
253	Plum	6,5,3	Yes	Remove	Grading	10-25
254	Crabapple	7	Yes	Remove	Grading	10-25
255	Crabapple	11	Yes	Remove	Grading	25-40
256	Bottlebrush	4,4	Yes	Remove	Building	10-25
257	Aleppo pine	6	Yes	Remove	Building	10-25
258	Victorian box	4,3	Yes	Remove	Building	10-25
259	Victorian box	6,5,2,2	Yes	Remove	Building	10-25
260	Blue gum	52	Yes	Preserve	Outside of grading	40-55
261	Jacaranda	7	Yes	Remove	Grading	10-25
262	Portugal laurel	6,5,4,4,4	Yes	Remove	Grading	10-25
263	Japanese flowering cherry	10	Yes	Remove	Grading	10-25
264	Coast live oak	20	Yes	Remove	Grading	25-40
265	Cherry	12	Yes	Remove	Grading	10-25
266	California black walnut	8	Yes	Remove	Grading	10-25
267	Coast live oak	7	Yes	Remove	Grading	<10
268	California bay	5	Yes	Remove	Grading	<10
269	African sumac	12	Yes	Remove	Grading	25-40
270	African sumac	9,9	Yes	Remove	Grading	25-40
271	Coast live oak	11	Yes	Remove	Grading	10-25
272	Coast live oak	13	Yes	Remove	Grading	10-25
273	African sumac	13,11	Yes	Remove	Grading	10-25
274	Glossy privet	8,5	Yes	Remove	Grading	10-25
275	African sumac	9,7	Yes	Remove	Grading	10-25
276	Crabapple	13	Yes	Remove	Road	10-25
277	Crabapple	13	Yes	Remove	Road	10-25
278	California bay	6,5	Yes	Remove	Building	10-25
279	Flowering dogwood	9,4	Yes	Remove	Road	10-25
280	Coast live oak	12,10	Yes	Remove	Grading	25-40

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Disposition	Comment	Crown width (feet)
281	California bay	6,4,3,2	Yes	Remove	Grading	10-25
282	Coast live oak	15	Yes	Remove	Grading	25-40
283	Coast live oak	9	Yes	Remove	Grading	10-25
284	Windmill palm	5	Yes	Remove	Building	10-25
285	African fern-pine	4	Yes	Remove	Building	<10
286	Hollywood juniper	12,6,5	Yes	Remove	Building	10-25
287	Red maple	12	Yes	Remove	Building	25-40
288	White willow	24	Yes	Remove	Building	40-55
289	Valley oak	28	Yes	Remove	Grading	25-40
290	Sweetgum	15	Yes	Remove	Grading	25-40
291	Sweetgum	20	Yes	Remove	Grading	25-40
292	Coast live oak	15	Yes	Remove	Grading	25-40
293	Ginkgo	5	Yes	Remove	Building	10-25
294	Coast live oak	19	Yes	Preserve	Outside of grading	25-40
295	California bay	6	Yes	Preserve	Outside of grading	10-25
296	Coast live oak	26,25,17	Yes	Remove	Grading	55+
297	Arroyo willow	18,16	Yes	Remove	Grading	25-40
298	Coast live oak	18	Yes	Remove	Grading	25-40
299	African fern-pine	8	Yes	Remove	Road	10-25
300	African fern-pine	8	Yes	Remove	Road	10-25
301	Japanese maple	5	Yes	Remove	Building	10-25
302	Crabapple	9	Yes	Remove	Building	10-25
303	Coast live oak	19	Yes	Remove	Building	25-40
304	Coast live oak	13	Yes	Remove	Grading	10-25
305	Coast live oak	5	Yes	Remove	Grading	10-25
306	Coast live oak	9	Yes	Remove	Grading	10-25
307	Coast live oak	4	Yes	Remove	Grading	10-25
308	Coast live oak	12	Yes	Remove	Grading	10-25
309	Sugar gum	33	Yes	Remove	Grading	40-55
310	Sugar gum	33	Yes	Remove	Grading	40-55
311	Coast live oak	8	Yes	Remove	Grading	10-25
312	Coast live oak	12	Yes	Remove	Grading	25-40
313	Coast live oak	17	Yes	Remove	Road	25-40
314	California bay	18,14	Yes	Remove	Road	25-40
315	California bay	9	Yes	Remove	Road	10-25
316	California bay	11	Yes	Remove	Road	10-25
317	Valley oak	18	Yes	Remove	Road	25-40
318	Coast live oak	14	Yes	Remove	Road	10-25
319	California bay	9,6,5	Yes	Remove	Road	10-25
320	California bay	9	Yes	Remove	Grading	10-25

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Disposition	Comment	Crown width (feet)
321	Coast live oak	14	Yes	Remove	Road	10-25
322	California bay	19	Yes	Remove	Grading	25-40
323	Coast live oak	10	Yes	Remove	Road	10-25
324	Valley oak	13	Yes	Remove	Road	25-40
325	Coast live oak	8	Yes	Remove	Road	10-25
326	Coast live oak	13	Yes	Remove	Road	10-25
327	California bay	10	Yes	Remove	Road	10-25
328	California bay	12	Yes	Remove	Grading	10-25
329	Coast live oak	8	Yes	Remove	Grading	10-25
330	California bay	10	Yes	Remove	Grading	10-25
331	Coast live oak	17,14	Yes	Remove	Grading	25-40
332	Purpleleaf plum	8	Yes	Remove	Grading	10-25
333	Coast live oak	27	Yes	Remove	Grading	25-40
334	California bay	12,11	Yes	Remove	Grading	25-40
335	Coast live oak	10	Yes	Remove	Grading	10-25
336	California bay	10	Yes	Remove	Grading	10-25
337	Coast live oak	22,10	Yes	Remove	Grading	26-40
338	California bay	11	Yes	Remove	Grading	10-25
339	Coast live oak	15	Yes	Remove	Grading	10-25
340	Blackwood acacia	5	Yes	Remove	Grading	10-25
341	California bay	12	Yes	Remove	Grading	10-25
342	California bay	12	Yes	Remove	Grading	10-25
343	Coast live oak	14	Yes	Remove	Grading	25-40
344	Coast live oak	18	Yes	Remove	Road	25-40
345	Coast live oak	8	Yes	Remove	Grading	<10
346	Olive	9,7	Yes	Remove	Grading	10-25
347	Coast live oak	5	Yes	Remove	Grading	<10
348	Marina madrone	14	Yes	Remove	Building	10-25
349	Valley oak	34	Yes	Remove	Building	25-40
350	Valley oak	37	Yes	Remove	Grading	40-55
351	Coast live oak	9	Yes	Remove	Grading	10-25
352	Coast live oak	10	Yes	Remove	Grading	10-25
353	Coast live oak	13	Yes	Remove	Grading	10-25
354	New Zealand cabbage pal	5	Yes	Remove	Road	<10
355	Hackberry	6	Yes	Remove	Road	<10
356	Hackberry	9	Yes	Remove	Road	10-25
357	Italian cypress	6	Yes	Remove	Road	<10
358	Italian cypress	8	Yes	Remove	Road	<10
359	California bay	10	Yes	Remove	Road	10-25
360	California bay	9	Yes	Remove	Road	10-25

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Disposition	Comment	Crown width (feet)
361	California bay	8	Yes	Remove	Road	10-25
362	California buckeye	9	Yes	Remove	Road	10-25
363	Coast live oak	5,4	Yes	Preserve	Not developing slope	10-25
364	Coast live oak	4	Yes	Preserve	Not developing slope	<10
365	California bay	4	Yes	Preserve	Not developing slope	<10
366	Bailey acacia	5	Yes	Preserve	Not developing slope	<10
367	Bailey acacia	7	Yes	Preserve	Not developing slope	10-25
368	Bailey acacia	5	Yes	Preserve	Not developing slope	10-25
369	Bailey acacia	7,7,7,6	Yes	Preserve	Not developing slope	25-40
370	Bailey acacia	1	Yes	Preserve	Not developing slope	25-40
371	Plum	5,4	Yes	Preserve	Not developing slope	10-25
372	Coast live oak	9,8	Yes	Preserve	Not developing slope	10-25
373	California bay	8	Yes	Preserve	Not developing slope	<10
374	Coast redwood	10	Yes	Preserve	Not developing slope	10-25
375	Coast redwood	14	Yes	Preserve	Not developing slope	10-25

Tree Appraisal

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Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
1	Coast redwood	40	Yes	$ 14,800
2	California bay	8,8,7	Yes	$ 3,000
3	California bay	6,5	Yes	$ 650
4	Valley oak	17	Yes	$ 6,200
5	Valley oak	14	Yes	$ 2,550
6	Coast live oak	23	Yes	$ 9,400
7	Blue gum	40	Yes	$ 2,950
8	Blue gum	38	Yes	$ 2,750
9	Blue gum	20,7	Yes	$ 900
10	Blue gum	54	Yes	$ 4,300
11	Blue gum	28	Yes	$ 1,600
12	Blue gum	39	Yes	$ 2,850
13	Canary Island pine	21	Yes	$ 7,850
14	Coast live oak	15	Yes	$ 2,900
15	California bay	10	Yes	$ 1,700
16	California bay	10	Yes	$ 1,700
17	California bay	9,9	Yes	$ 1,650
18	California bay	5	Yes	$ 100
19	California bay	13,8	Yes	$ 3,900
20	California bay	11	Yes	$ 1,250
21	California bay	13	Yes	$ 1,200
22	California buckeye	9	Yes	$ 950
23	California bay	7	Yes	$ 350
24	California bay	17,16	Yes	$ 8,750
25	California bay	11	Yes	$ 850
26	California bay	12	Yes	$ 2,100
27	California bay	7	Yes	$ 150
28	California bay	8	Yes	$ 150
29	California bay	12,7,6	Yes	$ 650
30	Valley oak	34	Yes	$ 23,150
31	California bay	16	Yes	$ 2,950
32	California bay	8	Yes	$ 950
33	California bay	14,6	Yes	$ 3,350
34	California bay	8	Yes	$ 450
35	California bay	11,10,7	Yes	$ 3,100
36	Coast live oak	19	Yes	$ 3,950
37	California bay	10	Yes	$ 900
38	Blue oak	19	Yes	$ 3,100
39	Coast live oak	27	Yes	$ 7,950
40	Valley oak	17	Yes	$ 3,200

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
41	California bay	8,5,4	Yes	$ 1,250
42	California bay	5	Yes	$ 300
43	Valley oak	14	Yes	$ 2,900
44	Coast live oak	22	Yes	$ 4,250
45	California bay	6,5	Yes	$ 750
46	California bay	6	Yes	$ 450
47	Valley oak	17,13	Yes	$ 6,750
48	California bay	22,12	Yes	$ 1,450
49	California bay	7	Yes	$ 600
50	California bay	7	Yes	$ 600
51	California bay	7	Yes	$ 350
52	California bay	9	Yes	$ 700
53	California bay	10	Yes	$ 1,450
54	California bay	13,9	Yes	$ 3,600
55	California bay	6,5,5,4	Yes	$ 1,500
56	California bay	7	Yes	$ 350
57	California bay	9,8	Yes	$ 1,000
58	California bay	12	Yes	$ 1,000
59	Coast live oak	27,16	Yes	$ 8,600
60	California bay	14	Yes	$ 450
61	California bay	15	Yes	$ 1,550
62	California bay	13	Yes	$ 1,450
63	California bay	6	Yes	$ 550
64	California bay	10,9	Yes	$ 2,600
65	California bay	9	Yes	$ 600
66	California bay	11	Yes	$ 850
67	Olive	5,4,3,2	Yes	$ 250
68	California bay	6	Yes	$ 450
69	California bay	7	Yes	$ 450
70	Coast live oak	6	Yes	$ 450
71	California bay	17,8	Yes	$ 6,750
72	Valley oak	33	Yes	$ 36,300
73	Olive	5	Yes	$ 350
74	Coast live oak	6	Yes	$ 600
75	Coast live oak	30	Yes	$ 13,000
76	Monterey pine	15	Yes	$ 750
77	Monterey pine	17	Yes	$ 1,000
78	Coast redwood	7	Yes	$ 1,000
79	Coast redwood	13	Yes	$ 2,200
80	Blue oak	12	Yes	$ 2,450

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
81	Coast redwood	5	Yes	$ 550
82	Coast redwood	7	Yes	$ 250
83	Monterey pine	14	Yes	$ 450
84	Bigleaf maple	9	Yes	$ 150
85	Coast redwood	7	Yes	$ 700
86	Valley oak	19	Yes	$ 7,500
87	Coast redwood	10	Yes	$ 1,300
88	Monterey pine	8	Yes	$ 150
89	Monterey pine	8	Yes	$ 150
90	Blackwood acacia	10,6	Yes	$ 250
91	Blackwood acacia	5	Yes	$ 50
92	Blackwood acacia	8,7,4	Yes	$ 250
93	Blackwood acacia	5,5,5,4	Yes	$ 150
94	California bay	10	Yes	$ 700
95	California bay	16	Yes	$ 1,800
96	California bay	5	Yes	$ 50
97	California bay	10,6,5 4 4	Yes	$ 2,250
98	Valley oak	17,16	Yes	$ 13,300
99	California bay	7,6,6,5	Yes	$ 2,800
100	California bay	6	Yes	$ 750
101	California bay	5	Yes	$ 750
102	California bay	5,5,5,4,4,3,3,2,2	Yes	$ 2,500
103	Coast redwood	9	Yes	$ 1,000
104	Coast redwood	8	Yes	$ 1,450
105	Coast redwood	9	Yes	$ 1,800
106	Coast redwood	10	Yes	$ 1,500
107	Coast redwood	8	Yes	$ 1,450
108	Coast redwood	4	Yes	$ 450
109	Grecian laurel	10,9,9	Yes	$ 2,050
110	Grecian laurel	6,6,5,5,4,3,3,2	Yes	$ 950
111	Grecian laurel	5,4,4,4,4,4,3,3,3	Yes	$ 600
112	Olive	6	Yes	$ 450
113	Olive	12,7	Yes	$ 2,200
114	Olive	10,6,5,4,3,2,2,2	Yes	$ 2,050
115	Valley oak	21	Yes	$ 10,800
116	Blue gum	47,32,17	Yes	$ 11,950
117	Bronze loquat	6	Yes	$ 400
118	Coast live oak	19,15	Yes	$ 11,850
119	Coast live oak	19	Yes	$ 6,450
120	Valley oak	14	Yes	$ 4,850

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
121	Valley oak	19	Yes	$ 8,850
122	Coast live oak	11	Yes	$ 1,600
123	Olive	7,7,5,4,4,3	Yes	$ 1,600
124	Coast live oak	25	Yes	$ 1,800
125	Coast redwood	19	Yes	$ 850
126	Coast live oak	7,7	Yes	$ 300
127	Coast live oak	8	Yes	$ 200
128	Canary Island pine	28	Yes	$ 13,900
129	Coast live oak	15	Yes	$ 3,300
130	Canary Island pine	23	Yes	$ 10,700
131	Canary Island pine	26	Yes	$ 5,850
132	Coast redwood	7	Yes	$ 1,000
133	Canary Island pine	22	Yes	$ 9,800
134	Coast live oak	18	Yes	$ 6,600
135	Canary Island pine	22	Yes	$ 8,600
136	Canary Island pine	23	Yes	$ 9,400
137	Canary Island pine	21	Yes	$ 7,850
138	Canary Island pine	21	Yes	$ 7,850
139	Bronze loquat	5,3,3,3	Yes	$ 900
140	Bronze loquat	6,4,2	Yes	$ 600
141	Crabapple	8	Yes	$ 1,200
142	Coast live oak	18	Yes	$ 5,800
143	Coast live oak	16	Yes	$ 3,550
144	Canary Island pine	18	Yes	$ 3,200
145	Canary Island pine	22	Yes	$ 6,650
146	Canary Island pine	26	Yes	$ 9,300
147	Douglas fir	18	Yes	$ 2,600
148	Douglas fir	29	Yes	$ 6,650
149	Hollywood juniper	9,5	Yes	$ 850
150	Douglas fir	15	Yes	$ 1,300
151	Douglas fir	15	Yes	$ 750
152	Douglas fir	18	Yes	$ 1,850
153	Douglas fir	14	Yes	$ 1,150
154	Valley oak	11	Yes	$ 3,700
155	Silk oak	11	Yes	$ 300
156	Coast live oak	17	Yes	$ 3,550
157	Coast live oak	15	Yes	$ 1,200
158	Douglas fir	22	Yes	$ 1,150
159	Coast live oak	21	Yes	$ 3,850
160	Valley oak	21	Yes	$ 6,500

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
161	Valley oak	16	Yes	$ 2,300
162	Coast live oak	20	Yes	$ 3,500
163	Italian cypress	5	Yes	$ 400
164	Italian cypress	6	Yes	$ 500
165	Italian cypress	6	Yes	$ 500
166	Italian cypress	5	Yes	$ 400
167	Monterey pine	4	Yes	$ 100
168	Red horsechestnut	5,2	Yes	$ 950
169	Coast live oak	7	Yes	$ 700
170	California bay	17,10,6	Yes	$ 4,250
171	California bay	7,7,7,6,5,5,5,5	Yes	$ 1,850
172	California bay	8,5,5,4	Yes	$ 1,300
173	California bay	16	Yes	$ 4,300
174	Coast live oak	8	Yes	$ 1,200
175	Coast live oak	15	Yes	$ 1,750
176	Sugar gum	17,16	Yes	$ 1,850
177	Sugar gum	12,11,11,11	Yes	$ 1,050
178	Deodar cedar	6	Yes	$ 900
179	Coast live oak	14	Yes	$ 2,550
180	Italian cypress	5	Yes	$ 400
181	Sitka spruce	6	Yes	$ 450
182	Italian stone pine	22	Yes	$ 2,950
183	Italian stone pine	19	Yes	$ 2,000
184	Red ironbark	13	Yes	$ 50
185	Incense cedar	11	Yes	$ 1,550
186	Italian cypress	5	Yes	$ 200
187	Italian cypress	5	Yes	$ 400
188	Blackwood acacia	4	Yes	$ 100
189	Coast live oak	19	Yes	$ 4,600
190	Red ironbark	13	Yes	$ 50
191	Blackwood acacia	17	Yes	$ 950
192	Red ironbark	14	Yes	$ 50
193	Hollywood juniper	17	Yes	$ 2,250
194	Hollywood juniper	5,5,4,3,3,3	Yes	$ 550
195	Hollywood juniper	11,7	Yes	$ 1,200
196	Blue blossom	5,4,4	Yes	$ 450
197	Hollywood juniper	18	Yes	$ 2,250
198	Hollywood juniper	13	Yes	$ 1,200
199	Hollywood juniper	11	Yes	$ 850
200	Hollywood juniper	10	Yes	$ 700

Tree Appraisal

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Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
201	Hollywood juniper	12	Yes	$ 1,000
202	Hollywood juniper	13	Yes	$ 1,200
203	Crabapple	4,3	Yes	$ 600
204	Sawleaf zelkova	23	Yes	$ 7,950
205	Sawleaf zelkova	22	Yes	$ 4,350
206	Valley oak	24	Yes	$ 21,850
207	Sawleaf zelkova	19	Yes	$ 3,250
208	Sawleaf zelkova	18	Yes	$ 2,950
209	Mayten	7	Yes	$ 300
210	Italian cypress	14	Yes	$ 1,500
211	Italian cypress	14	Yes	$ 1,500
212	Crabapple	12	Yes	$ 1,450
213	Crabapple	11	Yes	$ 1,200
214	Crabapple	11	Yes	$ 750
215	Coast live oak	22,22	Yes	$ 12,250
216	California bay	10	Yes	$ 1,700
217	Brazilian pepper	5	Yes	$ 350
218	Loquat	6	Yes	$ 650
219	Blue gum	36	Yes	$ 3,250
220	Blue gum	62	Yes	$ 6,350
221	Blue gum	36	Yes	$ 3,250
222	African fern-pine	5	Yes	$ 650
223	California bay	13	Yes	$ 2,850
224	California bay	13,13	Yes	$ 5,650
225	Coast live oak	20	Yes	$ 7,150
226	Red horsechestnut	8	Yes	$ 850
227	Red horsechestnut	8	Yes	$ 850
228	Red horsechestnut	5	Yes	$ 600
229	Coast live oak	23	Yes	$ 7,300
230	Red ironbark	22	Yes	$ 700
231	Red ironbark	5,5,5,5,4	Yes	$ 150
232	Purpleleaf plum	4	Yes	$ 50
233	Red ironbark	19	Yes	$ 850
234	Coast live oak	10,9	Yes	$ 2,350
235	Toyon	6,5,4,4	Yes	$ 750
236	California bay	12	Yes	$ 2,450
237	California bay	11	Yes	$ 2,050
238	Coast live oak	14	Yes	$ 2,550
239	Olive	10,5,5	Yes	$ 1,500
240	Coast live oak	28	Yes	$ 9,900

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
241	California bay	6	Yes	$ 650
242	California bay	5	Yes	$ 450
243	Coast live oak	27	Yes	$ 1,850
244	Valley oak	15	Yes	$ 2,900
245	Coast live oak	4,4,4,3,3,2,2,2	Yes	$ 450
246	Valley oak	26	Yes	$ 14,450
247	Coast live oak	16	Yes	$ 3,300
248	Coast live oak	6,5,3	Yes	$ 500
249	Victorian box	5,4,4,4,4,3,2	Yes	$ 800
250	Blue gum	50	Yes	$ 3,400
251	Valley oak	28	Yes	$ 20,200
252	Crabapple	5	Yes	$ 300
253	Plum	6,5,3	Yes	$ 750
254	Crabapple	7	Yes	$ 300
255	Crabapple	11	Yes	$ 1,200
256	Bottlebrush	4,4	Yes	$ 500
257	Aleppo pine	6	Yes	$ 150
258	Victorian box	4,3	Yes	$ 400
259	Victorian box	6,5,2,2	Yes	$ 1,000
260	Blue gum	52	Yes	$ 5,950
261	Jacaranda	7	Yes	$ 300
262	Portugal laurel	6,5,4,4,4	Yes	$ 600
263	Japanese flowering cherry	10	Yes	$ 1,050
264	Coast live oak	20	Yes	$ 6,150
265	Cherry	12	Yes	$ 950
266	California black walnut	8	Yes	$ 200
267	Coast live oak	7	Yes	$ 600
268	California bay	5	Yes	$ 400
269	African sumac	12	Yes	$ 400
270	African sumac	9,9	Yes	$ 450
271	Coast live oak	11	Yes	$ 1,350
272	Coast live oak	13	Yes	$ 1,900
273	African sumac	13,11	Yes	$ 3,750
274	Glossy privet	8,5	Yes	$ 300
275	African sumac	9,7	Yes	$ 400
276	Crabapple	13	Yes	$ 2,350
277	Crabapple	13	Yes	$ 2,350
278	California bay	6,5	Yes	$ 1,450
279	Flowering dogwood	9,4	Yes	$ 1,200
280	Coast live oak	12,10	Yes	$ 2,150

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
281	California bay	6,4,3,2	Yes	$ 950
282	Coast live oak	15	Yes	$ 2,800
283	Coast live oak	9	Yes	$ 950
284	Windmill palm	5	Yes	$ 800
285	African fern-pine	4	Yes	$ 200
286	Hollywood juniper	12,6,5	Yes	$ 1,450
287	Red maple	12	Yes	$ 2,100
288	White willow	24	Yes	$ 3,450
289	Valley oak	28	Yes	$ 12,700
290	Sweetgum	15	Yes	$ 4,750
291	Sweetgum	20	Yes	$ 6,050
292	Coast live oak	15	Yes	$ 1,700
293	Ginkgo	5	Yes	$ 200
294	Coast live oak	19	Yes	$ 2,750
295	California bay	6	Yes	$ 400
296	Coast live oak	26,25,17	Yes	$ 20,050
297	Arroyo willow	18,16	Yes	$ 1,000
298	Coast live oak	18	Yes	$ 4,150
299	African fern-pine	8	Yes	$ 500
300	African fern-pine	8	Yes	$ 500
301	Japanese maple	5	Yes	$ 350
302	Crabapple	9	Yes	$ 800
303	Coast live oak	19	Yes	$ 3,550
304	Coast live oak	13	Yes	$ 1,700
305	Coast live oak	5	Yes	$ 150
306	Coast live oak	9	Yes	$ 450
307	Coast live oak	4	Yes	$ 100
308	Coast live oak	12	Yes	$ 250
309	Sugar gum	33	Yes	$ 1,500
310	Sugar gum	33	Yes	$ 1,500
311	Coast live oak	8	Yes	$ 600
312	Coast live oak	12	Yes	$ 1,300
313	Coast live oak	17	Yes	$ 2,550
314	California bay	18,14	Yes	$ 8,350
315	California bay	9	Yes	$ 950
316	California bay	11	Yes	$ 2,050
317	Valley oak	18	Yes	$ 4,200
318	Coast live oak	14	Yes	$ 2,550
319	California bay	9,6,5	Yes	$ 1,650
320	California bay	9	Yes	$ 1,400

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
321	Coast live oak	14	Yes	$ 1,500
322	California bay	19	Yes	$ 4,150
323	Coast live oak	10	Yes	$ 1,300
324	Valley oak	13	Yes	$ 2,200
325	Coast live oak	8	Yes	$ 500
326	Coast live oak	13	Yes	$ 1,300
327	California bay	10	Yes	$ 1,000
328	California bay	12	Yes	$ 1,000
329	Coast live oak	8	Yes	$ 350
330	California bay	10	Yes	$ 700
331	Coast live oak	17,14	Yes	$ 5,950
332	Purpleleaf plum	8	Yes	$ 200
333	Coast live oak	27	Yes	$ 1,250
334	California bay	12,11	Yes	$ 1,850
335	Coast live oak	10	Yes	$ 550
336	California bay	10	Yes	$ 1,200
337	Coast live oak	22,10	Yes	$ 3,050
338	California bay	11	Yes	$ 1,400
339	Coast live oak	15	Yes	$ 2,000
340	Blackwood acacia	5	Yes	$ 100
341	California bay	12	Yes	$ 1,700
342	California bay	12	Yes	$ 1,700
343	Coast live oak	14	Yes	$ 1,750
344	Coast live oak	18	Yes	$ 5,800
345	Coast live oak	8	Yes	$ 150
346	Olive	9,7	Yes	$ 1,300
347	Coast live oak	5	Yes	$ 150
348	Marina madrone	14	Yes	$ 5,900
349	Valley oak	34	Yes	$ 11,150
350	Valley oak	37	Yes	$ 21,450
351	Coast live oak	9	Yes	$ 750
352	Coast live oak	10	Yes	$ 550
353	Coast live oak	13	Yes	$ 2,200
354	New Zealand cabbage pal	5	Yes	$ 50
355	Hackberry	6	Yes	$ 100
356	Hackberry	9	Yes	$ 500
357	Italian cypress	6	Yes	$ 500
358	Italian cypress	8	Yes	$ 850
359	California bay	10	Yes	$ 1,000
360	California bay	9	Yes	$ 1,400

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value	
361	California bay	8	Yes	$	650
362	California buckeye	9	Yes	$	1,400
363	Coast live oak	5,4	Yes	$	100
364	Coast live oak	4	Yes	$	250
365	California bay	4	Yes	$	250
366	Bailey acacia	5	Yes	$	-
367	Bailey acacia	7	Yes	$	50
368	Bailey acacia	5	Yes	$	-
369	Bailey acacia	7,7,7,6	Yes	$	150
370	Bailey acacia	1	Yes	$	100
371	Plum	5,4	Yes	$	250
372	Coast live oak	9,8	Yes	$	1,600
373	California bay	8	Yes	$	550
374	Coast redwood	10	Yes	$	1,650
375	Coast redwood	14	Yes	$	3,150
			Total	**$**	**991,050**

July 6, 2020

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Summary

The report contains most of the required information and the judgments are accurate, but there are discrepancies between the plan sheets and report. The report and plans need to be reconciled with proper disposition and updated after recent tree removals. The report should contain the proper designations of tree disposition including "Protected", "Large Protected", "Exceptions", and "Heritage" as defined by the Town. The T-1 sheet and report need to reflect the Town code 29.20.1005 Protection of trees during construction. and specific tree protection measures have to be displayed on the T-1 sheets and not simply boiler plate information from previous projects.

Introduction

Background

I was asked by the Town of Los Gatos to review the plan set and arborist's report for 110 Wood Road (PD-20-001).

Assignment

Provide a peer review of the arborist's report provided by HortScience | Bartlett Consulting dated August 28, 2019.

Assess the tree and site conditions for consistency in the report and plan set regarding numbers, species, size, location, condition, and suitability for preservation.

Limits of the Assignment

The report is limited to the condition of the trees during my site visit on May 19, 2020. The plans reviewed for the project are labeled Project no. 70581.00 dated January 22, 2020 provided by Perkins Eastman.

Purpose and Use of the Report

The report is to help provide information regarding the provided arborist's report and plans with reference to the trees. The report is to be used by Town of Los Gatos, the Town's agents, and the property owners and owner's agents to help determine deficiencies within the documents regarding the trees.

Observations

The arborist's report provided contains the information required in section 29.10.1000 - New property development.

The report is outdated since site changes have occurred which consist primary of the removal of several trees. I was able to identify at least twenty tree that have been removed since the report was drafted. The town has provided a permit application for the removal of thirty-six (36) trees.

Both the report and the plans provided do not account for these trees and still show they exist. Within the report there is no differentiation between "Protected", "Large Protected", "Heritage" and "Exceptions" trees.

Condition ratings are provided numerically but no percentages are displayed.

Crown diameters are displayed as ranges coinciding with the replacement values but only listed for some trees.

The report indicates 289 trees are designated for removal while 86 are to be preserved not including the 36 already approved by the city, which will change these numbers. The T-1 sheet on the plans indicates 247 trees to be removed and 128 preserved.

The T-1 sheet is not consistent with the report and the "Tree Protection Notes" contain unacceptable materials and guidelines.

Discussion

The arborist's report primarily contains the required information as indicated in section 29.10.1000 - New property development. The tree protection information in the report is not specific to the project but general guidelines and is inconsistent with the T-1 sheet "Tree Protection Notes". This is likely due to the fact the project details have not been established and placing fence and proper protection radii cannot be easily accomplished at this time.

The report indicates several "protected" trees that would fall into 29.10.0970. Exceptions (1) and (2) such as olives (*Olea europaea*) less than 18 inches in diameter and black acacias (*Acacia melanoxylon*) and privet (*Ligustrum lucidum*) and possibly some eucalyptus less than 24 inches if this is zoned "Hillside". There are also inconsistencies with the terms where one table lists trees as "Protected" and the other "Heritage". The town has specific definitions for these designations and they are not interchangeable.

The T-1 sheet contains the arborist's report tables and disposition. The tree protection notes are generic and do not reflect the town municipal code section 29.20.1005 Protection of trees during construction. which should be in both the report and on the T-1 sheet. Ideally the T-1 sheet will contain the tree protection "specifications" for the project and include the location of any fence or other measures. At this time the T-1 sheet is simply a map of the tree and a the table, which varies from the one in the report. The disposition, impact, and removal numbers need to be reconciled. The T-1 sheet "Tree Protection Notes" should be removed and replaced to reflect ISA Best Management Practices, the arborist's report, and/or the municipal code requirements.

The judgements regarding the tree condition, suitability and expected impacts are all believed to be true. In many instances the Town has requested actual percentages for condition ratings displayed somewhere versus the numerical condition ratings provided.

Conclusion

The report contains most of the information required in 29.10.1000 - New property development. There are errors or a misunderstanding about what is protected. It is unclear if the project considers all the trees protected over four inches in diameter or if the exceptions apply. The tables in the report display different information regarding the trees and while this fits the report format it would be more useful to have all the information in one master table. With this in mind it will create a large formate document (probably 11 x 17 or 24 x 36 sheet) to fit the spread sheet into a usable format. The development of the T-1 sheet needs to be consistent with the report, the Town code should be included, and specific tree protection measures such as fence locations should be displayed.

Recommendations

1. Revise the report and plan sheets to reflect the current conditions and trees removed this year by updating the existing tables, data, and removing those trees from the plans.

2. Revise the disposition table to display the trees that are Protected, Large Protected, Exceptions, or Heritage based on the Town definitions and include a condition percentage (this may require a large format document).

3. Include crown diameters for at least all the trees indicated for removal to account for the Canopy Replacement Standard.

4. Reconcile the number of trees to be removed between the report and the T-1 sheets.

5. Place tree protection measures and the municipal code 29.20.1005 Protection of trees during construction. in both the report and the T-1 sheet. Develop tree protection measures and fence locations for the T-1 sheet. and any other tree protection notes or recommendations. Replace the "Tree Protection Notes" with appropriate information that is either in the Municipal Code or provided by the arborist.

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner 

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified
Qualified Applicators License QL 104230

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Arborist Report Update

Los Gatos Meadows
Los Gatos, CA

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October 12, 2020

HORT SCIENCE
BARTLETT CONSULTING

Arborist Report Update
Los Gatos Meadows
Los Gatos, CA

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Arborist Report Update
Los Gatos Meadows
Los Gatos, CA

Executive Summary

Covia is planning to re-develop the Los Gatos Meadows property in Los Gatos, CA. Trees were assessed on June 26 and 27, 2018. The assessment included all trees 4" and greater in diameter, located within and adjacent to the project area.

Three hundred seventy-five (375) trees representing 57 species were evaluated (Table 1). For all species combined, trees were in fair (42% of population) to poor (36% of population) condition with 22% of trees in good condition. One off-site tree (#251) was included in the assessment. No street trees had canopies over the project area.

The Town of Los Gatos protects all trees 4" and larger on sites being developed (Municipal Code Section 29.10). Certain species of designated sizes are excepted per Section 29.10.0970. Based on this definition, 338 of the original 375 trees were protected. These trees cannot be removed or pruned more than 25% without a permit.

Based on my evaluation of the plans:

- Two hundred twelve (213) trees will be removed (205 Protected, 8 Large Protected).
- One hundred eighteen (118) trees will be preserved (109 Protected, 9 Large Protected)

In 2019, selected trees were removed in response to a Wildland Urban Interface fire management review and the resulting Tree Management Plan prepared by HortScience | Bartlett Consulting (3/27/19). This Arborist Report incorporates the data on trees removed and responds to a Arborist's Review letter prepared by Monarch Consulting Arborists (July 6, 2020). Forty-four (44) trees were removed and three hundred thirty-one (331) trees remain.

The primary impacts of the proposed project to trees were expected to be from re-grading the slopes, reorienting and creating new roads, and re-configuring the buildings. I recommend carefully considering how future landscapes will be used before retaining trees with a low suitability for preservation. Impacts to trees being preserved can be minimized by following the **Tree Preservation Guidelines** (below).

Introduction and Overview

Covia is planning to re-develop the Los Gatos Meadows property in Los Gatos, CA. Currently the property is a senior living community with associated landscapes and natural areas. HortScience | Bartlett Consulting was asked to prepare an **Arborist Report** for the site as part of the application to the City of Los Gatos.

This report provides the following information:

1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on development plans.
3. Appraisal of value of each tree using the Council of Tree and Landscape Appraisal methodology.
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on June 26 and 27, 2018. The assessment included all trees 4" and greater in diameter, located within and adjacent to the project area. Off-site trees with canopies extending over the property line were included in the assessment and viewed from the subject property. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map; off-site trees were not tagged;
3. Measuring the trunk diameter at a point 54" above grade; for off-site trees diameters were estimated.
4. Evaluating the health and structural condition using a scale of 10%-90% based on a visual inspection from the ground:

   90% - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.
   70%- Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   50%- Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   30% - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   10% - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

   Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Three hundred seventy-five (375) trees representing 57 species were evaluated (Table 1). For all species combined, trees were in fair (42% of population) to poor (36% of population) condition with 22% of trees in good condition. One off-site tree (#251) was included in the assessment, and no street trees had canopies over the project area. Descriptions of each tree are found in the ***Tree Assessment***, and approximate locations are plotted on the ***Tree Assessment Plan*** (see Exhibits).

The site was notable for several reasons. The site was on the edge of Los Gatos downtown area where it transitioned into forest. Tree species diversity was high (57 species). Over half of the trees (53%, 7 species) were locally native species generally growing in natural conditions. In addition to the locally native species were:

- California species that are not native to the site such as coast redwood, Monterey pine and incense cedar;
- Common ornamental trees such as purpleleaf plum, eucalyptus and Italian cypress and,
- Less common ornamental trees such as blue blossom, Sitka spruce and white willow.

Table 1. Condition ratings and frequency of occurrence of trees Los Gatos Meadows, Los Gatos, CA

Common Name	Scientific Name	Condition			Total
		Poor (10-30%)	Fair (50%)	Good (70-90%)	
Bailey acacia	*Acacia baileyana*	5	-	-	**5**
Blackwood acacia	*Acacia melanoxylon*	4	1	2	**7**
Bigleaf maple	*Acer macrophyllum*	1	-	-	**1**
Japanese maple	*Acer palmatum*	-	1	-	**1**
Red maple	*Acer rubrum*	-	-	1	**1**
California buckeye	*Aesculus californica*	-	2	-	**2**
Red horsechestnut	*Aesculus* x *carnea*	2	1	1	**4**
African fern-pine	*Afrocarpus falcatus*	3	-	1	**4**
Marina madrone	*Arbutus* 'Marina'	-	-	1	**1**
Incense cedar	*Calocedrus decurrens*	-	-	1	**1**
Blue blossom	*Ceanothus thyrsiflorus*	1	-	-	**1**
Deodar cedar	*Cedrus deodara*	-	-	1	**1**
Hackberry	*Celtis occidentalis*	2	-	-	**2**
New Zealand cabbage palm	*Cordyline australis*	1	-	-	**1**
Flowering dogwood	*Cornus florida*	-	-	1	**1**
Italian cypress	*Cupressus sempervirens*	-	1	10	**11**
Bronze loquat	*Eriobotrya deflexa*	2	1	-	**3**
Loquat	*Eriobotrya japonica*	-	-	1	**1**
Sugar gum	*Eucalyptus cladocalyx*	3	1	-	**4**
Blue gum	*Eucalyptus globulus*	7	5	-	**12**
Red ironbark	*Eucalyptus sideroxylon*	5	1	-	**6**
Ginkgo	*Ginkgo biloba*	-	1	-	**1**
Silk oak	*Grevillea robusta*	-	1	-	**1**
Toyon	*Heteromeles arbutifolia*	-	1	-	**1**
Jacaranda	*Jacaranda mimosifolia*	-	1	-	**1**
California black walnut	*Juglans hindsii*	1	-	-	**1**
Hollywood juniper	*Juniperus chinensis* 'Kaizuka'	-	9	2	**11**
Grecian laurel	*Laurus nobilis*	3	-	-	**3**
Glossy privet	*Ligustrum lucidum*	-	1	-	**1**
Sweetgum	*Liquidambar styraciflua*	-	1	1	**2**

Common Name	Scientific Name	Condition			Total
		Poor (10-30%)	Fair (50%)	Good (70-90%)	
Crabapple	*Malus sylvestris*	2	5	4	**11**
Mayten	*Maytenus boaria*	1	-	-	**1**
Bottlebrush	*Melaleuca citrina*	-	-	1	**1**
Olive	*Olea europaea*	1	7	-	**8**
Sitka spruce	*Picea sitchensis*	-	-	1	**1**
Canary Island pine	*Pinus canariensis*	1	1	10	**12**
Aleppo pine	*Pinus halepensis*	1	-	-	**1**
Italian stone pine	*Pinus pinea*	-	2	-	**2**
Monterey pine	*Pinus radiata*	-	5	1	**6**
Victorian box	*Pittosporus undulatum*	1	2	-	**3**
Cherry	*Prunus avium*	1	-	-	**1**
Purpleleaf plum	*Prunus cerasifera*	2	-	-	**2**
Plum	*Prunus domestica*	1	1	-	**2**
Portugal laurel	*Prunus lusitanica*	1	-	-	**1**
Japanese flowering cherry	*Prunus serrulata*	-	1	-	**1**
Douglas fir	*Pseudotsuga menziesii*	2	3	2	**7**
Coast live oak	*Quercus agrifolia*	25	40	14	**79**
Blue oak	*Quercus douglasii*	1	1	-	**2**
Valley oak	*Quercus lobata*	8	10	6	**24**
African sumac	*Rhus lancea*	3	1	-	**4**
White willow	*Salix alba*	-	-	1	**1**
Arroyo willow	*Salix lasiolepis*	1	-	-	**1**
Brazilian pepper	*Schinus terebinthifolius*	-	1	-	**1**
Coast redwood	*Sequoia sempervirens*	2	2	13	**17**
Windmill palm	*Trachycarpus fortunei*	-	-	1	**1**
California bay	*Umbellularia californica*	38	46	5	**89**
Sawleaf zelkova	*Zelkova serrata*	3	1	-	**4**
Total		**135**	**158**	**82**	**375**

The most common species was California bay (89 trees, 24% of population). The bays were in fair (46 trees) to poor (38 trees) condition with five trees in good condition. They varied in development from young (4" trunk diameter) to mature (22, 12" trunk diameter). Twenty-eight (28) California bays had multiple trunks (31%). The single stem trees had an average trunk diameter of 9". The bays were generally growing in dense stands with oaks in undeveloped natural areas (Photo 1).

Seventy-nine (79) coast live oaks were assessed (21% of population). The coast live oaks were in fair condition (40 trees) with 25 trees in poor condition and 14 trees in good condition. They ranged from young (4" trunk diameter) to mature (26, 25, 17" trunk diameter). Thirteen (13) of the coast live oaks had multiple trunks (16%). The single stem trees had an average trunk diameter

of 15". Several of the oaks were declining in health. I have provided additional information on Sudden Oak Death which is somewhat of a concern in this area.

Twenty-four (24) valley oaks were assessed (6% of population). The valley oaks were in poor (8 trees) to good (6 trees) condition with 10 trees in fair condition. They ranged from relatively young (11" trunk diameter) to mature (37" trunk diameter) with an average trunk diameter of 22". Valley oaks were growing both in the natural areas and in the planted landscape. Some of the more important trees on the site were valley oaks. Valley oaks #30 and 72 were large trees in good condition growing on the eastern slope. Valley oak #206 was a mature tree in good health growing in the courtyard. Valley oak #350 was in decline and had broken two of the 6 cables installed (Photo 2). Tree #349 was a mature oak preserved in a 15x15' raised planter at the edge of a courtyard.

Seventeen (17) coast redwoods were assessed (5% of population). The redwoods were in good condition (13 trees) with two trees in fair condition and two trees in poor condition. The coast redwoods were predominantly young (average trunk diameter 11") and ranged from 4" to 40" in trunk diameter. The majority of the young redwoods still had staking which should be removed before it girdles the trees.

Twelve (12) Canary Island pines were assessed (3% of population). The pines were in good condition (10 trees) with one tree in fair condition and one in poor condition. They were mature with an average trunk diameter of 23". Most of the Canary Island pines were located just east of the road that cuts through the lower half of the property.

Twelve (12) blue gum eucalyptus trees were assessed (3% of population). The blue gums were in poor (7 trees) to fair (5 trees) condition with no trees in good condition. They were the largest trees assessed with an average trunk diameter of 44". Blue gum #62 was the largest tree assessed with a trunk diameter of 62". Blue gums #7-12 had been harshly topped with poorly attached regrowth (Photo 3).

Eleven (11) crab apples were assessed (3% of population). The crabapples were in good (4 trees) to poor (2 trees) condition with five trees in fair condition. Crabapples are typically small trees; an average trunk diameter of 10" is relatively mature for the species. Crabapple #203 was an iconic piece of the landscape.

Eleven (11) Hollywood junipers were assessed (3% of population). The junipers were in fair condition (9 trees) with two trees in good condition and no trees in poor condition. The junipers had their typical chaotic, bushy form. They were planted in a narrow location high above the walkway providing minimal benefits to the landscape (Photo 4).

Eleven (11) Italian cypresses were assessed (3% of population). The cypresses were in good condition (10 trees) with one tree in fair condition. They had the typical dense, narrow crown of their species.

The remaining 29% of trees included 48 species. Some particularly notable trees or groups of trees were:

- Douglas firs #147-153 had an 18" average trunk diameter and were growing on the southern edge of the property (Photo 5).
- Four sawleaf zelkovas were growing in the central courtyard and were declining in health.
- Sugar gums #309 and 310 were mature trees in decline with large trunk wounds.
- White willow #288 was a large mature single-stemmed tree in good condition growing in the courtyard.
- Bailey acacia seed production was impressive along the northern property boundary (Photo 6).

The Town of Los Gatos protects all trees 4" and larger on sites being developed (Municipal Code Section 29.10). Certain species of designated sizes are excepted per Section 29.10.0970. Based on this definition, 338 of the original 375 trees were protected. Some Protected trees of certain species and sizes are designated Large Protected. Protected trees cannot be removed or pruned more than 25% without a permit. Designations for individual trees are provided in the *Tree Assessment* (see *Exhibits*).

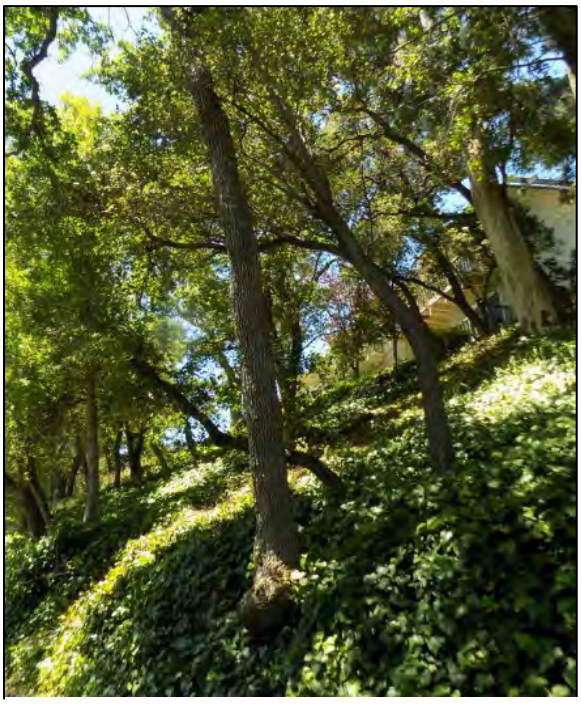




Photo 1 (upper left) – California bays and native oaks were the dominant species especially across the natural areas within the site.
Photo 2 (upper right) – Valley oak #250 was declining and had been over-pruned. Two of the six cables in the tree had broken.
Photo 3 (lower left) – Blue gums #7-12 had been topped with poorly attached regrowth.
Photo 4 (lower right) – The Hollywood junipers (#197 shown) were growing in raised planter beds next to covered sidewalks.





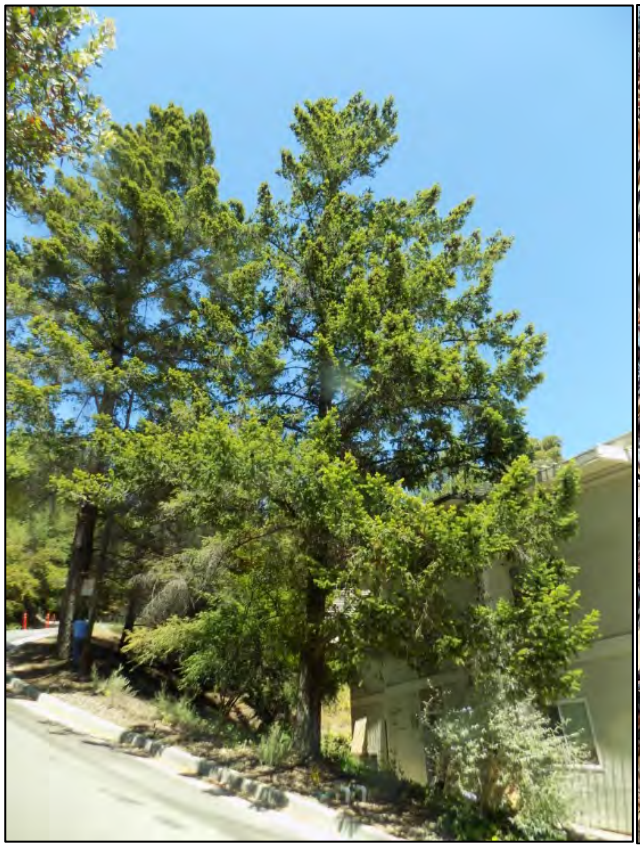


Photo 5 – Douglas firs #147 and 148 were growing near the southern boundary of the site.



Photo 6 – Bailey acacias #366-370 were growing near the northern boundary of the property and produced an extreme amount of seed.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, sawleaf zelkova #208 was declining and unlikely to survive regardless of construction impact.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, Valley oak #350 had a large decaying cavity and had broken cables.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, coast live oaks are more tolerant of root pruning than valley oak.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database http://www.cal-ipc.org/plants/inventory/ lists species identified as being invasive. Los Gatos is part of the Central West Floristic Province. Blackwood acacia, New Zealand cabbage palm, blue gum, glossy privet, olive and purpleleaf plum are listed as limited invasiveness, and Brazilian pepper is listed as moderate invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment*** in Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2. Tree suitability for preservation
Los Gatos Meadows, Los Gatos, CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. Fifty-three (53) trees had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Ninety-seven (97) trees had moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Two hundred twenty-five (225) trees had low suitability for preservation.

Evaluation of Impacts and Recommendations

In 2019, selected trees were removed in response to a Wildland Urban Interface fire management review and the resulting Tree Management Plan prepared by HortScience | Bartlett Consulting (3/27/19). This Arborist Report incorporates the data on trees removed, and responds to a Arborist's Review letter prepared by Monarch Consulting Arborists (July 6, 2020). Forty-four (44) trees were removed and 331 trees remain.

The *Tree Assessment* was the reference point for tree health, condition, and suitability for preservation. I used the *Planning Submittal* set (10/8/20) created by Gates + Associates and the *Preliminary Grading and Drainage Plan* (6/30/20) created by Kimley-Horn to estimate impacts to trees. The plans show a nearly complete demolition of the site within between the two roads and additional grading outside of the roads in some areas.

The disposition of each tree is shown in **Tree Disposition** Exhibit. Based on my evaluation of the plans:

- Two hundred twelve (213) trees will be removed (205 Protected, 8 Large Protected).
- One hundred eighteen (118) trees will be preserved (109 Protected, 9 Large Protected)

The primary impacts of the proposed project to trees were expected to be from re-grading the slopes, reorienting and creating new roads, and re-configuring the buildings. Impacts to trees being preserved can be minimized by following the **Tree Preservation Guidelines** (below).

I estimate that 118 trees can be preserved because construction would not be occurring in their area, all of them around the perimeter of the site, and many of these on the east slope of the property downhill of the project area. Of all the trees recommended for preservation, approximately 37% have low suitability for preservation. I generally do not recommend preserving trees with low suitability for preservation in use areas. I consider the trees being preserved to be in non-use areas, but the occupancy rates may increase post construction. If current non-use areas change after development, I recommend carefully considering how future landscapes will be used before retaining trees with a low suitability for preservation. Impacts to trees being preserved can be minimized by following the **Tree Preservation Guidelines** (below).

Appraisal of Value

The Town of Los Gatos requires establishing the value of all assessed trees. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 9th edition (published in 2000 by the International Society of Arboriculture, Champaign IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in the tree appraisal.

In 2019, the ISA published a new (10th) edition of the *Guide for Plant Appraisal*, which revised the methods for estimating tree values using the reproduction cost and specifically the trunk formula technique. For the sake of consistency, I have not updated the estimated the value of the trees in this report to the 10th edition. This report estimates values using the 9th edition, which was the most recently published at the time.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the south bay area. The *Species Classification and Group Assignmen*t lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual, as noted in the ***Tree Assessment***. Location considers the site, placement and contribution of the tree in its surrounding landscape.

The appraised value of the 375 trees assessed in this report is **$991,050.** The appraised value of each tree is shown in the **Tree Appraisal** attachment. The appraised value of the:

- 44 trees already removed is **$129,650.**
- 213 trees to be removed is **$483,750**.
- 118 trees to be preserved is **$377,650.**

Sudden Oak Death

Sudden Oak Death (SOD) is caused by *Phytophthora ramorum,* a fungal pathogen (actually a water mold) affecting oaks in the red oak group, including coast live oak. Valley oak, in the white oak group, is not affected.

The disease was first recognized in Santa Cruz and Marin counties in the mid 1990's. Research indicates it was likely introduced through the nursery industry and may have been in the environment for many years before it 'escaped' into the forest.

The disease requires water to grow and spread and has many host species that are not affected by the disease but play a critical role in its spread. The disease has been shown to move from plant to plant via wind-driven rain, water, plant material and human activities. The disease typically lands on the foliage of a susceptible plant and migrates with water movement onto the trunk. Trunk lesions and foliar dieback ensue, eventually girdling the trunk, but the tree may remain green for several months or even years before it suddenly turns brown (hence the name).

Bleeding cankers and dieback are not sufficient to make a positive SOD identification. Lab analysis of plant material is required before the suspected case can be confirmed.
There are thousands of confirmed cases of SOD in Santa Clara County (mostly in the forested areas). I did not see any indications of SOD on any trees being preserved, but I consider this a relatively high likelihood of outbreak area. Several precautions are recommended to help limit the possibility of infection. A detailed list of susceptible and host species, management and monitoring guidelines and prophylactic treatments are provided on the California Oak Mortality Task Force website (http://www.suddenoakdeath.org/). Of particular concern in this situation is the combined effect of construction impact and SOD on mature oak trees.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases. All tree protection measures to comply with Town of Los Gatos Municipal Code Sec.29.10.1005- Protection of Trees During Construction.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved. The **TREE PROTECTION ZONE** for each tree shall be the dripline of the tree. In most cases, groups of trees can be protected collectively.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with 2-inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing, or equivalent as approved by the Town. Tree #75 shall be fenced at the edge of construction. Trees to remain in the sequences of #19-102 and 101-127 can be fenced along the western edge of their collective dripline. All other trees to remain can be protected by the perimeter fencing at their collective driplines at the limit of grading on the northern, eastern, and southern edges of the project.
3. Fences must be installed before demolition, grading or construction permits are issued and must remain in place until construction is complete. Contractor shall first obtain the approval of the Consulting Arborist on record prior to removing a tree protection fence.
4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**. Excavation within the dripline of tree #75 shall be approved by and monitored by the Consulting Arborist.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
6. Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone-this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".
7. The attachment of wires, signs or ropes to any protected tree is prohibited.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
3. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.

4. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
6. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in some cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Prior to the commencement of construction, install the fence at the dripline, or **TREE PROTECTION ZONE** around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the **TREE PROTECTION ZONE**. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
3. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
4. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
5. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
    a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
    b. The Consulting Arborist will provide pruning specifications prior to site demolition.
    c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
    d. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
6. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.

7. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
8. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**
9. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
10. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist. The Consulting arborist shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project Consulting Arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Construction activities within the **TREE PROTECTION ZONE**, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree are prohibited, unless approved by the Director, per Sec.10.29.1005.
6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2” in diameter should be avoided.
7. If roots 2” and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
8. Any brush clearing required within the **TREE PROTECTION ZONE** shall be accomplished with hand-operated equipment.
9. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.

10. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
11. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
12. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
13. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
14. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied. The Director and Consulting Arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.
15. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**. Disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree are prohibited.
16. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
17. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees
Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting



Ryan Gilpin, M.S.
Certified Arborist #WE-10268A



Pam Nagle
Consulting Arborist and Urban Forester
Certified Arborist #WE-9617A
ISA Tree Risk Assessment Qualified

Exhibits

Tree Assessment Plan

Tree Assessment

Tree Disposition

Tree Appraisal

Tree Assessment Plan

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

Prepared for:
Covia
Walnut Creek, CA

July 2020 Update

No Scale

Notes:

Base map provided by:
Cal Vada Surveying, Inc.
Corona, CA
(Survey dated June 2018)
&
Sandis
Mountain View,CA
(Survey dated 2007)

Numbered tree locations are approximate.

Trees less than 4" in diameter are not included in this assessment.

Remaining tree

Tree removed in 2019

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Tree Assessment

Los Gatos Meadows
Los Gatos, CA
July 2020 update

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Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
1	Coast redwood	40	Protected	50%	Moderate	Slight sweep in lower trunk; poor color; water stressed.
2	California bay	8,8,7	Protected	50%	Low	Multiple trunks arise from base; bushy form; decay in stem; crown one sided west.
3	California bay	6,5	Protected	30%	Low	Multiple trunks arise from base; bushy form; crown one sided east; covered in ivy.
4	Valley oak	17	Protected	50%	Moderate	Leaning south; crown one sided west; covered in ivy and another vine.
5	Valley oak	14	Protected	30%	Low	Poor form and structure; small crown; crown one sided south.
6	Coast live oak	23	Protected	70%	High	Codominant trunks arise from 12 feet with seam; dense crown; pruning wound at 5 feet; trunk wound at 2 feet; both healed.
7	Blue gum	40	Protected	30%	Low	Multiple trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth; yellow jacket at base.
8	Blue gum	38	Protected	30%	Low	Multiple trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth.
9	Blue gum	20,7	Exception	30%	Low	Multiple trunks arise from base; topped at 20 feet; tall, narrow poorly attached regrowth; old retaining wall at base; decay in base.
10	Blue gum	54	Protected	30%	Low	Codominant trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth; base at old retaining wall.
11	Blue gum	28	Protected	30%	Low	Codominant trunks arise from 20 feet with dead main stem decaying into attachment; topped at 20 feet; tall, narrow poorly attached regrowth; base at old retaining wall.
12	Blue gum	39	Protected	30%	Low	Codominant trunks arise from 15 feet; topped at 20 feet; tall, narrow poorly attached regrowth; base at old retaining wall; curb bumps out around base.
13	Canary Island pine	21	Protected	70%	High	Strong central leader; crown one sided east; minor dieback.

Tree Assessment

Los Gatos Meadows
Los Gatos, CA
July 2020 update

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
14	Coast live oak	15	Protected	50%	Low	Crook in trunk at 3 feet; crown one sided south; dense crown; supporting retaining wall.
15	California bay	10	Protected	50%	Moderate	Lower trunk sweeps east; holding up retaining wall; minor dieback.
16	California bay	10	Protected	50%	Moderate	Narrow upright form; sinuous trunk; interior tree.
17	California bay	9,9	Protected	30%	Low	Codominant trunks arise from base with decay running up inside of trunks; narrow upright form; small crown.
18	California bay	5	Protected	10%	Low	Main stem dead.
19	California bay	13,8	Protected	50%	Moderate	Codominant trunks arise from 3 feet; one stem bowed east; larger stem upright, narrow form.
20	California bay	11	Protected	30%	Low	Codom in upper crown; thin crown; narrow form.
21	California bay	13	Protected	30%	Low	Multiple trunks arise in upper crown; poor form and structure; dense chaotic crown.
22	California buckeye	9	Protected	50%	Moderate	Leans heavily east; suppressed by neighboring trees.
23	California bay	7	Protected	30%	Low	Main stem bowed heavily east with vertical epicormic stems.
24	California bay	17,16	Protected	70%	High	Codominant trunks arise from base; wide spreading crown; dominant tree.
25	California bay	11	Protected	30%	Low	Narrow form; sinuous trunk; cavity in base.
26	California bay	12	Protected	50%	Low	Leaning heavily east; codominant trunks arise from 10 feet; small dense crown.
27	California bay	7	Protected	10%	Low	Leaning east, closer to horizontal than vertical; epicormic sprouts.
28	California bay	8	Protected	10%	Low	Main stem totally hollow.
29	California bay	12,7,6	Protected	10%	Low	Stump sprout; can see through base.
30	Valley oak	34	Large Protected	70%	High	Codominant trunks arise from 25 feet; minor dieback; dominant tree; crown above building.
31	California bay	16	Protected	50%	Low	Leaning east; narrow upright form cabled wrapped around tree; 8 inch trunk wound on south side.

Tree Assessment

Los Gatos Meadows
Los Gatos, CA
July 2020 update

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
32	California bay	8	Protected	50%	Low	Leaning east; narrow upright form; edge tree.
33	California bay	14,6	Protected	50%	Low	Codominant trunks arise from 3 feet; leaning east; wrapped around coast live oak.
34	California bay	8	Protected	30%	Low	Bowed heavily east; epicormic growing vertically.
35	California bay	11,10,7	Protected	50%	Low	Multiple trunks arise from base; sinuous trunks; minor dieback.
36	Coast live oak	19	Protected	50%	Moderate	Codominant trunks arise from 10 feet; dense crown one sided east; edge tree.
37	California bay	10	Protected	30%	Low	Leaning heavily east; topped; dense epicormic growth.
38	Blue oak	19	Protected	30%	Low	Sinuous trunk; low live crown ratio; thin, small crown; bark peeling off base.
39	Coast live oak	27	Large Protected	50%	Low	Codominant trunks arise from 20 feet; leaning east; swollen, bleeding base.
40	Valley oak	17	Protected	30%	Low	Codominant trunks arise from 15 feet with dead stem; other stem bowed over other trees, difficult to see.
41	California bay	8,5,4	Protected	50%	Moderate	Multiple trunks arise from base; bushy, interior tree.
42	California bay	5	Protected	50%	Low	Young interior tree searching for light.
43	Valley oak	14	Protected	50%	Moderate	Multiple trunks arise from 30 feet; difficult to see crown above other canopy.
44	Coast live oak	22	Protected	50%	Low	Lost codominant trunks arise from 5 feet decaying into trunk; dense wide spreading crown.
45	California bay	6,5	Protected	50%	Low	Bushy interior tree.
46	California bay	6	Protected	50%	Low	Young interior tree searching for light.
47	Valley oak	17,13	Protected	50%	Moderate	Codominant trunks arise from 2 feet; trunks bow away form each other; wide spreading crown, difficult to see.
48	California bay	22,12	Protected	10%	Low	Dead stump resprouting.
49	California bay	7	Protected	50%	Low	Young interior tree searching for light; swollen base.
50	California bay	7	Protected	50%	Low	Young interior tree searching for light; swollen base.

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51	California bay	7	Protected	30%	Low	Bowed horizontal to east; epicormic growing vertical.
52	California bay	9	Protected	30%	Low	Bowed horizontal to east; epicormic growing vertical; topped at property line.
53	California bay	10	Protected	50%	Low	Narrow upright form; cavities at base; edge tree.
54	California bay	13,9	Protected	50%	Low	Codominant trunks arise from 3 feet; swollen base; leaning east; headed at property line.
55	California bay	6,5,5,4	Protected	50%	Low	Bushy interior tree bowed to east.
56	California bay	7	Protected	30%	Low	Bowed horizontal to east; epicormic growing vertical; topped at property line.
57	California bay	9,8	Protected	30%	Low	Codominant trunks arise from base; sinuous trunks; interior tree.
58	California bay	12	Protected	30%	Low	Cavities in base; bowed horizontal east; vertical epicormic sprouting.
59	Coast live oak	27,16	Large Protected	50%	Moderate	Codominant trunks arise from base; all stems bowed east; dense chaotic crown; base at 2 bay trees.
60	California bay	14	Protected	10%	Low	Cavities in base; broken top with epicormic resprouting.
61	California bay	15	Protected	30%	Low	Bowed to east; epicormic growing vertical.
62	California bay	13	Protected	30%	Low	Bowed to east; epicormic growing vertical; headed at property line.
63	California bay	6	Protected	50%	Low	Young interior tree searching for light.
64	California bay	10,9	Protected	50%	Low	Codominant trunks arise from base; trunk sweeping east; edge tree; headed at property line.
65	California bay	9	Protected	30%	Low	Bowed horizontally to east; epicormic growing vertical.
66	California bay	11	Protected	30%	Low	Multiple trunks arise from 20 feet where it perfectly props coast live oak stem.
67	Olive	5,4,3,2	Exception	30%	Low	Multiple trunks arise from base; volunteer; thin crown; interior tree.
68	California bay	6	Protected	50%	Low	Young interior tree searching for light.

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69	California bay	7	Protected	30%	Low	Narrow form; thin crown; dieback.
70	Coast live oak	6	Protected	50%	Moderate	Codominant trunks arise from 7 feet; dense crown, one sided east.
71	California bay	17,8	Protected	50%	Moderate	Codominant trunks arise from base; swollen base; dense chaotic crown.
72	Valley oak	33	Large Protected	70%	High	Dominant tree; codominant trunks arise from 6 feet with seam; wide spreading crown.
73	Olive	5	Exception	50%	Moderate	Multiple trunks arise from 7 feet; narrow crown.
74	Coast live oak	6	Protected	50%	Moderate	Codominant trunks arise from 7 feet; dense crown, one sided south.
75	Coast live oak	30	Large Protected	50%	Moderate	Multiple trunks arise from 7 feet crown one sided south; dense crown; minor dieback.
76	Monterey pine	15	Protected	50%	Low	Sinuous trunk; thin crown; gray blue color.
77	Monterey pine	17	Protected	50%	Low	Sinuous trunk; thin crown; gray blue color.
78	Coast redwood	7	Protected	90%	High	Good young tree; remove staking.
79	Coast redwood	13	Protected	90%	High	Good form and structure; dense crown.
80	Blue oak	12	Protected	50%	Moderate	Multiple trunks arise from 10 feet; thin crown; upright form.
81	Coast redwood	5	Protected	90%	High	Good young tree; remove staking.
82	Coast redwood	7	Protected	30%	Low	Dead top.
83	Monterey pine	14	Protected	50%	Low	Sinuous trunk; thin crown; gray blue color.
84	Bigleaf maple	9	Protected	30%	Low	2 foot basal wound with decay; good form and structure; dense crown.
85	Coast redwood	7	Protected	90%	High	Good young tree; remove staking.
86	Valley oak	19	Protected	70%	Moderate	Dominant tree; codominant trunks arise from 15 feet; crown one sided east.
87	Coast redwood	10	Protected	90%	High	Good form and structure; dense crown.
88	Monterey pine	8	Protected	50%	Low	Sinuous trunk; leaning south; thin crown; gray blue color.

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89	Monterey pine	8	Protected	50%	Moderate	Strong central leader; crown one sided south; thin crown.
90	Blackwood acacia	10,6	Exception	30%	Low	Poor form and structure; invasive.
91	Blackwood acacia	5	Exception	30%	Low	Poor form and structure; invasive.
92	Blackwood acacia	8,7,4	Exception	30%	Low	Poor form and structure; invasive.
93	Blackwood acacia	5,5,5,4	Exception	30%	Low	Poor form and structure; invasive.
94	California bay	10	Protected	30%	Low	Huge basal cavity; lost half of tree.
95	California bay	16	Protected	30%	Low	Lost top; epicormic resprouting; dieback.
96	California bay	5	Protected	10%	Low	Base decayed and failed; leaning on neighboring tree.
97	California bay	10,6,5,4,4	Protected	50%	Low	Multiple trunks arise from base; base at valley oak; bushy, wrapping around valley oak.
98	Valley oak	17,16	Protected	50%	Moderate	Codominant trunks arise from base; surrounded by bays; crown one sided south; dieback throughout crown.
99	California bay	7,6,6,5	Protected	50%	Low	Multiple trunks arise from base; base at valley oak; bushy, wrapping around valley oak.
100	California bay	6	Protected	50%	Low	Base at valley oak; bushy, wrapping around valley oak.
101	California bay	5	Protected	70%	High	Good young tree.
102	California bay	5,5,5,4,4,3,3,2,2	Protected	70%	Moderate	Multiple trunks arise from base; short wide spreading bushy form.
103	Coast redwood	9	Protected	50%	Moderate	Lost top; remove staking.
104	Coast redwood	8	Protected	90%	High	Good young tree.
105	Coast redwood	9	Protected	90%	High	Good young tree.
106	Coast redwood	10	Protected	90%	High	Good young tree.
107	Coast redwood	8	Protected	90%	High	Good young tree.
108	Coast redwood	4	Protected	90%	High	Good young tree; remove staking.
109	Grecian laurel	10,9,9	Protected	30%	Low	Multiple trunks arise from base; upright form; thin crown; previously topped.

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110	Grecian laurel	6,6,5,5,4,3,3,2	Protected	30%	Low	Multiple trunks arise from base; upright form; thin crown; previously topped.
111	Grecian laurel	5,4,4,4,4,4,3,3,3	Protected	30%	Low	Multiple trunks arise from base; upright form; thin crown; previously topped.
112	Olive	6	Exception	50%	Moderate	Sinuous trunk; small crown; interior tree; healing trunk wound.
113	Olive	12,7	Exception	50%	Moderate	Codominant trunks arise from base; sinuous trunk; dieback; interior tree; healing trunk wound.
114	Olive	10,6,5,4,3,2,2,2	Exception	50%	Moderate	Multiple trunks arise from base; sinuous trunk; dieback; interior tree.
115	Valley oak	21	Protected	50%	Low	Multiple trunks arise from 12 feet; chaotic form; thin crown; weeping.
116	Blue gum	47,32,17	Large Protected	50%	Low	Multiple trunks arise from 2 feet; dominant tree; history of branch failure; growing on slope; previously topped.
117	Bronze loquat	6	Protected	30%	Low	Multiple trunks arise from 5 feet; half of crown dead.
118	Coast live oak	19,15	Protected	70%	High	Codominant trunks arise from base; dense crown; growing on slope.
119	Coast live oak	19	Protected	70%	High	Multiple trunks arise from 12 feet with seam; crown bowed south; dense crown.
120	Valley oak	14	Protected	50%	Moderate	Crook in trunk at 5 feet; crown one sided east.
121	Valley oak	19	Protected	50%	Low	Dominant tree; dieback to 5 inches; declining.
122	Coast live oak	11	Protected	50%	Moderate	Multiple trunks arise from 12 feet with wide attachment; chaotic form.
123	Olive	7,7,5,4,4,3	Exception	50%	Moderate	Multiple trunks arise from 1 foot; dense crown; 3 foot long trunk wound.
124	Coast live oak	25	Large Protected	10%	Low	Mostly dead.
125	Coast redwood	19	Protected	10%	Low	Mostly dead.

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Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
126	Coast live oak	7,7	Protected	10%	Low	Mostly dead.
127	Coast live oak	8	Protected	10%	Low	Mostly dead.
128	Canary Island pine	28	Protected	70%	Moderate	Strong central leader; heavy sap flow; difficult to see top.
129	Coast live oak	15	Protected	50%	Low	Codominant trunks arise from 10 feet with seam; bowed south, on slope.
130	Canary Island pine	23	Protected	70%	High	Strong central leader; difficult to see top.
131	Canary Island pine	26	Protected	30%	Low	Sinuous trunk difficult to see top.
132	Coast redwood	7	Protected	90%	Moderate	Good young tree; growing into pines crown.
133	Canary Island pine	22	Protected	70%	High	Good form and structure; dense crown; difficult to see top.
134	Coast live oak	18	Protected	70%	Moderate	Multiple trunks arise from 12 feet; dense crown; minor dieback.
135	Canary Island pine	22	Protected	70%	Moderate	Codominant trunks arise in upper crown; dense crown; difficult to see top.
136	Canary Island pine	23	Protected	70%	High	Good form and structure; dense crown; difficult to see top; base 4 inches from curb.
137	Canary Island pine	21	Protected	70%	High	Good form and structure; dense crown; difficult to see top.
138	Canary Island pine	21	Protected	70%	High	Good form and structure; dense crown; difficult to see top; prune drooping branch.
139	Bronze loquat	5,3,3,3	Protected	50%	Moderate	Multiple trunks arise from 2 feet; growing in dense bushes.
140	Bronze loquat	6,4,2	Protected	30%	Low	Multiple trunks arise from 3 feet; declining
141	Crabapple	8	Exception	70%	High	Multiple trunks arise from 5 feet; wide spreading crown.
142	Coast live oak	18	Protected	70%	High	Multiple trunks arise from 8 feet; wide spreading crown; base covered in ivy.
143	Coast live oak	16	Protected	70%	High	Codominant trunks arise from 12 feet; wide spreading crown; base covered in ivy.
144	Canary Island pine	18	Protected	50%	Moderate	Lost top; dense crown; base in ivy.
145	Canary Island pine	22	Protected	70%	High	Good form and structure; dense crown; base in ivy.

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146	Canary Island pine	26	Protected	70%	Moderate	Codominant trunks arise in upper crown; dense crown; base in ivy.
147	Douglas fir	18	Protected	70%	Moderate	Good form and structure; minor dieback; epicormic growth.
148	Douglas fir	29	Protected	70%	Moderate	Good form and structure; dominant tree; root collar buried.
149	Hollywood juniper	9,5	Protected	70%	High	Codominant trunks arise from 3 feet; low branching dorm; dense crown.
150	Douglas fir	15	Protected	50%	Moderate	Good form and structure; minor dieback; thin crown.
151	Douglas fir	15	Protected	30%	Low	Multiple trunks arise from 10 feet where lost top; narrow form; dense crown.
152	Douglas fir	18	Protected	50%	Low	Good form and structure; minor dieback; lost top.
153	Douglas fir	14	Protected	50%	Moderate	Good form and structure; minor dieback; thin crown.
154	Valley oak	11	Protected	70%	High	Codominant trunks arise from 7 feet with seam; crown one sided south.
155	Silk oak	11	Protected	50%	Low	Multiple trunks arise from 25 feet; dense crown.
156	Coast live oak	17	Protected	70%	High	Multiple trunks arise from 10 feet; dense crown; buried root collar.
157	Coast live oak	15	Protected	30%	Low	Multiple trunks arise from 8 feet with seam; very non circular trunk; extensive dieback throughout crown.
158	Douglas fir	22	Protected	30%	Low	Topped at 25 feet; extensive surface roots.
159	Coast live oak	21	Protected	50%	Moderate	Codominant trunks arise from 8 feet; hose embedded in trunk at 6 feet; crown one sided west.
160	Valley oak	21	Protected	50%	Moderate	Trunk bows east; minor dieback.
161	Valley oak	16	Protected	30%	Low	Trunk bows horizontal to north; vertical branch becomes main stem; dieback throughout crown.
162	Coast live oak	20	Protected	50%	Moderate	Leaning west; dense crown.
163	Italian cypress	5	Protected	90%	High	Typical upright form; planted at edge of retaining wall.
164	Italian cypress	6	Protected	90%	High	Typical upright form; planted at edge of retaining wall.

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165	Italian cypress	6	Protected	90%	High	Typical upright form; planted at edge of retaining wall.
166	Italian cypress	5	Protected	90%	High	Typical upright form; planted at edge of retaining wall.
167	Monterey pine	4	Protected	90%	High	Good young tree.
168	Red horsechestnut	5,2	Protected	90%	High	Good young tree; prune codominant.
169	Coast live oak	7	Protected	50%	Low	Codominant trunks arise from 6 feet; crown one sided west over parking; dieback.
170	California bay	17,10,6	Protected	30%	Low	Multiple trunks arise from base; base totally hollow; wide spreading crown.
171	California bay	7,7,7,6,5,5,5,5	Protected	30%	Low	Stump sprout; decaying base.
172	California bay	8,5,5,4	Protected	30%	Low	Stump sprout; decaying base.
173	California bay	16	Protected	50%	Moderate	Upright form; thin crown; dieback.
174	Coast live oak	8	Protected	70%	Moderate	Codominant trunks arise from 15 feet; dense crown one sided east.
175	Coast live oak	15	Protected	30%	Low	Multiple trunks arise from 12 feet with bleeding seam; poor form and structure; dense crown one sided east.
176	Sugar gum	17,16	Protected	50%	Moderate	Codominant trunks arise from base; sinuous trunk; dense crown.
177	Sugar gum	12,11,11,11	Protected	30%	Low	Stump sprout; decaying base; long levers arms.
178	Deodar cedar	6	Protected	90%	High	Good young tree.
179	Coast live oak	14	Protected	50%	Moderate	Codominant trunks arise from 10 feet; dense crown; dieback throughout crown.
180	Italian cypress	5	Protected	90%	High	Typical upright form.
181	Sitka spruce	6	Protected	70%	High	Dense narrow weeping form; large surface roots.
182	Italian stone pine	22	Protected	50%	Moderate	Codominant trunks arise from 12 feet; crown one sided east over building; weeping.
183	Italian stone pine	19	Protected	50%	Moderate	Crown one sided east over building; weeping.

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184	Red ironbark	13	Exception	10%	Low	Mostly dead.
185	Incense cedar	11	Protected	90%	High	Good form and structure; dense crown.
186	Italian cypress	5	Protected	50%	Moderate	Typical upright form; grown around tie.
187	Italian cypress	5	Protected	90%	High	Typical upright form.
188	Blackwood acacia	4	Exception	70%	Low	Young invasive volunteer.
189	Coast live oak	19	Protected	50%	Moderate	Multiple trunks arise from 15 with awkward branching angles; dense flat topped crown.
190	Red ironbark	13	Exception	10%	Low	Mostly dead.
191	Blackwood acacia	17	Exception	50%	Low	Sinuous trunk; dense crown one sided north over building; invasive.
192	Red ironbark	14	Exception	10%	Low	Mostly dead.
193	Hollywood juniper	17	Protected	70%	High	Typical chaotic form; dense crown.
194	Hollywood juniper	5,5,4,3,3,3	Protected	50%	Low	Typical chaotic form; dense crown; decay at base.
195	Hollywood juniper	11,7	Protected	50%	Low	Typical chaotic form; dense crown; base 1 foot from building; crown one sided east.
196	Blue blossom	5,4,4	Protected	30%	Low	Multiple trunks arise from 1 foot with trunk wound; topped harshly.
197	Hollywood juniper	18	Protected	50%	Low	Typical chaotic form; dense crown; base 1 foot from building; crown one sided east.
198	Hollywood juniper	13	Protected	50%	Low	Typical chaotic form; dense crown; base 3 foot from building; crown one sided east.
199	Hollywood juniper	11	Protected	50%	Low	Typical chaotic form; dense crown; base 6 foot from building; crown one sided south.
200	Hollywood juniper	10	Protected	50%	Low	Typical chaotic form; dense crown; base 2 foot from building; crown one sided north.
201	Hollywood juniper	12	Protected	50%	Low	Typical chaotic form; dense crown; base 2 foot from building; crown one sided north.

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202	Hollywood juniper	13	Protected	50%	Low	Typical chaotic form; dense crown; base 1 foot from building; crown one sided east.
203	Crabapple	4,3	Exception	70%	High	Good young tree, iconic part of landscape.
204	Sawleaf zelkova	23	Protected	50%	Moderate	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; northern half of tree declining; dieback.
205	Sawleaf zelkova	22	Protected	30%	Low	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; tree declining; dieback.
206	Valley oak	24	Large Protected	70%	Moderate	Codominant trunks arise from 10 feet; growing in small space; vase shaped crown; minor dieback.
207	Sawleaf zelkova	19	Protected	30%	Low	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; tree declining; dieback.
208	Sawleaf zelkova	18	Protected	30%	Low	Multiple trunks arise from 7 feet with narrow attachment; wide spreading crown; tree declining; dieback.
209	Mayten	7	Protected	30%	Low	Codominant trunks arise from 6 feet; thin crown; yellow foliage; declining.
210	Italian cypress	14	Protected	70%	Moderate	Typical upright form.
211	Italian cypress	14	Protected	70%	Low	Typical upright form; growing into buildings eve.
212	Crabapple	12	Exception	50%	Moderate	Multiple trunks arise from 6 feet; crown one sided north.
213	Crabapple	11	Exception	50%	Moderate	Multiple trunks arise from 6 feet; crown one sided north.
214	Crabapple	11	Exception	30%	Low	Multiple trunks arise from 6 feet with cavity; crown one sided north.
215	Coast live oak	22,22	Protected	50%	Low	Codominant trunks arise from 2 feet with seam; dense wide spreading crown; 2 cables in tree; significant growth around equipment.
216	California bay	10	Protected	50%	Moderate	Codominant trunks arise from 6 feet; dense crown; upright form.

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217	Brazilian pepper	5	Protected	50%	Low	Multiple trunks arise from 6 feet; bushy form; topped at 15 feet; base at deck.
218	Loquat	6	Protected	70%	Moderate	Narrow form; base 1 foot from retaining wall; dense crown.
219	Blue gum	36	Protected	50%	Moderate	Narrow form dense bushy growth; difficult to see upper crown.
220	Blue gum	62	Large Protected	50%	Moderate	Dense bushy growth; difficult to see upper crown.
221	Blue gum	36	Protected	50%	Moderate	Narrow form dense bushy growth; difficult to see upper crown; minor dieback.
222	African fern-pine	5	Protected	70%	Moderate	Good young tree; in narrow planting location.
223	California bay	13	Protected	50%	Moderate	Codominant trunks arise from 20 feet; dense crown; upright form; hole at base.
224	California bay	13,13	Protected	50%	Moderate	Codominant trunks arise from 2 feet; dense crown; upright form.
225	Coast live oak	20	Protected	70%	Moderate	Multiple trunks arise from 10 feet; crown one sided west; dense crown.
226	Red horsechestnut	8	Protected	30%	Low	Multiple trunks arise from 5 feet; thin crown; dieback.
227	Red horsechestnut	8	Protected	30%	Low	Multiple trunks arise from 3 feet; thin crown; dieback.
228	Red horsechestnut	5	Protected	50%	Moderate	Strong central leader; thin crown.
229	Coast live oak	23	Protected	70%	Moderate	Codominant trunks arise from 20 feet; crown one sided east; dense crown.
230	Red ironbark	22	Exception	30%	Low	Multiple trunks arise from 10 feet; poor form and structure; history of branch failure; dead branches.
231	Red ironbark	5,5,5,5,4	Exception	30%	Low	Stump sprout; long vertical stems from removed base.
232	Purpleleaf plum	4	Protected	30%	Low	Codominant trunks arise from 4 feet; thin small crown; low vigor; 4 foot long trunk wound.
233	Red ironbark	19	Exception	50%	Low	Codominant trunks arise from 10 feet; thin crown; wide spreading crown.

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234	Coast live oak	10,9	Protected	50%	Moderate	Codominant trunks arise from 1 foot with seam; twig dieback throughout dense crown.
235	Toyon	6,5,4,4	Protected	50%	Moderate	Multiple trunks arise from base; bushy.
236	California bay	12	Protected	50%	Low	Leaning east; codominant trunks arise from 10 feet; one stem vertical one horizontal.
237	California bay	11	Protected	50%	Moderate	Crook in trunk at 4 feet; narrow upright form.
238	Coast live oak	14	Protected	50%	Low	Codominant trunks arise from 7 feet; dense crown one sided south; under utility lines; at edge of slope.
239	Olive	10,5,5	Exception	50%	Moderate	Multiple trunks arise from 3 feet; dense crown one sided north.
240	Coast live oak	28	Large Protected	50%	Low	Multiple trunks arise from 5 feet; dead branch; pruned away from utility lines; dense two dimensional crown; exposed roots.
241	California bay	6	Protected	50%	Low	Young tree with exposed roots from eroding slope.
242	California bay	5	Protected	50%	Low	Young tree with exposed roots from eroding slope.
243	Coast live oak	27	Large Protected	10%	Low	Mostly dead.
244	Valley oak	15	Protected	30%	Low	Small crown pruned away from utilities; plastic attached to trunk to keep sprouts from growing towards utilities?
245	Coast live oak	4,4,4,3,3,2,2,2	Protected	30%	Low	Decaying stump sprout.
246	Valley oak	26	Large Protected	50%	Low	Leaning east over building; minor dieback; pruned away from; utilities.
247	Coast live oak	16	Protected	50%	Low	Trunk embedded in fence; multiple trunks arise from 10 feet; dense crown one sided east.
248	Coast live oak	6,5,3	Protected	30%	Low	Decaying stump sprout.
249	Victorian box	5,4,4,4,4,3,2	Protected	30%	Low	Multiple trunks arise from base; bushy; decaying stem at attachment.

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Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
250	Blue gum	50	Large Protected	30%	Low	Multiple trunks arise from 15 feet; heading cuts; pruned harshly; dead branch decaying into branch; poorly attached regrowth.
251	Valley oak	28	Large Protected	70%	High	Off-site; base 15 feet from fence; overhangs fence by 20 feet.
252	Crabapple	5	Exception	50%	Low	Codominant trunks arise from 5 feet; crown one sided east; suppressed.
253	Plum	6,5,3	Exception	50%	Low	Multiple trunks arise from base; crown one sided east; suppressed.
254	Crabapple	7	Exception	30%	Low	Swollen base with cavity; thin two dimensional crown.
255	Crabapple	11	Exception	50%	Moderate	Multiple trunks arise from 3 feet; poorly pruned; dense wide spreading crown.
256	Bottlebrush	4,4	Protected	70%	Moderate	Codominant trunks arise from 1 foot; trunks wrapping; dense crown; close to building.
257	Aleppo pine	6	Protected	30%	Low	Poor form and structure; thin crown.
258	Victorian box	4,3	Protected	50%	Low	Codominant trunks arise from base; trunk wound; sweep at base; small crown.
259	Victorian box	6,5,2,2	Protected	50%	Moderate	Multiple trunks arise from base; basal sprouts; base in ivy; bushy.
260	Blue gum	52	Large Protected	50%	Low	Property line tree; no tag; cannot see base; lower 30 feet covered in ivy.
261	Jacaranda	7	Protected	50%	Moderate	Multiple trunks arise from 8 feet; sinuous trunk; attractive flowers.
262	Portugal laurel	6,5,4,4,4	Protected	30%	Low	Multiple trunks arise from base; bushy; declining; dieback.
263	Japanese flowering cherry	10	Protected	50%	Low	Multiple trunks arise from 4 feet; dieback; declining.
264	Coast live oak	20	Protected	70%	High	Codominant trunks arise from 15 feet; dense crown.
265	Cherry	12	Exception	30%	Low	Poorly attached codominant trunks arise from 5 feet; suppressed crown one sided north.

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Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
266	California black walnut	8	Protected	30%	Low	Half dead.
267	Coast live oak	7	Protected	50%	Low	Sinuous trunk; leaning south over path; small crown.
268	California bay	5	Protected	50%	Low	Codominant trunks arise from 10 feet; interior tree; narrow upright form.
269	African sumac	12	Protected	10%	Low	Codominant trunks arise from 8 feet with 6 foot long trunk wound; poor form and structure; crown bowed south.
270	African sumac	9,9	Protected	10%	Low	Codominant trunks arise from 2 feet with 6 foot long trunk wound; poor form and structure; crown bowed south.
271	Coast live oak	11	Protected	50%	Low	Leaning north over neighboring property.
272	Coast live oak	13	Protected	50%	Moderate	Multiple trunks arise from 15 feet; partially covered in ivy; interior tree.
273	African sumac	13,11	Protected	50%	Low	Codominant trunks arise from 2 feet with 6 foot dead branch; crown bowed south.
274	Glossy privet	8,5	Exception	50%	Moderate	Codominant trunks arise from base; partially covered in ivy; dense crown.
275	African sumac	9,7	Protected	10%	Low	Codominant trunks arise from 2 feet with 6 foot long trunk wound; crown bowed south.
276	Crabapple	13	Exception	70%	Moderate	Multiple trunks arise from 6 feet; swollen base; dense crown.
277	Crabapple	13	Exception	70%	Moderate	Multiple trunks arise from 6 feet; base in ivy; dense crown.
278	California bay	6,5	Protected	70%	Moderate	Base covered in ivy; codominant trunks arise from base; dense crown.
279	Flowering dogwood	9,4	Protected	70%	High	Multiple trunks arise from 3 feet; chaotic structure; interior tree.
280	Coast live oak	12,10	Protected	50%	Low	Codominant trunks arise from base; interior tree; dieback; base covered in ivy.
281	California bay	6,4,3,2	Protected	50%	Low	Multiple trunks arise from base; base in ivy; suppressed to north.

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Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
282	Coast live oak	15	Protected	70%	High	Codominant trunks arise from 7 feet; dense vase shaped crown.
283	Coast live oak	9	Protected	50%	Low	Covered in ivy; suppressed south.
284	Windmill palm		Exception	90%	Moderate	9 feet brown trunk height; growing in small space.
285	African fern-pine	4	Protected	30%	Low	Poor form and structure; bent top; planted against wall.
286	Hollywood juniper	12,6,5	Protected	50%	Low	Typical chaotic form; dense crown; base 4 foot from building; crown one sided north.
287	Red maple	12	Protected	70%	High	Codominant trunks arise from 12 feet; dense, spreading crown.
288	White willow	24	Protected	70%	Moderate	Codominant trunks arise from 8 feet; dense crown; basal sprout; branch headed.
289	Valley oak	28	Large Protected	30%	Low	Codominant trunks arise from 10 feet; narrow upright form; dieback; 12 inch cavity decaying into trunk.
290	Sweetgum	15	Protected	70%	High	Multiple trunks arise in upper crown; dense crown; slightly sinuous trunk; minor dieback.
291	Sweetgum	20	Protected	50%	Moderate	Multiple trunks arise from 4 feet with bulge; dense crown; slightly sinuous trunk; minor dieback.
292	Coast live oak	15	Protected	30%	Low	Codominant trunks arise from 12 feet; declining; extensive dieback.
293	Ginkgo	5	Protected	50%	Moderate	Competing with bush; narrow upright form.
294	Coast live oak	19	Protected	30%	Low	Poor form and structure; dead branch over road; dieback.
295	California bay	6	Protected	30%	Low	Bowed east; covered in ivy.
296	Coast live oak	26,25,17	Large Protected	50%	Moderate	Multiple trunks arise from base; wide spreading crown; reduced at perimeter.
297	Arroyo willow	18,16	Protected	30%	Low	Partial failure; dense bushy crown.
298	Coast live oak	18	Protected	50%	Low	Codominant trunks arise from 10 feet; crack and cavity in lowest branch; dense crown one sided east.
299	African fern-pine	8	Protected	30%	Low	Poor form and structure; crown touching building.

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Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
300	African fern-pine	8	Protected	30%	Low	Poor form and structure; crown touching building; 8 inch trunk wound.
301	Japanese maple	5	Protected	50%	Moderate	Multiple trunks arise from 7 feet; narrow crown; growing in small space.
302	Crabapple	9	Exception	50%	Low	Codominant trunks arise from 3 feet; cavity with decay at 5 feet.
303	Coast live oak	19	Protected	50%	Moderate	Codominant trunks arise from 6 feet with seam; dense chaotic crown; headed back on east.
304	Coast live oak	13	Protected	50%	Low	Codominant trunks arise from 15; narrow upright form; crown one sided east.
305	Coast live oak	5	Protected	30%	Low	Codominant trunks arise from 4 feet; poor form and structure; suppressed.
306	Coast live oak	9	Protected	30%	Low	Bowed east to horizontal; suppressed.
307	Coast live oak	4	Protected	30%	Low	Small; stunted; suppressed; lost main stem.
308	Coast live oak	12	Protected	10%	Low	Leaning heavily on eucalyptus; declining; dieback.
309	Sugar gum	33	Protected	30%	Low	Dead main stem; 20 foot long trunk wound.
310	Sugar gum	33	Protected	30%	Low	Dead codominant at 30 foot; trunk wound spreading down from there.
311	Coast live oak	8	Protected	50%	Low	Codominant trunks arise from 4 feet; crown one sided west; narrow form; interior tree.
312	Coast live oak	12	Protected	50%	Low	Leaning west; crown one sided west; dense crown.
313	Coast live oak	17	Protected	50%	Low	Codominant trunk removed at 6 feet; upright form; thin crown; dieback.
314	California bay	18,14	Protected	70%	High	Codominant trunks arise from base; dense crown; growing in ivy.
315	California bay	9	Protected	50%	Moderate	Narrow upright form; leans west; dense crown.
316	California bay	11	Protected	50%	Moderate	Narrow upright form; leans west; dense crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
317	Valley oak	18	Protected	30%	Low	Extremely sinuous trunk; low live crown ratio; difficult to see crown.
318	Coast live oak	14	Protected	50%	Low	Codominant trunks arise from 5 feet; intertwined with valley oak; bushy.
319	California bay	9,6,5	Protected	50%	Moderate	Multiple trunks arise from base; base in ivy; leans west; dense crown.
320	California bay	9	Protected	50%	Low	Base in ivy; sinuous trunk crown one sided north.
321	Coast live oak	14	Protected	30%	Low	Codominant trunks arise from 10 feet with seam; narrow crown; leaning heavily east.
322	California bay	19	Protected	50%	Moderate	Codominant trunks arise from 20 feet; swollen base; yellow jacket nest at base.
323	Coast live oak	10	Protected	50%	Low	Codominant trunks arise from 12 feet; bushy growth; leaning east.
324	Valley oak	13	Protected	30%	Low	Poor form and structure; base flipped over root; small crown.
325	Coast live oak	8	Protected	30%	Low	Poor form and structure; small stunted.
326	Coast live oak	13	Protected	30%	Low	Poor form and structure; small crown; leaning east.
327	California bay	10	Protected	30%	Low	Crook in trunk at 20 feet; dense, narrow crown; decay at base.
328	California bay	12	Protected	30%	Low	Multiple trunks arise from 20 feet; dense, narrow crown; decay at base.
329	Coast live oak	8	Protected	30%	Low	Poor form and structure; small stunted; leaning east; tangled with 330.
330	California bay	10	Protected	30%	Low	Mostly dead; leaning east; tangled with 329.
331	Coast live oak	17,14	Protected	70%	Moderate	Codominant trunks arise from 3 feet; base in ivy; dense crown.
332	Purpleleaf plum	8	Protected	30%	Low	Codominant trunks arise from 5 feet; 1/4 dead, dieback.
333	Coast live oak	27	Protected	10%	Low	Only epicormic growth; cabled with no tension.

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Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
334	California bay	12,11	Protected	30%	Low	Codominant trunks arise from 1 foot; swollen base; poor form and structure; basal decay.
335	Coast live oak	10	Protected	30%	Low	Bowed north to horizontal; suppressed.
336	California bay	10	Protected	50%	Low	Multiple trunks arise in upper crown; dense crown; dieback.
337	Coast live oak	22,10	Protected	30%	Low	Codominant trunks arise from 2 feet with unusual swelling; declining; cavities in all branches.
338	California bay	11	Protected	50%	Moderate	Narrow upright form; top bowed east; dense crown.
339	Coast live oak	15	Protected	50%	Low	Narrow upright form; epicormic growth; declining.
340	Blackwood acacia	5	Exception	70%	Low	Invasive volunteer; bushy upright form.
341	California bay	12	Protected	50%	Low	Narrow upright form; sinuous trunk; dieback.
342	California bay	12	Protected	50%	Low	Narrow upright form; sinuous trunk; dieback.
343	Coast live oak	14	Protected	50%	Moderate	Codominant trunks arise from 25 feet; top bowed east; dead branch.
344	Coast live oak	18	Protected	70%	Moderate	Upright form; crown one sided east; dense crown.
345	Coast live oak	8	Protected	10%	Low	Most of tree removed.
346	Olive	9,7	Protected	50%	Low	Codominant trunks arise from 1 foot; crown bowed east; two 4 foot long trunk wounds.
347	Coast live oak	5	Protected	30%	Low	Small stunted tree; small crown.
348	Marina madrone	14	Protected	90%	High	Nice tree; 5 feet from building.
349	Valley oak	34	Large Protected	30%	Low	In 15x15 raised planter; declining; cabled; pruned harshly.
350	Valley oak	37	Large Protected	50%	Low	Codominant trunks arise from 8 feet with 2 foot bleeding decaying cavity; thin crown; over pruned; 4 cables plus 2 failed to.
351	Coast live oak	9	Protected	50%	Low	Codominant trunks arise from 5 feet with wide attachment; dense crown one sided south.
352	Coast live oak	10	Protected	30%	Low	Codom poor form and structure; crown one sided west.

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Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
353	Coast live oak	13	Protected	50%	Moderate	Bowed slightly south; dense crown; growing in ivy.
354	New Zealand cabbage palm	5	Exception	30%	Low	Poor form and structure; declining.
355	Hackberry	6	Protected	10%	Low	Mostly dead.
356	Hackberry	9	Protected	30%	Low	Half dead.
357	Italian cypress	6	Protected	90%	Moderate	Typical narrow form; growing in very small curb cutout.
358	Italian cypress	8	Protected	90%	Moderate	Typical narrow form; growing in very small curb cutout.
359	California bay	10	Protected	30%	Low	Upright form; bushy crown; dieback; declining; yellow jacket nest at base.
360	California bay	9	Protected	50%	Low	Sweep in lower trunk; dense crown; upright form.
361	California bay	8	Protected	30%	Low	Narrow upright form; bowed east over road; dieback; dead branches.
362	California buckeye	9	Protected	50%	Low	Multiple trunks arise from 7 feet; bowed east towards road; dense crown.
363	Coast live oak	5,4	Protected	10%	Low	Mostly dead.
364	Coast live oak	4	Protected	50%	Low	Small, stunted; searching for light; neighboring trees recently removed.
365	California bay	4	Protected	50%	Low	Small stunted; searching for light; neighboring trees recently removed.
366	Bailey acacia	5	Protected	10%	Low	Failed; topped.
367	Bailey acacia	7	Protected	30%	Low	Topped; dead branches and decay.
368	Bailey acacia	5	Protected	30%	Low	Topped; dead branches and decay.
369	Bailey acacia	7,7,7,6	Protected	30%	Low	Poor form and structure; multiple trunks arise from base with poorly attached connections.
370	Bailey acacia	10	Protected	30%	Low	Most of base removed; one stem remaining leaning heavily north.
371	Plum	5,4	Protected	30%	Low	Codominant trunks arise from 3 feet; bowed heavily east.

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Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Suitability for Preservation	Comments
372	Coast live oak	9,8	Protected	50%	Low	Codominant trunks arise from 1 foot; partially covered in ivy; small crown; interior tree.
373	California bay	8	Protected	30%	Low	Completely covered in ivy.
374	Coast redwood	10	Protected	90%	High	Good young tree.
375	Coast redwood	14	Protected	90%	High	Good form and structure; dense crown.

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
1	Coast redwood	40	Protected	50%	Preserve	Outside of grading	~30
2	California bay	8,8,7	Protected	50%	Preserve	Outside of grading	~30
3	California bay	6,5	Protected	30%	Preserve	Outside of grading	~30
4	Valley oak	17	Protected	50%	Preserve	Outside of grading	~30
5	Valley oak	14	Protected	30%	Remove	Grading	~20
6	Coast live oak	23	Protected	70%	Preserve	Outside of grading	~30
7	Blue gum	40	Protected	30%	Remove	Road	~30
8	Blue gum	38	Protected	30%	Remove	Road	~30
9	Blue gum	20,7	Exception	30%	Remove	Road	~20
10	Blue gum	54	Protected	30%	Remove	Road	~50
11	Blue gum	28	Protected	30%	Remove	Road	~30
12	Blue gum	39	Protected	30%	Remove	Road	~30
13	Canary Island pine	21	Protected	70%	REMOVED	Removed 2019	~30
14	Coast live oak	15	Protected	50%	Remove	Road	~20
15	California bay	10	Protected	50%	Remove	Road	~20
16	California bay	10	Protected	50%	Remove	Grading	~20
17	California bay	9,9	Protected	30%	Remove	Grading	~20
18	California bay	5	Protected	10%	Remove	Grading	~20
19	California bay	13,8	Protected	50%	Preserve	Not developing slope	~30
20	California bay	11	Protected	30%	Remove	Grading	~20
21	California bay	13	Protected	30%	Preserve	Not developing slope	~30
22	California buckeye	9	Protected	50%	Preserve	Not developing slope	~30
23	California bay	7	Protected	30%	Preserve	Not developing slope	~50
24	California bay	17,16	Protected	70%	Preserve	Not developing slope	~50
25	California bay	11	Protected	30%	Preserve	Not developing slope	~20
26	California bay	12	Protected	50%	Preserve	Not developing slope	~20
27	California bay	7	Protected	10%	Preserve	Not developing slope	~20

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
28	California bay	8	Protected	10%	Preserve	Not developing slope	~20
29	California bay	12,7,6	Protected	10%	Preserve	Not developing slope	~50
30	Valley oak	34	Large Protected	70%	Preserve	Not developing slope	~60
31	California bay	16	Protected	50%	Preserve	Not developing slope	~30
32	California bay	8	Protected	50%	Preserve	Not developing slope	~20
33	California bay	14,6	Protected	50%	Preserve	Not developing slope	~20
34	California bay	8	Protected	30%	Preserve	Not developing slope	~20
35	California bay	11,10,7	Protected	50%	Preserve	Not developing slope	~30
36	Coast live oak	19	Protected	50%	Preserve	Not developing slope	~30
37	California bay	10	Protected	30%	Preserve	Not developing slope	~20
38	Blue oak	19	Protected	30%	Preserve	Not developing slope	~20
39	Coast live oak	27	Large Protected	50%	Preserve	Not developing slope	~30
40	Valley oak	17	Protected	30%	Preserve	Not developing slope	~20
41	California bay	8,5,4	Protected	50%	Preserve	Not developing slope	~20
42	California bay	5	Protected	50%	Preserve	Not developing slope	~20
43	Valley oak	14	Protected	50%	Preserve	Not developing slope	~30
44	Coast live oak	22	Protected	50%	Preserve	Not developing slope	~50
45	California bay	6,5	Protected	50%	Preserve	Not developing slope	~20
46	California bay	6	Protected	50%	Preserve	Not developing slope	~20
47	Valley oak	17,13	Protected	50%	Preserve	Not developing slope	~50
48	California bay	22,12	Protected	10%	Preserve	Not developing slope	~50
49	California bay	7	Protected	50%	Preserve	Not developing slope	~20
50	California bay	7	Protected	50%	Preserve	Not developing slope	~20
51	California bay	7	Protected	30%	Preserve	Not developing slope	~30
52	California bay	9	Protected	30%	Preserve	Not developing slope	~30
53	California bay	10	Protected	50%	Preserve	Not developing slope	~20
54	California bay	13,9	Protected	50%	Preserve	Not developing slope	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
55	California bay	6,5,5,4	Protected	50%	Preserve	Not developing slope	~30
56	California bay	7	Protected	30%	Preserve	Not developing slope	~30
57	California bay	9,8	Protected	30%	Preserve	Not developing slope	~30
58	California bay	12	Protected	30%	Preserve	Not developing slope	~30
59	Coast live oak	27,16	Large Protected	50%	Preserve	Not developing slope	~60
60	California bay	14	Protected	10%	Preserve	Not developing slope	~20
61	California bay	15	Protected	30%	Preserve	Not developing slope	~30
62	California bay	13	Protected	30%	Preserve	Not developing slope	~30
63	California bay	6	Protected	50%	Preserve	Not developing slope	~20
64	California bay	10,9	Protected	50%	Preserve	Not developing slope	~30
65	California bay	9	Protected	30%	Preserve	Not developing slope	~30
66	California bay	11	Protected	30%	Preserve	Not developing slope	~20
67	Olive	5,4,3,2	Exception	30%	Preserve	Not developing slope	~20
68	California bay	6	Protected	50%	Preserve	Not developing slope	~20
69	California bay	7	Protected	30%	Preserve	Not developing slope	~20
70	Coast live oak	6	Protected	50%	Preserve	Not developing slope	~20
71	California bay	17,8	Protected	50%	Preserve	Not developing slope	~30
72	Valley oak	33	Large Protected	70%	Preserve	Not developing slope	~60
73	Olive	5	Exception	50%	REMOVED	Removed 2019	~10
74	Coast live oak	6	Protected	50%	Preserve	Not developing slope	~20
75	Coast live oak	30	Large Protected	50%	Preserve	Not developing slope	~50
76	Monterey pine	15	Protected	50%	REMOVED	Removed 2019	~20
77	Monterey pine	17	Protected	50%	REMOVED	Removed 2019	~20
78	Coast redwood	7	Protected	90%	Remove	Road	~10
79	Coast redwood	13	Protected	90%	Remove	Grading	~20
80	Blue oak	12	Protected	50%	Remove	Road	~20
81	Coast redwood	5	Protected	90%	Remove	Grading	~10

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
82	Coast redwood	7	Protected	30%	Preserve	Not developing slope	~20
83	Monterey pine	14	Protected	50%	REMOVED	Removed 2019	~20
84	Bigleaf maple	9	Protected	30%	Preserve	Not developing slope	~30
85	Coast redwood	7	Protected	90%	Preserve	Not developing slope	~10
86	Valley oak	19	Protected	70%	Preserve	Not developing slope	~50
87	Coast redwood	10	Protected	90%	Preserve	Not developing slope	~20
88	Monterey pine	8	Protected	50%	REMOVED	Removed 2019	~20
89	Monterey pine	8	Protected	50%	REMOVED	Removed 2019	~20
90	Blackwood acacia	10,6	Exception	30%	REMOVED	Removed 2019	~20
91	Blackwood acacia	5	Exception	30%	REMOVED	Removed 2019	~20
92	Blackwood acacia	8,7,4	Exception	30%	REMOVED	Removed 2019	~20
93	Blackwood acacia	5,5,5,4	Exception	30%	REMOVED	Removed 2019	~20
94	California bay	10	Protected	30%	Preserve	Not developing slope	~20
95	California bay	16	Protected	30%	Preserve	Not developing slope	~30
96	California bay	5	Protected	10%	Preserve	Not developing slope	~10
97	California bay	10,6,5 4 4	Protected	50%	Preserve	Not developing slope	~30
98	Valley oak	17,16	Protected	50%	Preserve	Not developing slope	~50
99	California bay	7,6,6,5	Protected	50%	Preserve	Not developing slope	~30
100	California bay	6	Protected	50%	Preserve	Not developing slope	~20
101	California bay	5	Protected	70%	Preserve	Not developing slope	~20
102	California bay	5,5,5,4,4,3,3,2,2	Protected	70%	Preserve	Not developing slope	~50
103	Coast redwood	9	Protected	50%	Preserve	Not developing slope	~20
104	Coast redwood	8	Protected	90%	Preserve	Not developing slope	~20
105	Coast redwood	9	Protected	90%	Preserve	Not developing slope	~20
106	Coast redwood	10	Protected	90%	Preserve	Not developing slope	~20
107	Coast redwood	8	Protected	90%	Preserve	Not developing slope	~20
108	Coast redwood	4	Protected	90%	Preserve	Not developing slope	~10

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
109	Grecian laurel	10,9,9	Protected	30%	Preserve	Not developing slope	~20
110	Grecian laurel	6,6,5,5,4,3,3,2	Protected	30%	Preserve	Not developing slope	~20
111	Grecian laurel	5,4,4,4,4,4,3,3,3	Protected	30%	Preserve	Not developing slope	~20
112	Olive	6	Exception	50%	Preserve	Not developing slope	~10
113	Olive	12,7	Exception	50%	Preserve	Not developing slope	~20
114	Olive	10,6,5,4,3,2,2,2	Exception	50%	Preserve	Not developing slope	~20
115	Valley oak	21	Protected	50%	Preserve	Not developing slope	~30
116	Blue gum	47,32,17	Large Protected	50%	Preserve	Not developing slope	~60
117	Bronze loquat	6	Protected	30%	Preserve	Not developing slope	~20
118	Coast live oak	19,15	Protected	70%	Preserve	Not developing slope	~50
119	Coast live oak	19	Protected	70%	Preserve	Not developing slope	~50
120	Valley oak	14	Protected	50%	Preserve	Not developing slope	~30
121	Valley oak	19	Protected	50%	Preserve	Not developing slope	~30
122	Coast live oak	11	Protected	50%	Preserve	Not developing slope	~20
123	Olive	7,7,5,4,4,3	Exception	50%	Preserve	Not developing slope	~20
124	Coast live oak	25	Large Protected	10%	Preserve	Not developing slope	~30
125	Coast redwood	19	Protected	10%	Remove	Grading	~20
126	Coast live oak	7,7	Protected	10%	Preserve	Not developing slope	~20
127	Coast live oak	8	Protected	10%	Preserve	Not developing slope	~20
128	Canary Island pine	28	Protected	70%	REMOVED	Removed 2019	~30
129	Coast live oak	15	Protected	50%	Remove	Road	~30
130	Canary Island pine	23	Protected	70%	REMOVED	Removed 2019	~30
131	Canary Island pine	26	Protected	30%	REMOVED	Removed 2019	~30
132	Coast redwood	7	Protected	90%	Remove	Road	~20
133	Canary Island pine	22	Protected	70%	REMOVED	Removed 2019	~30
134	Coast live oak	18	Protected	70%	Remove	Road	~50
135	Canary Island pine	22	Protected	70%	REMOVED	Removed 2019	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
136	Canary Island pine	23	Protected	70%	REMOVED	Removed 2019	~30
137	Canary Island pine	21	Protected	70%	REMOVED	Removed 2019	~30
138	Canary Island pine	21	Protected	70%	REMOVED	Removed 2019	~30
139	Bronze loquat	5,3,3,3	Protected	50%	Remove	Road	~20
140	Bronze loquat	6,4,2	Protected	30%	Remove	Road	~20
141	Crabapple	8	Exception	70%	Remove	Grading	~30
142	Coast live oak	18	Protected	70%	Remove	Grading	~30
143	Coast live oak	16	Protected	70%	Remove	Grading	~30
144	Canary Island pine	18	Protected	50%	REMOVED	Removed 2019	~30
145	Canary Island pine	22	Protected	70%	REMOVED	Removed 2019	~30
146	Canary Island pine	26	Protected	70%	REMOVED	Removed 2019	~30
147	Douglas fir	18	Protected	70%	Remove	Grading	~30
148	Douglas fir	29	Protected	70%	Remove	Grading	~30
149	Hollywood juniper	9,5	Protected	70%	Remove	Grading	~30
150	Douglas fir	15	Protected	50%	Remove	Grading	~30
151	Douglas fir	15	Protected	30%	Remove	Grading	~30
152	Douglas fir	18	Protected	50%	Remove	Grading	~30
153	Douglas fir	14	Protected	50%	Remove	Grading	~30
154	Valley oak	11	Protected	70%	Remove	Grading	~30
155	Silk oak	11	Protected	50%	Remove	Grading	~30
156	Coast live oak	17	Protected	70%	Remove	Grading	~30
157	Coast live oak	15	Protected	30%	Remove	Grading	~50
158	Douglas fir	22	Protected	30%	Remove	Grading	~30
159	Coast live oak	21	Protected	50%	Remove	Building	~30
160	Valley oak	21	Protected	50%	Remove	Building	~50
161	Valley oak	16	Protected	30%	Remove	Grading	~30
162	Coast live oak	20	Protected	50%	Remove	Grading	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
163	Italian cypress	5	Protected	90%	Remove	Grading	~10
164	Italian cypress	6	Protected	90%	Remove	Grading	~10
165	Italian cypress	6	Protected	90%	Remove	Grading	~10
166	Italian cypress	5	Protected	90%	Remove	Grading	~10
167	Monterey pine	4	Protected	90%	REMOVED	Removed 2019	~20
168	Red horsechestnut	5,2	Protected	90%	Remove	Building	~20
169	Coast live oak	7	Protected	50%	Remove	Grading	~20
170	California bay	17,10,6	Protected	30%	Preserve	Not developing slope	~50
171	California bay	7,7,7,6,5,5,5,5	Protected	30%	Preserve	Not developing slope	~30
172	California bay	8,5,5,4	Protected	30%	Preserve	Not developing slope	~30
173	California bay	16	Protected	50%	Remove	Grading	~30
174	Coast live oak	8	Protected	70%	Remove	Grading	~20
175	Coast live oak	15	Protected	30%	Remove	Grading	~30
176	Sugar gum	17,16	Protected	50%	Remove	Grading	~30
177	Sugar gum	12,11,11,11	Protected	30%	Remove	Grading	~50
178	Deodar cedar	6	Protected	90%	Remove	Grading	~20
179	Coast live oak	14	Protected	50%	Remove	Grading	~30
180	Italian cypress	5	Protected	90%	Remove	Grading	~10
181	Sitka spruce	6	Protected	70%	Remove	Building	~10
182	Italian stone pine	22	Protected	50%	REMOVED	Removed 2019	~30
183	Italian stone pine	19	Protected	50%	REMOVED	Removed 2019	~30
184	Red ironbark	13	Exception	10%	Remove	Building	~20
185	Incense cedar	11	Protected	90%	Remove	Grading	~20
186	Italian cypress	5	Protected	50%	Remove	Grading	~10
187	Italian cypress	5	Protected	90%	Remove	Grading	~10
188	Blackwood acacia	4	Exception	70%	REMOVED	Removed 2019	~10
189	Coast live oak	19	Protected	50%	Remove	Grading	~50

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
190	Red ironbark	13	Exception	10%	Remove	Grading	~30
191	Blackwood acacia	17	Exception	50%	REMOVED	Removed 2019	~30
192	Red ironbark	14	Exception	10%	Remove	Grading	~30
193	Hollywood juniper	17	Protected	70%	Remove	Grading	~20
194	Hollywood juniper	5,5,4,3,3,3	Protected	50%	Remove	Building	~20
195	Hollywood juniper	11,7	Protected	50%	Remove	Building	~20
196	Blue blossom	5,4,4	Protected	30%	Remove	Building	~20
197	Hollywood juniper	18	Protected	50%	Remove	Building	~20
198	Hollywood juniper	13	Protected	50%	Remove	Building	~20
199	Hollywood juniper	11	Protected	50%	Remove	Building	~20
200	Hollywood juniper	10	Protected	50%	Remove	Building	~20
201	Hollywood juniper	12	Protected	50%	Remove	Building	~20
202	Hollywood juniper	13	Protected	50%	Remove	Building	~20
203	Crabapple	4,3	Exception	70%	Remove	Building	~20
204	Sawleaf zelkova	23	Protected	50%	Remove	Grading	~50
205	Sawleaf zelkova	22	Protected	30%	Remove	Grading	~50
206	Valley oak	24	Large Protected	70%	Remove	Grading	~50
207	Sawleaf zelkova	19	Protected	30%	Remove	Grading	~50
208	Sawleaf zelkova	18	Protected	30%	Remove	Grading	~50
209	Mayten	7	Protected	30%	Remove	Building	~20
210	Italian cypress	14	Protected	70%	Remove	Building	~10
211	Italian cypress	14	Protected	70%	Remove	Building	~10
212	Crabapple	12	Exception	50%	Remove	Building	~20
213	Crabapple	11	Exception	50%	Remove	Building	~20
214	Crabapple	11	Exception	30%	Remove	Building	~20
215	Coast live oak	22,22	Protected	50%	Remove	Road	~50
216	California bay	10	Protected	50%	Remove	Road	~20

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
217	Brazilian pepper	5	Protected	50%	REMOVED	Removed 2019	~20
218	Loquat	6	Protected	70%	Remove	Building	~20
219	Blue gum	36	Protected	50%	REMOVED	Removed 2019	~50
220	Blue gum	62	Large Protected	50%	REMOVED	Removed 2019	~60
221	Blue gum	36	Protected	50%	REMOVED	Removed 2019	~50
222	African fern-pine	5	Protected	70%	Remove	Building	~20
223	California bay	13	Protected	50%	Remove	Road	~20
224	California bay	13,13	Protected	50%	Remove	Road	~30
225	Coast live oak	20	Protected	70%	Remove	Road	~50
226	Red horsechestnut	8	Protected	30%	Remove	Grading	~20
227	Red horsechestnut	8	Protected	30%	Remove	Grading	~20
228	Red horsechestnut	5	Protected	50%	Remove	Grading	~20
229	Coast live oak	23	Protected	70%	Remove	Grading	~30
230	Red ironbark	22	Exception	30%	Remove	Road	~30
231	Red ironbark	5,5,5,5,4	Exception	30%	Remove	Road	~20
232	Purpleleaf plum	4	Protected	30%	REMOVED	Removed 2019	~10
233	Red ironbark	19	Exception	50%	Remove	Road	~50
234	Coast live oak	10,9	Protected	50%	Remove	Grading	~20
235	Toyon	6,5,4,4	Protected	50%	Preserve	Not developing slope	~20
236	California bay	12	Protected	50%	Preserve	Not developing slope	~30
237	California bay	11	Protected	50%	Preserve	Not developing slope	~20
238	Coast live oak	14	Protected	50%	Preserve	Not developing slope	~30
239	Olive	10,5,5	Exception	50%	Preserve	Not developing slope	~20
240	Coast live oak	28	Large Protected	50%	Remove	Grading	~50
241	California bay	6	Protected	50%	Remove	Grading	~20
242	California bay	5	Protected	50%	Preserve	Not developing slope	~20
243	Coast live oak	27	Large Protected	10%	Remove	Grading	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
244	Valley oak	15	Protected	30%	Remove	Grading	~20
245	Coast live oak	4,4,4,3,3,2,2,2	Protected	30%	Remove	Grading	~20
246	Valley oak	26	Large Protected	50%	Remove	Grading	~30
247	Coast live oak	16	Protected	50%	Preserve	Not developing slope	~30
248	Coast live oak	6,5,3	Protected	30%	Remove	Grading	~20
249	Victorian box	5,4,4,4,4,3,2	Protected	30%	Remove	Road	~20
250	Blue gum	50	Large Protected	30%	REMOVED	Removed 2019	~50
251	Valley oak	28	Large Protected	70%	Preserve	Outside of grading	~50
252	Crabapple	5	Exception	50%	Remove	Grading	~20
253	Plum	6,5,3	Exception	50%	Remove	Grading	~20
254	Crabapple	7	Exception	30%	Remove	Grading	~20
255	Crabapple	11	Exception	50%	Remove	Grading	~30
256	Bottlebrush	4,4	Protected	70%	Remove	Building	~20
257	Aleppo pine	6	Protected	30%	REMOVED	Removed 2019	~20
258	Victorian box	4,3	Protected	50%	Remove	Building	~20
259	Victorian box	6,5,2,2	Protected	50%	Remove	Building	~20
260	Blue gum	52	Large Protected	50%	Preserve	Outside of grading	~50
261	Jacaranda	7	Protected	50%	Preserve	Outside of grading	~20
262	Portugal laurel	6,5,4,4,4	Protected	30%	Preserve	Outside of grading	~20
263	Japanese flowering cherry	10	Protected	50%	Remove	Grading	~20
264	Coast live oak	20	Protected	70%	Remove	Grading	~30
265	Cherry	12	Exception	30%	Remove	Grading	~20
266	California black walnut	8	Protected	30%	Remove	Grading	~20
267	Coast live oak	7	Protected	50%	Remove	Grading	~10
268	California bay	5	Protected	50%	Remove	Grading	~10
269	African sumac	12	Protected	10%	Remove	Grading	~30
270	African sumac	9,9	Protected	10%	Remove	Grading	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
271	Coast live oak	11	Protected	50%	Remove	Grading	~20
272	Coast live oak	13	Protected	50%	Remove	Grading	~20
273	African sumac	13,11	Protected	50%	Remove	Grading	~20
274	Glossy privet	8,5	Exception	50%	REMOVED	Removed 2019	~20
275	African sumac	9,7	Protected	10%	Remove	Grading	~20
276	Crabapple	13	Exception	70%	Remove	Road	~20
277	Crabapple	13	Exception	70%	Remove	Road	~20
278	California bay	6,5	Protected	70%	Remove	Building	~20
279	Flowering dogwood	9,4	Protected	70%	Remove	Road	~20
280	Coast live oak	12,10	Protected	50%	Remove	Grading	~30
281	California bay	6,4,3,2	Protected	50%	Remove	Grading	~20
282	Coast live oak	15	Protected	70%	Remove	Grading	~30
283	Coast live oak	9	Protected	50%	Remove	Grading	~20
284	Windmill palm	5	Exception	90%	Remove	Building	~20
285	African fern-pine	4	Protected	30%	Remove	Building	~10
286	Hollywood juniper	12,6,5	Protected	50%	Remove	Building	~20
287	Red maple	12	Protected	70%	Remove	Building	~30
288	White willow	24	Protected	70%	Remove	Building	~50
289	Valley oak	28	Large Protected	30%	Remove	Grading	~30
290	Sweetgum	15	Protected	70%	Remove	Grading	~30
291	Sweetgum	20	Protected	50%	Remove	Grading	~30
292	Coast live oak	15	Protected	30%	Remove	Grading	~30
293	Ginkgo	5	Protected	50%	Remove	Building	~20
294	Coast live oak	19	Protected	30%	Preserve	Outside of grading	~30
295	California bay	6	Protected	30%	Preserve	Outside of grading	~20
296	Coast live oak	26,25,17	Large Protected	50%	Remove	Grading	~60
297	Arroyo willow	18,16	Protected	30%	Remove	Grading	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
298	Coast live oak	18	Protected	50%	Remove	Grading	~30
299	African fern-pine	8	Protected	30%	Remove	Road	~20
300	African fern-pine	8	Protected	30%	Remove	Road	~20
301	Japanese maple	5	Protected	50%	Remove	Building	~20
302	Crabapple	9	Exception	50%	Remove	Building	~20
303	Coast live oak	19	Protected	50%	Remove	Building	~30
304	Coast live oak	13	Protected	50%	Remove	Grading	~20
305	Coast live oak	5	Protected	30%	Remove	Grading	~20
306	Coast live oak	9	Protected	30%	Remove	Grading	~20
307	Coast live oak	4	Protected	30%	Remove	Grading	~20
308	Coast live oak	12	Protected	10%	Remove	Grading	~20
309	Sugar gum	33	Protected	30%	Remove	Grading	~50
310	Sugar gum	33	Protected	30%	Remove	Grading	~50
311	Coast live oak	8	Protected	50%	Remove	Grading	~20
312	Coast live oak	12	Protected	50%	Remove	Grading	~30
313	Coast live oak	17	Protected	50%	Remove	Road	~30
314	California bay	18,14	Protected	70%	Remove	Road	~30
315	California bay	9	Protected	50%	Remove	Road	~20
316	California bay	11	Protected	50%	Remove	Road	~20
317	Valley oak	18	Protected	30%	Remove	Road	~30
318	Coast live oak	14	Protected	50%	Remove	Road	~20
319	California bay	9,6,5	Protected	50%	Remove	Road	~20
320	California bay	9	Protected	50%	Remove	Grading	~20
321	Coast live oak	14	Protected	30%	Remove	Road	~20
322	California bay	19	Protected	50%	Remove	Grading	~30
323	Coast live oak	10	Protected	50%	Remove	Road	~20
324	Valley oak	13	Protected	30%	Remove	Road	~30

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
325	Coast live oak	8	Protected	30%	Remove	Road	~20
326	Coast live oak	13	Protected	30%	Remove	Road	~20
327	California bay	10	Protected	30%	Remove	Road	~20
328	California bay	12	Protected	30%	Remove	Grading	~20
329	Coast live oak	8	Protected	30%	Remove	Grading	~20
330	California bay	10	Protected	30%	Remove	Grading	~20
331	Coast live oak	17,14	Protected	70%	Remove	Grading	~30
332	Purpleleaf plum	8	Protected	30%	REMOVED	Removed 2019	~20
333	Coast live oak	27	Protected	10%	Remove	Grading	~30
334	California bay	12,11	Protected	30%	Remove	Grading	~30
335	Coast live oak	10	Protected	30%	Remove	Grading	~20
336	California bay	10	Protected	50%	Remove	Grading	~20
337	Coast live oak	22,10	Protected	30%	Remove	Grading	~30
338	California bay	11	Protected	50%	Remove	Grading	~20
339	Coast live oak	15	Protected	50%	Remove	Grading	~20
340	Blackwood acacia	5	Exception	70%	REMOVED	Removed 2019	~20
341	California bay	12	Protected	50%	Remove	Grading	~20
342	California bay	12	Protected	50%	Remove	Grading	~20
343	Coast live oak	14	Protected	50%	Remove	Grading	~30
344	Coast live oak	18	Protected	70%	Remove	Road	~30
345	Coast live oak	8	Protected	10%	Remove	Grading	~10
346	Olive	9,7	Protected	50%	REMOVED	Removed 2019	~20
347	Coast live oak	5	Protected	30%	Remove	Grading	~10
348	Marina madrone	14	Protected	90%	Remove	Building	~20
349	Valley oak	34	Large Protected	30%	Remove	Building	~30
350	Valley oak	37	Large Protected	50%	Remove	Grading	~50
351	Coast live oak	9	Protected	50%	Remove	Grading	~20

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Condition out of 100%	Disposition	Comment	Approx. crown diameter (feet)
352	Coast live oak	10	Protected	30%	Remove	Grading	~20
353	Coast live oak	13	Protected	50%	Remove	Grading	~20
354	New Zealand cabbage pal	5	Exception	30%	REMOVED	Removed 2019	~10
355	Hackberry	6	Protected	10%	Remove	Road	~10
356	Hackberry	9	Protected	30%	Remove	Road	~20
357	Italian cypress	6	Protected	90%	Remove	Road	~10
358	Italian cypress	8	Protected	90%	Remove	Road	~10
359	California bay	10	Protected	30%	Remove	Road	~20
360	California bay	9	Protected	50%	Remove	Road	~20
361	California bay	8	Protected	30%	Remove	Road	~20
362	California buckeye	9	Protected	50%	Remove	Road	~20
363	Coast live oak	5,4	Protected	10%	Remove	Grading	~20
364	Coast live oak	4	Protected	50%	Preserve	Not developing slope	~10
365	California bay	4	Protected	50%	Remove	Grading	~10
366	Bailey acacia	5	Protected	10%	REMOVED	Removed 2019	~10
367	Bailey acacia	7	Protected	30%	REMOVED	Removed 2019	~20
368	Bailey acacia	5	Protected	30%	REMOVED	Removed 2019	~20
369	Bailey acacia	7,7,7,6	Protected	30%	REMOVED	Removed 2019	~30
370	Bailey acacia	1	Protected	30%	REMOVED	Removed 2019	~30
371	Plum	5,4	Protected	30%	Preserve	Not developing slope	~20
372	Coast live oak	9,8	Protected	50%	Remove	Grading	~20
373	California bay	8	Protected	30%	Remove	Grading	~10
374	Coast redwood	10	Protected	90%	Preserve	Not developing slope	~20
375	Coast redwood	14	Protected	90%	Preserve	Not developing slope	~20

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
1	Coast redwood	40	Protected	$ 14,800
2	California bay	8,8,7	Protected	$ 3,000
3	California bay	6,5	Protected	$ 650
4	Valley oak	17	Protected	$ 6,200
5	Valley oak	14	Protected	$ 2,550
6	Coast live oak	23	Protected	$ 9,400
7	Blue gum	40	Protected	$ 2,950
8	Blue gum	38	Protected	$ 2,750
9	Blue gum	20,7	Exception	$ 900
10	Blue gum	54	Protected	$ 4,300
11	Blue gum	28	Protected	$ 1,600
12	Blue gum	39	Protected	$ 2,850
13	Canary Island pine	21	Protected	$ 7,850
14	Coast live oak	15	Protected	$ 2,900
15	California bay	10	Protected	$ 1,700
16	California bay	10	Protected	$ 1,700
17	California bay	9,9	Protected	$ 1,650
18	California bay	5	Protected	$ 100
19	California bay	13,8	Protected	$ 3,900
20	California bay	11	Protected	$ 1,250
21	California bay	13	Protected	$ 1,200
22	California buckeye	9	Protected	$ 950
23	California bay	7	Protected	$ 350
24	California bay	17,16	Protected	$ 8,750
25	California bay	11	Protected	$ 850
26	California bay	12	Protected	$ 2,100
27	California bay	7	Protected	$ 150
28	California bay	8	Protected	$ 150
29	California bay	12,7,6	Protected	$ 650
30	Valley oak	34	Large Protected	$ 23,150
31	California bay	16	Protected	$ 2,950
32	California bay	8	Protected	$ 950
33	California bay	14,6	Protected	$ 3,350
34	California bay	8	Protected	$ 450
35	California bay	11,10,7	Protected	$ 3,100
36	Coast live oak	19	Protected	$ 3,950
37	California bay	10	Protected	$ 900
38	Blue oak	19	Protected	$ 3,100

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
39	Coast live oak	27	Large Protected	$ 7,950
40	Valley oak	17	Protected	$ 3,200
41	California bay	8,5,4	Protected	$ 1,250
42	California bay	5	Protected	$ 300
43	Valley oak	14	Protected	$ 2,900
44	Coast live oak	22	Protected	$ 4,250
45	California bay	6,5	Protected	$ 750
46	California bay	6	Protected	$ 450
47	Valley oak	17,13	Protected	$ 6,750
48	California bay	22,12	Protected	$ 1,450
49	California bay	7	Protected	$ 600
50	California bay	7	Protected	$ 600
51	California bay	7	Protected	$ 350
52	California bay	9	Protected	$ 700
53	California bay	10	Protected	$ 1,450
54	California bay	13,9	Protected	$ 3,600
55	California bay	6,5,5,4	Protected	$ 1,500
56	California bay	7	Protected	$ 350
57	California bay	9,8	Protected	$ 1,000
58	California bay	12	Protected	$ 1,000
59	Coast live oak	27,16	Large Protected	$ 8,600
60	California bay	14	Protected	$ 450
61	California bay	15	Protected	$ 1,550
62	California bay	13	Protected	$ 1,450
63	California bay	6	Protected	$ 550
64	California bay	10,9	Protected	$ 2,600
65	California bay	9	Protected	$ 600
66	California bay	11	Protected	$ 850
67	Olive	5,4,3,2	Exception	$ 250
68	California bay	6	Protected	$ 450
69	California bay	7	Protected	$ 450
70	Coast live oak	6	Protected	$ 450
71	California bay	17,8	Protected	$ 6,750
72	Valley oak	33	Large Protected	$ 36,300
73	Olive	5	Exception	$ 350
74	Coast live oak	6	Protected	$ 600

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
			Large	
75	Coast live oak	30	Protected	$ 13,000
76	Monterey pine	15	Protected	$ 750
77	Monterey pine	17	Protected	$ 1,000
78	Coast redwood	7	Protected	$ 1,000
79	Coast redwood	13	Protected	$ 2,200
80	Blue oak	12	Protected	$ 2,450
81	Coast redwood	5	Protected	$ 550
82	Coast redwood	7	Protected	$ 250
83	Monterey pine	14	Protected	$ 450
84	Bigleaf maple	9	Protected	$ 150
85	Coast redwood	7	Protected	$ 700
86	Valley oak	19	Protected	$ 7,500
87	Coast redwood	10	Protected	$ 1,300
88	Monterey pine	8	Protected	$ 150
89	Monterey pine	8	Protected	$ 150
90	Blackwood acacia	10,6	Exception	$ 250
91	Blackwood acacia	5	Exception	$ 50
92	Blackwood acacia	8,7,4	Exception	$ 250
93	Blackwood acacia	5,5,5,4	Exception	$ 150
94	California bay	10	Protected	$ 700
95	California bay	16	Protected	$ 1,800
96	California bay	5	Protected	$ 50
97	California bay	10,6,5 4 4	Protected	$ 2,250
98	Valley oak	17,16	Protected	$ 13,300
99	California bay	7,6,6,5	Protected	$ 2,800
100	California bay	6	Protected	$ 750
101	California bay	5	Protected	$ 750
102	California bay	5,5,5,4,4,3,3,2,2	Protected	$ 2,500
103	Coast redwood	9	Protected	$ 1,000
104	Coast redwood	8	Protected	$ 1,450
105	Coast redwood	9	Protected	$ 1,800
106	Coast redwood	10	Protected	$ 1,500
107	Coast redwood	8	Protected	$ 1,450
108	Coast redwood	4	Protected	$ 450
109	Grecian laurel	10,9,9	Protected	$ 2,050
110	Grecian laurel	6,6,5,5,4,3,3,2	Protected	$ 950
111	Grecian laurel	5,4,4,4,4,4,3,3,3	Protected	$ 600
112	Olive	6	Exception	$ 450
113	Olive	12,7	Exception	$ 2,200

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
114	Olive	10,6,5,4,3,2,2,2	Exception	$ 2,050
115	Valley oak	21	Protected	$ 10,800
116	Blue gum	47,32,17	Protected Large	$ 11,950
117	Bronze loquat	6	Protected	$ 400
118	Coast live oak	19,15	Protected	$ 11,850
119	Coast live oak	19	Protected	$ 6,450
120	Valley oak	14	Protected	$ 4,850
121	Valley oak	19	Protected	$ 8,850
122	Coast live oak	11	Protected	$ 1,600
123	Olive	7,7,5,4,4,3	Exception	$ 1,600
124	Coast live oak	25	Protected Large	$ 1,800
125	Coast redwood	19	Protected	$ 850
126	Coast live oak	7,7	Protected	$ 300
127	Coast live oak	8	Protected	$ 200
128	Canary Island pine	28	Protected	$ 13,900
129	Coast live oak	15	Protected	$ 3,300
130	Canary Island pine	23	Protected	$ 10,700
131	Canary Island pine	26	Protected	$ 5,850
132	Coast redwood	7	Protected	$ 1,000
133	Canary Island pine	22	Protected	$ 9,800
134	Coast live oak	18	Protected	$ 6,600
135	Canary Island pine	22	Protected	$ 8,600
136	Canary Island pine	23	Protected	$ 9,400
137	Canary Island pine	21	Protected	$ 7,850
138	Canary Island pine	21	Protected	$ 7,850
139	Bronze loquat	5,3,3,3	Protected	$ 900
140	Bronze loquat	6,4,2	Protected	$ 600
141	Crabapple	8	Exception	$ 1,200
142	Coast live oak	18	Protected	$ 5,800
143	Coast live oak	16	Protected	$ 3,550
144	Canary Island pine	18	Protected	$ 3,200
145	Canary Island pine	22	Protected	$ 6,650
146	Canary Island pine	26	Protected	$ 9,300
147	Douglas fir	18	Protected	$ 2,600
148	Douglas fir	29	Protected	$ 6,650
149	Hollywood juniper	9,5	Protected	$ 850
150	Douglas fir	15	Protected	$ 1,300
151	Douglas fir	15	Protected	$ 750

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
152	Douglas fir	18	Protected	$ 1,850
153	Douglas fir	14	Protected	$ 1,150
154	Valley oak	11	Protected	$ 3,700
155	Silk oak	11	Protected	$ 300
156	Coast live oak	17	Protected	$ 3,550
157	Coast live oak	15	Protected	$ 1,200
158	Douglas fir	22	Protected	$ 1,150
159	Coast live oak	21	Protected	$ 3,850
160	Valley oak	21	Protected	$ 6,500
161	Valley oak	16	Protected	$ 2,300
162	Coast live oak	20	Protected	$ 3,500
163	Italian cypress	5	Protected	$ 400
164	Italian cypress	6	Protected	$ 500
165	Italian cypress	6	Protected	$ 500
166	Italian cypress	5	Protected	$ 400
167	Monterey pine	4	Protected	$ 100
168	Red horsechestnut	5,2	Protected	$ 950
169	Coast live oak	7	Protected	$ 700
170	California bay	17,10,6	Protected	$ 4,250
171	California bay	7,7,7,6,5,5,5,5	Protected	$ 1,850
172	California bay	8,5,5,4	Protected	$ 1,300
173	California bay	16	Protected	$ 4,300
174	Coast live oak	8	Protected	$ 1,200
175	Coast live oak	15	Protected	$ 1,750
176	Sugar gum	17,16	Protected	$ 1,850
177	Sugar gum	12,11,11,11	Protected	$ 1,050
178	Deodar cedar	6	Protected	$ 900
179	Coast live oak	14	Protected	$ 2,550
180	Italian cypress	5	Protected	$ 400
181	Sitka spruce	6	Protected	$ 450
182	Italian stone pine	22	Protected	$ 2,950
183	Italian stone pine	19	Protected	$ 2,000
184	Red ironbark	13	Exception	$ 50
185	Incense cedar	11	Protected	$ 1,550
186	Italian cypress	5	Protected	$ 200
187	Italian cypress	5	Protected	$ 400
188	Blackwood acacia	4	Exception	$ 100
189	Coast live oak	19	Protected	$ 4,600
190	Red ironbark	13	Exception	$ 50
191	Blackwood acacia	17	Exception	$ 950

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
192	Red ironbark	14	Exception	$ 50
193	Hollywood juniper	17	Protected	$ 2,250
194	Hollywood juniper	5,5,4,3,3,3	Protected	$ 550
195	Hollywood juniper	11,7	Protected	$ 1,200
196	Blue blossom	5,4,4	Protected	$ 450
197	Hollywood juniper	18	Protected	$ 2,250
198	Hollywood juniper	13	Protected	$ 1,200
199	Hollywood juniper	11	Protected	$ 850
200	Hollywood juniper	10	Protected	$ 700
201	Hollywood juniper	12	Protected	$ 1,000
202	Hollywood juniper	13	Protected	$ 1,200
203	Crabapple	4,3	Exception	$ 600
204	Sawleaf zelkova	23	Protected	$ 7,950
205	Sawleaf zelkova	22	Protected	$ 4,350
206	Valley oak	24	Large Protected	$ 21,850
207	Sawleaf zelkova	19	Protected	$ 3,250
208	Sawleaf zelkova	18	Protected	$ 2,950
209	Mayten	7	Protected	$ 300
210	Italian cypress	14	Protected	$ 1,500
211	Italian cypress	14	Protected	$ 1,500
212	Crabapple	12	Exception	$ 1,450
213	Crabapple	11	Exception	$ 1,200
214	Crabapple	11	Exception	$ 750
215	Coast live oak	22,22	Protected	$ 12,250
216	California bay	10	Protected	$ 1,700
217	Brazilian pepper	5	Protected	$ 350
218	Loquat	6	Protected	$ 650
219	Blue gum	36	Protected	$ 3,250
220	Blue gum	62	Large Protected	$ 6,350
221	Blue gum	36	Protected	$ 3,250
222	African fern-pine	5	Protected	$ 650
223	California bay	13	Protected	$ 2,850
224	California bay	13,13	Protected	$ 5,650
225	Coast live oak	20	Protected	$ 7,150
226	Red horsechestnut	8	Protected	$ 850
227	Red horsechestnut	8	Protected	$ 850
228	Red horsechestnut	5	Protected	$ 600
229	Coast live oak	23	Protected	$ 7,300

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
230	Red ironbark	22	Exception	$ 700
231	Red ironbark	5,5,5,5,4	Exception	$ 150
232	Purpleleaf plum	4	Protected	$ 50
233	Red ironbark	19	Exception	$ 850
234	Coast live oak	10,9	Protected	$ 2,350
235	Toyon	6,5,4,4	Protected	$ 750
236	California bay	12	Protected	$ 2,450
237	California bay	11	Protected	$ 2,050
238	Coast live oak	14	Protected	$ 2,550
239	Olive	10,5,5	Exception	$ 1,500
240	Coast live oak	28	Protected Large	$ 9,900
241	California bay	6	Protected	$ 650
242	California bay	5	Protected	$ 450
243	Coast live oak	27	Protected Large	$ 1,850
244	Valley oak	15	Protected	$ 2,900
245	Coast live oak	4,4,4,3,3,2,2,2	Protected	$ 450
246	Valley oak	26	Protected Large	$ 14,450
247	Coast live oak	16	Protected	$ 3,300
248	Coast live oak	6,5,3	Protected	$ 500
249	Victorian box	5,4,4,4,4,3,2	Protected	$ 800
250	Blue gum	50	Protected Large	$ 3,400
251	Valley oak	28	Protected	$ 20,200
252	Crabapple	5	Exception	$ 300
253	Plum	6,5,3	Exception	$ 750
254	Crabapple	7	Exception	$ 300
255	Crabapple	11	Exception	$ 1,200
256	Bottlebrush	4,4	Protected	$ 500
257	Aleppo pine	6	Protected	$ 150
258	Victorian box	4,3	Protected	$ 400
259	Victorian box	6,5,2,2	Protected	$ 1,000
260	Blue gum	52	Protected Large	$ 5,950
261	Jacaranda	7	Protected	$ 300
262	Portugal laurel	6,5,4,4,4	Protected	$ 600
263	Japanese flowering cherry	10	Protected	$ 1,050

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
264	Coast live oak	20	Protected	$ 6,150
265	Cherry	12	Exception	$ 950
266	California black walnut	8	Protected	$ 200
267	Coast live oak	7	Protected	$ 600
268	California bay	5	Protected	$ 400
269	African sumac	12	Protected	$ 400
270	African sumac	9,9	Protected	$ 450
271	Coast live oak	11	Protected	$ 1,350
272	Coast live oak	13	Protected	$ 1,900
273	African sumac	13,11	Protected	$ 3,750
274	Glossy privet	8,5	Exception	$ 300
275	African sumac	9,7	Protected	$ 400
276	Crabapple	13	Exception	$ 2,350
277	Crabapple	13	Exception	$ 2,350
278	California bay	6,5	Protected	$ 1,450
279	Flowering dogwood	9,4	Protected	$ 1,200
280	Coast live oak	12,10	Protected	$ 2,150
281	California bay	6,4,3,2	Protected	$ 950
282	Coast live oak	15	Protected	$ 2,800
283	Coast live oak	9	Protected	$ 950
284	Windmill palm	5	Exception	$ 800
285	African fern-pine	4	Protected	$ 200
286	Hollywood juniper	12,6,5	Protected	$ 1,450
287	Red maple	12	Protected	$ 2,100
288	White willow	24	Protected	$ 3,450
289	Valley oak	28	Large Protected	$ 12,700
290	Sweetgum	15	Protected	$ 4,750
291	Sweetgum	20	Protected	$ 6,050
292	Coast live oak	15	Protected	$ 1,700
293	Ginkgo	5	Protected	$ 200
294	Coast live oak	19	Protected	$ 2,750
295	California bay	6	Protected	$ 400
296	Coast live oak	26,25,17	Large Protected	$ 20,050
297	Arroyo willow	18,16	Protected	$ 1,000
298	Coast live oak	18	Protected	$ 4,150
299	African fern-pine	8	Protected	$ 500
300	African fern-pine	8	Protected	$ 500
301	Japanese maple	5	Protected	$ 350

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
302	Crabapple	9	Exception	$ 800
303	Coast live oak	19	Protected	$ 3,550
304	Coast live oak	13	Protected	$ 1,700
305	Coast live oak	5	Protected	$ 150
306	Coast live oak	9	Protected	$ 450
307	Coast live oak	4	Protected	$ 100
308	Coast live oak	12	Protected	$ 250
309	Sugar gum	33	Protected	$ 1,500
310	Sugar gum	33	Protected	$ 1,500
311	Coast live oak	8	Protected	$ 600
312	Coast live oak	12	Protected	$ 1,300
313	Coast live oak	17	Protected	$ 2,550
314	California bay	18,14	Protected	$ 8,350
315	California bay	9	Protected	$ 950
316	California bay	11	Protected	$ 2,050
317	Valley oak	18	Protected	$ 4,200
318	Coast live oak	14	Protected	$ 2,550
319	California bay	9,6,5	Protected	$ 1,650
320	California bay	9	Protected	$ 1,400
321	Coast live oak	14	Protected	$ 1,500
322	California bay	19	Protected	$ 4,150
323	Coast live oak	10	Protected	$ 1,300
324	Valley oak	13	Protected	$ 2,200
325	Coast live oak	8	Protected	$ 500
326	Coast live oak	13	Protected	$ 1,300
327	California bay	10	Protected	$ 1,000
328	California bay	12	Protected	$ 1,000
329	Coast live oak	8	Protected	$ 350
330	California bay	10	Protected	$ 700
331	Coast live oak	17,14	Protected	$ 5,950
332	Purpleleaf plum	8	Protected	$ 200
333	Coast live oak	27	Protected	$ 1,250
334	California bay	12,11	Protected	$ 1,850
335	Coast live oak	10	Protected	$ 550
336	California bay	10	Protected	$ 1,200
337	Coast live oak	22,10	Protected	$ 3,050
338	California bay	11	Protected	$ 1,400
339	Coast live oak	15	Protected	$ 2,000
340	Blackwood acacia	5	Exception	$ 100
341	California bay	12	Protected	$ 1,700

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Status	Appraised Value
342	California bay	12	Protected	$ 1,700
343	Coast live oak	14	Protected	$ 1,750
344	Coast live oak	18	Protected	$ 5,800
345	Coast live oak	8	Protected	$ 150
346	Olive	9,7	Protected	$ 1,300
347	Coast live oak	5	Protected	$ 150
348	Marina madrone	14	Protected	$ 5,900
349	Valley oak	34	Protected Large	$ 11,150
350	Valley oak	37	Protected Large	$ 21,450
351	Coast live oak	9	Protected	$ 750
352	Coast live oak	10	Protected	$ 550
353	Coast live oak	13	Protected	$ 2,200
354	New Zealand cabbage pal	5	Exception	$ 50
355	Hackberry	6	Protected	$ 100
356	Hackberry	9	Protected	$ 500
357	Italian cypress	6	Protected	$ 500
358	Italian cypress	8	Protected	$ 850
359	California bay	10	Protected	$ 1,000
360	California bay	9	Protected	$ 1,400
361	California bay	8	Protected	$ 650
362	California buckeye	9	Protected	$ 1,400
363	Coast live oak	5,4	Protected	$ 100
364	Coast live oak	4	Protected	$ 250
365	California bay	4	Protected	$ 250
366	Bailey acacia	5	Protected	$ -
367	Bailey acacia	7	Protected	$ 50
368	Bailey acacia	5	Protected	$ -
369	Bailey acacia	7,7,7,6	Protected	$ 150
370	Bailey acacia	1	Protected	$ 100
371	Plum	5,4	Protected	$ 250
372	Coast live oak	9,8	Protected	$ 1,600
373	California bay	8	Protected	$ 550
374	Coast redwood	10	Protected	$ 1,650
375	Coast redwood	14	Protected	$ 3,150
			Total	**$ 991,050**

Date: November 20, 2020

Ms. Jocelyn Shoopman
Associate Planner
Community Development Department
Town of Los Gatos
110 E Main Street
Los Gatos, CA 95030

Subject: Response to Los Gatos Meadows Arborist Peer Review Letter dated July 6, 2020

Dear Jocelyn:

The responses below correspond to the comment letter made by Monarch Consulting Arborists on July 6, 2020 on the 3rd submittal of the Los Gatos Meadows Arborist Report and Landscape Plans.

RECOMMENDATONS/COMMENTS

Comment 1. Revise the report and plan sheets to reflect the current conditions and trees removed this year by updating the existing tables, and removing those trees from the plans.

Response: *Revision completed. The plan sheets have been coordinated with the updated Arborist report. A note has been added for the trees that have been removed in 2019.*

Comment 2. Revise the disposition table to display the trees that are Protected, Large Protected, Exceptions, or Heritage based on the Town definitions and include a condition percentage (this may require a large format document).

Response: *Revision completed. See enclosed the updated Tree Disposition Table.*

Comment 3. Include crown diameters for at least all the trees indicated for removal to account for the Canopy Replacement Standard.

Response: *Revision completed. See enclosed the updated Tree Disposition Table and the updated plan sheets T-1 through T-5.*

Comment 4. Reconcile the number of trees to be removed between the report and the T-1 sheets.

Response: *Revision completed. Number of trees to be removed has been coordinated and is consistent between the report and T-1 sheet.*

Comment 5. Place tree protection measures and the municipal code 29.20.1005 Protection of Trees during construction in both the report and the T-1 Sheet. Develop tree protection measures and fence locations for the T-1 sheet, and any other tree protection notes or recommendations. Replace the "Tree Protection Notes" with appropriate information that is either in the Municipal Code or provided by the arborist.

Response: *Revision completed. Tree protection measures and guidelines during construction have been placed in both report and the plan sheet T-5; tree protective fencing layout is shown in plan sheet T-1; tree protective fencing detail has been included in plan sheet T-5.*

I trust this satisfies your concerns regarding Los Gatos Meadows – Arborist Peer Review recommendations and comments. Please do not hesitate to contact me if you have any questions.

Very truly yours,



Kimmy Chen
Associate Principal
Gates + Associates
(925) 736-8176, x219
kimmy@dgates.com

E M C

Planning for Success.

May 4, 2021

Jocelyn Shoopman
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

Re: Focused Plant Survey Results
110 Wood Road - Los Gatos Meadows Senior Living Community
Los Gatos, California

Dear Jocelyn,

As part of the analysis of potential impacts to biological resources as a result of the Los Gatos Meadows project, two special-status plant species were identified with the potential to occur within the project impact boundary during biological surveys conducted on September 4, 2020: Loma Prieta hoita (*Hoita strobilina*) and woodland woollythreads (*Monolopia gracilens*). A focused presence/absence survey for these species was conducted for these species on April 22, 2021.

Special-Status Plant Species

Loma Prieta hoita (*Hoita strobilina*) is listed by the CNPS as 1B.1 (seriously endangered in California) and is found on serpentine substrate in chaparral and oak woodland. This species blooms from April to September. The nearest recorded observation of this species is approximately 0.6 miles to the southwest of the project site (Occurrence No. 19, California Natural Diversity Database 2021). It was determined during the 2020 surveys that Loma Prieta hoita could potentially be found within mixed oak woodland habitat within the project impact boundary.

Woodland woollythreads (*Monolopia gracilens*) is listed by the CNPS as 1B.2 (fairly endangered in California) and is found in open sites in chaparral and oak woodland.

EMC PLANNING GROUP INC.
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This species blooms from March to July. The nearest recorded observation of this species is approximately 1.5 miles to the southwest of the project site (Occurrence No. 30, California Natural Diversity Database 2021). It was determined during the 2020 surveys that woodland woollythreads could potentially be found within mixed oak woodland habitat within the project impact boundary.

Regulatory Setting

CNPS Rare Plant Rank 1B species are considered rare, threatened, or endangered in California and elsewhere. Impacts to such species require mitigation under the California Environmental Quality Act, because all CNPS 1B species meet the definitions of Sections 2062 and 2067 of the California Fish and Game Code pertaining to the California Endangered Species Act and are considered eligible for state listing. Further, the Town of Los Gatos 2020 General Plan contains a policy specific to the protection of special-status plants: Policy ENV-1.3, Prohibit development that significantly depletes, damages or alters existing special-status plants.

Methodology

EMC Planning Group associate biologist Patrick Furtado performed the focused plant survey on April 22, 2021 in accordance with current California Department of Fish and Wildlife (CDFW 2009) and California Native Plant Society (CNPS 2001) rare plant survey protocols. According to the United States Drought Monitor, the project site is located in an area experiencing severe drought conditions at the time of survey (National Drought Mitigation Center 2021). Attempts to visit nearby Loma Prieta hoita and woodland woollythreads reference populations were made, however access to both locations was prohibited. Viewing reference populations is the preferred method of determining if special-status plant species are in bloom at the time of the survey, particularly during drought conditions. However, since the closest known populations were unable to be accessed, an assessment of field conditions at the site was made. A number of spring-blooming species, including harvest brodiaea (*Brodiaea elegans*), wood mint (*Stachys bullata*), and annual lupine (*Lupinus bicolor*) were found, indicating that site-specific conditions were suitable for Loma Prieta hoita and woodland woollythreads, if they were present. It was determined that the focused survey could proceed with confidence that the species would be in bloom if present.

The project parcel includes approximately 10.8 acres, however tree removal and development is proposed within 8.1 acres of the parcel. Within the proposed project footprint, vegetation communities present include oak woodland, mixed woodland and developed areas. Impacts to the northwestern portion of the parcel, where higher quality oak woodland and chaparral habitats are located, are not proposed. Plant surveys were focused on the area proposed for development/disturbance. The survey boundary and vegetation communities present are shown on Figure 1.

All suitable habitats for Loma Prieta hoita and woodland woollythreads within the survey area were systematically surveyed, and plant species observed were recorded in field notes. Plant species were identified in the field or collected for subsequent identification using plant keys contained in The Jepson Manual: Vascular Plants of California (Baldwin et. al 2012). Taxonomy follows the Jepson Flora Project (2021) for scientific and common names.

Results

Loma Prieta hoita and woodland woollythreads were not observed within the survey area. Attachment 1, Plant Species Observed, presents the list of plant species that were observed in the survey area. Please note that not all non-native ornamental species present within the developed area are included in the list.

Focused plant survey results are generally considered valid for about five years. Please contact me with any questions. I look forward to further assisting you with this important project.

Sincerely,

Patrick Furtado

Patrick Furtado, M.S.
Associate Biologist

Attachments: Figure 1. Survey Locations
Attachment 1. Plant Species Observed

Sources

Baldwin, B. et. al. 2012. *The Jepson Manual: Vascular Plants of California*. Second Edition.

California Department of Fish and Wildlife (CDFW). 2009. *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities*. Sacramento, California. http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/Protocols_for_Surveying_and_Evaluating_Impacts.pdf

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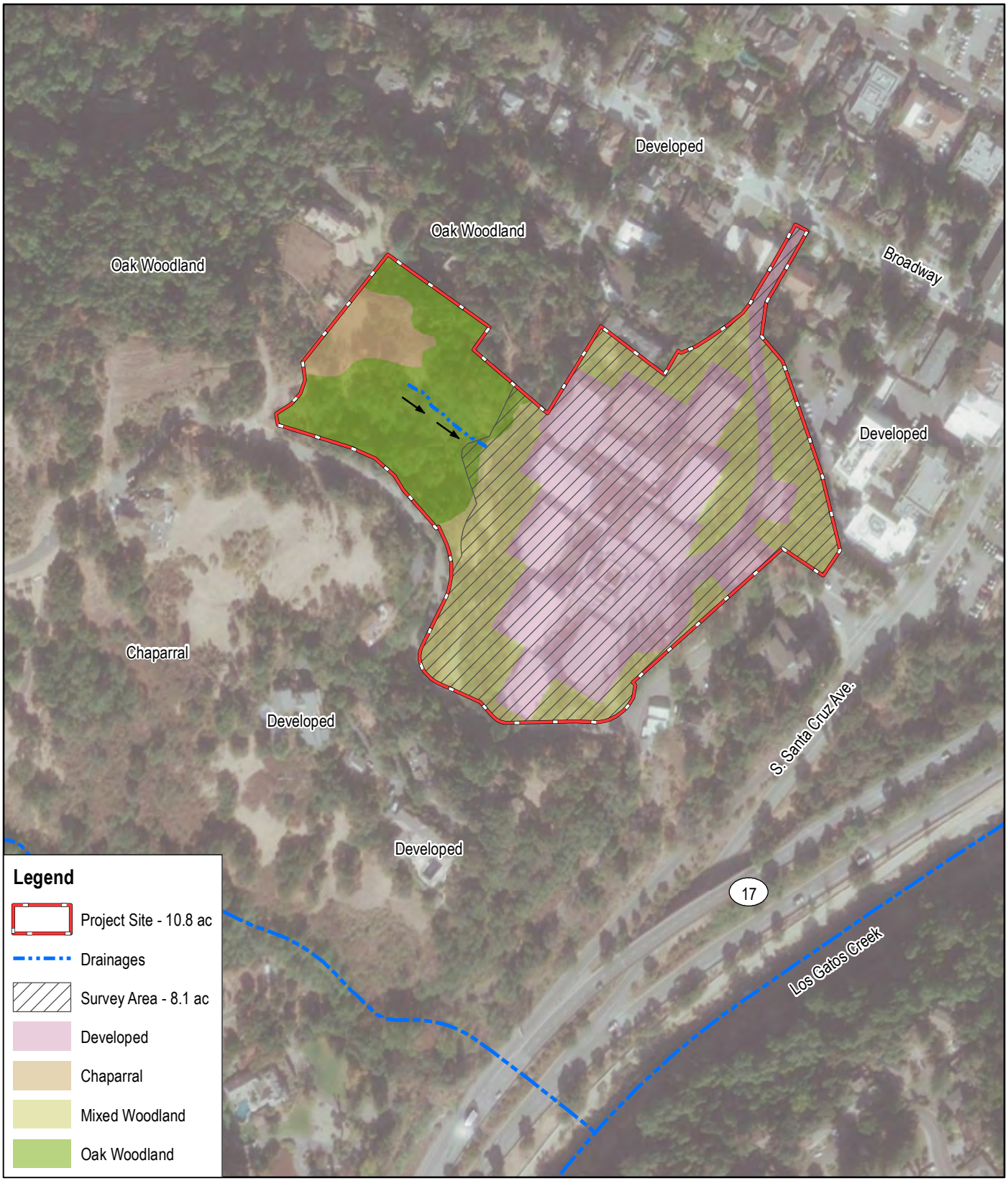
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National Drought Mitigation Center. 2021. *United States Drought Monitor*. Map of California released April 29, 2021. Produced through a partnership between the National Drought Mitigation Center at the University of Nebraska-Lincoln, the United States Department of Agriculture, and the National Oceanic and Atmospheric Administration. https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?CA

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Source: ESRI 2021, Santa Clara County 2020, Kimley Horn 2020

Figure 1

Focused Plant Survey Area

Los Gatos Meadows Focused Plant Survey

Plant Species Observed, April 22, 2021

Family	Species Name	Common Name	Native/Non-Native	Form
Adoxaceae	*Sambucus nigra*	Black elderberry	native	Shrub
Agavaceae	*Chlorogalum pomeridianum*	Amole	native	Perennial herb
Anacardiaceae	*Toxicodendron diversilobum*	Poison oak	native	Vine, Shrub
Apiaceae	*Foeniculum vulgare*	Fennel	invasive non-native	Perennial herb
Apiaceae	*Sanicula crassicaulis*	Pacific sanicle	native	Perennial herb
Apiaceae	*Torilis arvensis*	Field hedge parsley	invasive non-native	Annual herb
Apocynaceae	*Nerium oleander*	Oleander	invasive non-native	Tree
Apocynaceae	*Vinca major*	Vinca	invasive non-native	Perennial herb
Araliaceae	*Hedera helix*	English ivy	invasive non-native	Vine, Shrub
Asteraceae	*Agoseris heterophylla*	Mountain dandelion	native	Annual herb
Asteraceae	*Anthemis cotula*	Dog fennel	invasive non-native	Annual herb
Asteraceae	*Carduus pycnocephalus*	Italian thistle	invasive non-native	Annual herb
Asteraceae	*Hypochaeris radicata*	Hairy cats ear	invasive non-native	Perennial herb
Asteraceae	*Lactuca serriola*	Prickly lettuce	invasive non-native	Annual herb
Asteraceae	*Madia exigua*	Small tarweed	native	Annual herb
Asteraceae	*Sonchus asper*	Spiny sowthistle	invasive non-native	Annual herb
Asteraceae	*Taraxacum officinale*	Red seeded dandelion	invasive non-native	Perennial herb
Brassicaceae	*Brassica nigra*	Black mustard	invasive non-native	Annual herb
Cucurbitaceae	*Marah fabacea*	California man-root	native	Perennial herb, Vine
Cupressaceae	*Sequoia sempervirens*	Coast redwood	native	Tree
Euphorbiaceae	*Euphorbia oblongata*	Eggleaf spurge	invasive non-native	Perennial herb
Euphorbiaceae	*Euphorbia peplus*	Petty spurge	non-native	Annual herb
Fabaceae	*Genista monspessulana*	French broom	invasive non-native	Shrub

Family	Species Name	Common Name	Native/Non-Native	Form
Fabaceae	*Lupinus bicolor*	Lupine	native	Annual, Perennial herb
Fabaceae	*Medicago polymorpha*	California burclover	invasive non-native	Annual herb
Fabaceae	*Melilotus indicus*	Annual yellow sweetclover	non-native	Annual herb
Fabaceae	*Trifolium hirtum*	Rose clover	invasive non-native	Annual herb
Fabaceae	*Vicia americana*	American vetch	native	Perennial herb, Vine
Fabaceae	*Vicia benghalensis*	Purple vetch	non-native	Annual herb, Vine
Fagaceae	*Quercus agrifolia*	Coast live oak	native	Tree
Fagaceae	*Quercus lobata*	Valley oak	native	Tree
Geraniaceae	*Erodium botrys*	Big heron bill	non-native	Annual herb
Geraniaceae	*Geranium molle*	Crane's bill geranium	invasive non-native	Annual, Perennial herb
Lamiaceae	*Stachys bullata*	Southern hedge nettle	native	Perennial herb
Lauraceae	*Umbellularia californica*	California bay	native	Tree
Myrsinaceae	*Lysimachia arvensis*	Scarlet pimpernel	non-native	Annual herb
Oleaceae	*Olea europaea*	Olive	invasive non-native	Tree, Shrub
Oxalidaceae	*Oxalis pes-caprae*	Bermuda buttercup	invasive non-native	Perennial herb
Pinaceae	*Cedrus deodara*	Deodar cedar	non-native	Tree
Poaceae	*Avena fatua*	Wildoats	invasive non-native	Annual grass
Poaceae	*Bromus diandrus*	Ripgut brome	invasive non-native	Annual grass
Poaceae	*Bromus madritensis*	Foxtail chess, foxtail brome	non-native	Annual grass
Poaceae	*Cynosurus echinatus*	Dogtail grass	invasive non-native	Annual grass
Poaceae	*Festuca perennis*	Italian rye grass	invasive non-native	Annual, Perennial grass
Poaceae	*Hordeum murinum*	Foxtail barley	invasive non-native	Annual grass
Poaceae	*Stipa lepida*	Foothill needle grass	native	Perennial grass
Rosaceae	*Heteromeles arbutifolia*	Toyon	native	Shrub

Family	Species Name	Common Name	Native/Non-Native	Form
Rubiaceae	*Galium aparine*	Cleavers	native	Annual herb
Sapindaceae	*Aesculus californica*	Buckeye	native	Tree
Simaroubaceae	*Ailanthus altissima*	Tree of heaven	invasive non-native	Tree
Themidaceae	*Brodiaea elegans*	Harvest brodiaea	native	Perennial herb

SOURCE: EMC Planning Group 2021

APPENDIX D

CALIFORNIA EMISSIONS ESTIMATOR MODEL (CALEEMOD) RESULTS

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

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To: **Teri Wissler Adam, Senior Principal**

From: **Sally Rideout, EMPA, Principal Planner**

Cc: **File**

Date: **March 15, 2021**

Re: **110 Wood Road Criteria Air Pollutant Emissions Modeling Methodology and Assumptions**

Project Description

The proposed project is the demolition of an existing 205-unit senior living facility with underground parking, and its replacement with a 191-unit senior living facility on a 10.84-acre project site located at 110 Wood Road in the Town of Los Gatos.

The project includes the construction of eight, three- to five-story buildings rising from a ground level base containing the main building entry and reception, health center, and two-level below-grade parking garage. The project would include 174 independent residential apartments totaling 334,574 square feet and 17 supporting care units within a 20,588 square foot health center providing assisted living, memory care and respite care. In addition, the project would also include 35,429 square feet of total amenity space (including fitness and dining areas), 4,943 square feet of administration and staff space, and 35,280 square feet for back-of-house and mechanical space. A proposed 91,827 square-foot parking garage would accommodate 77 parking spaces.

Scope of Assessment

The project site is located within the San Francisco Bay Area Air Basin, which is within the jurisdiction of the Bay Area Air Quality Management District (air district). A Construction Health Risk Assessment is being prepared to evaluate health risks to sensitive receptors located within 1,000 feet of demolition and construction activities. An Environmental Impact Report (EIR) is being prepared to evaluate the environmental impacts of the proposed project for the

purposes of the California Environmental Quality Act (CEQA). This assessment provides an estimate of baseline operational emissions volumes associated with the former facility, and proposed construction and operational criteria air pollutants emissions volumes.

Modeling was performed using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 software, a modeling platform recommended by the California Air Resources Board (CARB) and accepted by the air district. Model results are attached. Unless otherwise noted, data inputs to the model take into account the type and size of the proposed uses, utilizing CalEEMod default land uses and based on the information provided in the project plans (Rockwood Pacific 2020), and construction data information provided by the applicant (Laura Worthington-Forbes, email message, September 16, 2020).

The project includes site disturbance of approximately 6.4 acres. Demolition of the 208,875 square foot existing facility (including parking) and 79,422 square feet of paved areas would take approximately four months. Construction of the new facility is anticipated to occur over a period of approximately 26 to 30 months. Grading for the proposed project includes excavation of 140,300 cubic yards of soil to accommodate the proposed underground parking garage. Excavated soils would be disposed of off-site.

Emissions Model

The CalEEMod software utilizes emissions models USEPA AP-42 emission factors, CARB vehicle emission models studies and studies commissioned by other California agencies such as the California Energy Commission and CalRecycle. The CalEEMod platform allows calculations of both construction and operational criteria pollutant emissions from land use projects.

Methodology

Unless otherwise noted, operational criteria air pollutant emissions volumes are based primarily on the model's default emissions factors for the land uses and size metrics presented in Table 1, Project Characteristics.

Table 1 Project Characteristics

Project Components	CalEEMod Land Use[1]	Existing	Proposed[2]
Senior Living Community	Retirement Community	205 units	191 units[3]
Parking Garage	Enclosed Parking with Elevator	-	77 spaces[4,5]
Impervious Surfaces (Access Driveway)	Other Asphalt Surfaces	79,4226[6]	43,720[7]
Other Impervious Surfaces (Sidewalks and Terraces)	Other Non-Asphalt Surfaces	-	56,943[7]

SOURCE: Trinity Consultants 2017, Rockwood Pacific 2020.
NOTES:
1. CalEEMod default land use subtype. Descriptions of the model default land use categories and subtypes are found in the User's Guide for CalEEMod Version 2016.3.2 available online at: http://www.aqmd.gov/caleemod/user's-guide
2. Expressed in units of square feet unless otherwise noted.
3. The proposed project includes a total building area of 430,814 square feet including amenity space, admin space, staff space and mechanical space.
4. The total area of the parking garage is 91,827 square feet.
6. Includes other non-asphalt surfaces.
7. Derived from the calculations shown on Sheet C105, Preliminary Stormwater Control Plan.

Assumptions

Unless otherwise noted, data inputs for the model scenarios are based on the following primary assumptions:

1. Construction of the proposed project is anticipated to begin in December 2023.
2. The anticipated operational year of the proposed project is 2026.
3. Each air district (or county) assigns trip lengths for urban and rural settings, which are incorporated into the CalEEMod defaults. Based on the project site's location, the model defaults were set to "urban."
4. Construction and operational emissions generated by the proposed project are assumed to be similar to the construction emissions for following CalEEMod land use subtypes:
    a. "Retirement Community", which is defined as a community that provides multiple elements of senior adult living. Housing options may include various combinations of senior adult housing, congregate care, assisted living, and skilled nursing care aimed at allowing the residents to live in one community as their medical needs change. This land use category was also used to estimate emissions volumes generated by the existing facility;
    b. "Enclosed Parking with Elevator", which is defined as an enclosed parking structure that may be above or below ground, is not covered in asphalt, includes an elevator, and will require lighting and ventilation;
    c. "Other Asphalt Surfaces", which is defined as an asphalt surface not used as a parking lot; and
    d. "Other Non-Asphalt Surfaces".

Construction Emissions Data Inputs

CalEEMod estimates construction emissions associated with land use development projects and allows for the input of project-specific construction information including phasing and

equipment information. Use of the model's default construction emissions data for a proposed project is recommended by the air district if detailed construction information is not yet available.

Information regarding type of construction equipment by phase for the proposed project was not yet available in detail sufficient to provide data inputs to the model; therefore, consistent with air district guidance, the model defaults were utilized for construction equipment, based on the project size and land use data presented in Table 1.

Based on information provided by the applicant, the construction schedule was adjusted to complete in 30 months. To accurately represent construction emissions, the net excavation of 140,300 cubic yards was used as an input to the "Dust from Material Movement" screen. The total area associated with demolition of the 208,875 square foot existing senior community and 79,422 square feet of pavement was used as an input to the "Demolition" screen. The model's default construction hauling trip length of 20 miles was used to calculate emissions for hauling equipment.

Results

Detailed model results for operational criteria air pollutant emissions generated by existing conditions (2005 baseline) and proposed construction and operational conditions are included as attachments to this assessment.

Criteria Air Pollutant Emissions

The unmitigated criteria air pollutant emissions resulting from project construction are summarized in Table 2, Construction Criteria Air Pollutant Emissions.

Table 2 Construction Criteria Air Pollutant Emissions

Construction Emissions[1]	Reactive Organic Gases (ROG)	Nitrogen Oxides (NO_X)	Uncontrolled Exhaust Respirable Particulate Matter (PM_{10})	Uncontrolled Exhaust Fine Particulate Matter ($PM_{2.5}$)
2023 Annual Emissions (tons/year)	0.0125	0.1307	5.23e-3	4.82e-3
2024 Annual Emissions (tons/year)	0.3250	3.9333	0.0970	0.0905
2025 Annual Emissions (tons/year)	3.1392	0.5393	0.0191	0.0339
Total Annual Emissions (tons/year)	3.1392	3.9333	0.0970	0.0905
Average Daily Emissions (pounds/day)[2]	16.13	20.22	0.4987	0.4653

SOURCE: EMC Planning Group 2021

NOTES:
1. Results may vary due to rounding.
2. CalEEMod estimates construction criteria air pollutant emissions in tons per year. A U.S. ton is equal to 2,000 pounds. The emission estimates in ton per year are multiped by 2,000 pounds to arrive at emissions volume in pounds per year. CalEEMod estimates a total of 389 construction days. Average daily emissions (in pounds per day) are computed by dividing the annual construction emissions (in pounds per year) by the number of construction days.

Diesel Particulate Matter - Health Risk Assessment

The PM exhaust emissions shown in the table above, represent uncontrolled emissions. Newer diesel engines and older engines with diesel particulate filters can be applied to reduce diesel particulate emissions approximately 85 percent to meet Tier 3 emissions standards, as recommended by the air district. The health risks associated with diesel particulate matter are reduced proportional to the diesel particulate efficiency.

The air district recommends calculating the construction cancer risks for each year of construction, beginning with exposures in the third trimester of pregnancy. The district recommends averaging construction emissions from construction activities that occur in three years or less, over a period of three years.

Operational Emissions

As demonstrated by the modeling results, both baseline and proposed operational criteria air pollutants would not exceed air district significance thresholds and therefore, are not summarized here.

SOURCES

1. Trinity Consultants. November 2017. *California Emissions Estimator (CalEEMod) Version 2016.3.2*. Available online at: http://www.aqmd.gov/caleemod/home
2. Trinity Consultants. November 2017. *CalEEMod User's Guide (Version 2016.3.2).* Available online at: http://www.aqmd.gov/caleemod/user's-guide
3. Bay Area Air Quality Management District. May 2017. *California Environmental Quality Act Air Quality Guidelines*. http://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en
4. Rockwood Pacific. October 13, 2020. Los Gatos Meadows Planning Submittal.
5. Laura Worthington-Forbes, Kimley Horn. Email message to Town of Los Gatos, 16 September 2020.
6. EMC Planning Group. September 23, 2020. CalEEMod Results (Proposed Construction).
7. EMC Planning Group. March 14, 2021. CalEEMod Results (Baseline with 2005Historic Energy Data)

110 Wood Road Existing Conditions (2005) Los Gatos Meadows

Santa Clara County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	205.00	Dwelling Unit	10.84	116,427.00	586

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	58
Climate Zone	5			**Operational Year**	2005
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Exisitng conditions assuming 2000 conditions

Land Use - .

Construction Phase - .

Energy Use - Historical data used

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	205,000.00	116,427.00
tblLandUse	LotAcreage	41.00	10.84

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1862	0.0349	2.4167	1.3800e-003		0.1006	0.1006		0.1006	0.1006	9.3459	6.3252	15.6711	0.0190	6.1000e-004	16.3288
Energy	0.0286	0.2446	0.1041	1.5600e-003		0.0198	0.0198		0.0198	0.0198	0.0000	539.4841	539.4841	0.0170	7.5900e-003	542.1714
Mobile	0.5322	1.6723	6.6075	0.0121	0.4028	0.0345	0.4373	0.1080	0.0328	0.1408	0.0000	497.8192	497.8192	0.0616	0.0000	499.3603
Waste						0.0000	0.0000		0.0000	0.0000	19.1421	0.0000	19.1421	1.1313	0.0000	47.4236
Water						0.0000	0.0000		0.0000	0.0000	4.2374	29.5985	33.8359	0.4366	0.0106	47.8949
Total	**1.7470**	**1.9518**	**9.1282**	**0.0151**	**0.4028**	**0.1549**	**0.5577**	**0.1080**	**0.1532**	**0.2611**	**32.7254**	**1,073.2270**	**1,105.9523**	**1.6655**	**0.0188**	**1,153.1790**

4.0 Operational Detail - Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	0.5322	1.6723	6.6075	0.0121	0.4028	0.0345	0.4373	0.1080	0.0328	0.1408	0.0000	497.8192	497.8192	0.0616	0.0000	499.3603

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Retirement Community	492.00	416.15	399.75	1,080,863	1,080,863
Total	492.00	416.15	399.75	1,080,863	1,080,863

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Retirement Community	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Retirement Community	0.571015	0.060154	0.179007	0.116707	0.027324	0.004443	0.012939	0.018284	0.001483	0.001717	0.004801	0.000565	0.001563

5.0 Energy Detail

Historical Energy Use: Y

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	256.1999	256.1999	0.0116	2.4000e-003	257.2038
NaturalGas Unmitigated	0.0286	0.2446	0.1041	1.5600e-003		0.0198	0.0198		0.0198	0.0198	0.0000	283.2842	283.2842	5.4300e-003	5.1900e-003	284.9676

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Retirement Community	5.30854e+006	0.0286	0.2446	0.1041	1.5600e-003		0.0198	0.0198		0.0198	0.0198	0.0000	283.2842	283.2842	5.4300e-003	5.1900e-003	284.9676
Total		**0.0286**	**0.2446**	**0.1041**	**1.5600e-003**		**0.0198**	**0.0198**		**0.0198**	**0.0198**	**0.0000**	**283.2842**	**283.2842**	**5.4300e-003**	**5.1900e-003**	**284.9676**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Retirement Community	5.30854e+006	0.0286	0.2446	0.1041	1.5600e-003		0.0198	0.0198		0.0198	0.0198	0.0000	283.2842	283.2842	5.4300e-003	5.1900e-003	284.9676

Total		**0.0286**	**0.2446**	**0.1041**	**1.5600e-003**		**0.0198**	**0.0198**		**0.0198**	**0.0198**	**0.0000**	**283.2842**	**283.2842**	**5.4300e-003**	**5.1900e-003**	**284.9676**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Retirement Community	880680	256.1999	0.0116	2.4000e-003	257.2038
Total		**256.1999**	**0.0116**	**2.4000e-003**	**257.2038**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	1.1862	0.0349	2.4167	1.3800e-003		0.1006	0.1006		0.1006	0.1006	9.3459	6.3252	15.6711	0.0190	6.1000e-004	16.3288

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1821					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Consumer Products	0.4547					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.4730	0.0109	0.6513	1.3000e-003		0.0931	0.0931		0.0931	0.0931	9.3459	3.8388	13.1847	0.0150	6.1000e-004	13.7429
Landscaping	0.0764	0.0240	1.7653	8.0000e-005		7.4500e-003	7.4500e-003		7.4500e-003	7.4500e-003	0.0000	2.4864	2.4864	3.9800e-003	0.0000	2.5860
Total	**1.1862**	**0.0349**	**2.4167**	**1.3800e-003**		**0.1006**	**0.1006**		**0.1006**	**0.1006**	**9.3459**	**6.3252**	**15.6711**	**0.0190**	**6.1000e-004**	**16.3288**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	33.8359	0.4366	0.0106	47.8949

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Retirement Community	13.3566 / 8.42045	33.8359	0.4366	0.0106	47.8949
Total		**33.8359**	**0.4366**	**0.0106**	**47.8949**

8.0 Waste Detail

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Unmitigated	19.1421	1.1313	0.0000	47.4236

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Retirement Community	94.3	19.1421	1.1313	0.0000	47.4236
Total		**19.1421**	**1.1313**	**0.0000**	**47.4236**

110 Wood Road Construction and Operational Emissions

Bay Area AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	77.00	Space	0.00	91,827.00	0
Other Asphalt Surfaces	43.72	1000sqft	1.00	43,720.00	0
Other Non-Asphalt Surfaces	56.94	1000sqft	1.31	56,943.00	0
Retirement Community	191.00	Dwelling Unit	4.12	430,814.00	546

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2026
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	206	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - The most current (2018) CO2 Intensity Factor is much lower than the default.

Land Use - from site plans

Construction Phase - defaults. demolition to last 4 months acc to applicant

Off-road Equipment - From construction spreadsheet data provided by client.

Trips and VMT -

Demolition - total demo = 288,247 sq ft from construction spreadsheet.

Grading - net cut = 140,300 cy from construction spreadsheet

Architectural Coating -

Woodstoves - REGULATION 6, PARTICULATE MATTER AND VISIBLE EMISSIONS, RULE 3 WOOD-BURNING DEVICES
6-3-306 Requirements for New Building Construction: Effective November 1, 2016, no person or
builder shall install a wood-burning device in a new building construction.

Area Coating - REGULATION 8 ORGANIC COMPOUNDS RULE 3 ARCHITECTURAL COATINGS
8-3-301 VOC Content Limits in the BAAQMD

Energy Use -

Water And Wastewater -

Construction Off-road Equipment Mitigation - BAAQMD requires 3 waterings per day.
Assume the larger diesel engines at the site will be using Tier III diesel particulate filters.

Energy Mitigation - Title 24 requires a 30% reduction from when the default values were developed.

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstructionPhase	NumDays	20.00	66.00
tblFireplaces	FireplaceDayYear	11.14	0.00
tblFireplaces	FireplaceHourDay	3.50	0.00

tblFireplaces	FireplaceWoodMass	228.80	0.00
tblFireplaces	NumberGas	28.65	0.00
tblFireplaces	NumberNoFireplace	7.64	0.00
tblFireplaces	NumberWood	32.47	0.00
tblGrading	MaterialExported	0.00	140,300.00
tblLandUse	LandUseSquareFeet	30,800.00	91,827.00
tblLandUse	LandUseSquareFeet	56,940.00	56,943.00
tblLandUse	LandUseSquareFeet	191,000.00	430,814.00
tblLandUse	LotAcreage	0.69	0.00
tblLandUse	LotAcreage	38.20	4.12
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	4.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	206
tblWoodstoves	NumberCatalytic	3.82	0.00
tblWoodstoves	NumberNoncatalytic	3.82	0.00
tblWoodstoves	WoodstoveDayYear	14.12	0.00
tblWoodstoves	WoodstoveWoodMass	582.40	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0125	0.1307	0.1130	2.9000e-004	0.0331	5.2300e-003	0.0383	5.9600e-003	4.8200e-003	0.0108	0.0000	26.5863	26.5863	6.2800e-003	0.0000	26.7433
2024	0.3250	3.9333	3.1274	0.0132	0.6286	0.0970	0.7256	0.1967	0.0905	0.2872	0.0000	1,235.4619	1,235.4619	0.1302	0.0000	1,238.7173
2025	3.1392	0.5393	0.7220	1.7300e-003	0.0594	0.0191	0.0785	0.0160	0.0179	0.0339	0.0000	154.2740	154.2740	0.0231	0.0000	154.8505
Maximum	**3.1392**	**3.9333**	**3.1274**	**0.0132**	**0.6286**	**0.0970**	**0.7256**	**0.1967**	**0.0905**	**0.2872**	**0.0000**	**1,235.4619**	**1,235.4619**	**0.1302**	**0.0000**	**1,238.7173**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0125	0.1307	0.1130	2.9000e-004	0.0331	8.2000e-004	0.0339	5.9600e-003	7.5000e-004	6.7100e-003	0.0000	26.5863	26.5863	6.2800e-003	0.0000	26.7433
2024	0.3250	3.9333	3.1274	0.0132	0.6286	0.0216	0.6502	0.1967	0.0205	0.2172	0.0000	1,235.4615	1,235.4615	0.1302	0.0000	1,238.7169
2025	3.1392	0.5393	0.7220	1.7300e-003	0.0594	6.9100e-003	0.0663	0.0160	6.5200e-003	0.0225	0.0000	154.2739	154.2739	0.0231	0.0000	154.8504
Maximum	**3.1392**	**3.9333**	**3.1274**	**0.0132**	**0.6286**	**0.0216**	**0.6502**	**0.1967**	**0.0205**	**0.2172**	**0.0000**	**1,235.4615**	**1,235.4615**	**0.1302**	**0.0000**	**1,238.7169**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**75.82**	**10.93**	**0.00**	**75.52**	**25.76**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**12-15-2023**	**3-14-2024**	0.8288	0.8288
2	**3-15-2024**	**6-14-2024**	2.1407	2.1407
3	**6-15-2024**	**9-14-2024**	0.6501	0.6501
4	**9-15-2024**	**12-14-2024**	0.6467	0.6467
5	**12-15-2024**	**3-14-2025**	0.6092	0.6092
6	**3-15-2025**	**6-14-2025**	3.1845	3.1845
		Highest	3.1845	3.1845

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0450	0.0163	1.4185	8.0000e-005		7.8700e-003	7.8700e-003		7.8700e-003	7.8700e-003	0.0000	2.3198	2.3198	2.2300e-003	0.0000	2.3754
Energy	0.0105	0.0898	0.0382	5.7000e-004		7.2600e-003	7.2600e-003		7.2600e-003	7.2600e-003	0.0000	235.2497	235.2497	0.0205	5.7300e-003	237.4691
Mobile	0.0839	0.3992	0.9367	3.8200e-003	0.3746	3.0700e-003	0.3777	0.1005	2.8600e-003	0.1034	0.0000	352.2238	352.2238	0.0117	0.0000	352.5159

Waste						0.0000	0.0000		0.0000	0.0000	17.8348	0.0000	17.8348	1.0540	0.0000	44.1849
Water						0.0000	0.0000		0.0000	0.0000	3.9480	8.8577	12.8058	0.4068	9.8300e-003	25.9046
Total	**2.1394**	**0.5053**	**2.3934**	**4.4700e-003**	**0.3746**	**0.0182**	**0.3928**	**0.1005**	**0.0180**	**0.1185**	**21.7828**	**598.6510**	**620.4338**	**1.4952**	**0.0156**	**662.4500**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0450	0.0163	1.4185	8.0000e-005		7.8700e-003	7.8700e-003		7.8700e-003	7.8700e-003	0.0000	2.3198	2.3198	2.2300e-003	0.0000	2.3754
Energy	8.3300e-003	0.0712	0.0303	4.5000e-004		5.7500e-003	5.7500e-003		5.7500e-003	5.7500e-003	0.0000	201.6630	201.6630	0.0184	4.9800e-003	203.6075
Mobile	0.0839	0.3992	0.9367	3.8200e-003	0.3746	3.0700e-003	0.3777	0.1005	2.8600e-003	0.1034	0.0000	352.2238	352.2238	0.0117	0.0000	352.5159
Waste						0.0000	0.0000		0.0000	0.0000	17.8348	0.0000	17.8348	1.0540	0.0000	44.1849
Water						0.0000	0.0000		0.0000	0.0000	3.9480	8.8577	12.8058	0.4068	9.8300e-003	25.9046
Total	**2.1372**	**0.4867**	**2.3854**	**4.3500e-003**	**0.3746**	**0.0167**	**0.3913**	**0.1005**	**0.0165**	**0.1170**	**21.7828**	**565.0643**	**586.8471**	**1.4930**	**0.0148**	**628.5884**

4.0 Operational Detail - Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	0.0839	0.3992	0.9367	3.8200e-003	0.3746	3.0700e-003	0.3777	0.1005	2.8600e-003	0.1034	0.0000	352.2238	352.2238	0.0117	0.0000	352.5159

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Other Asphalt Surfaces	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Retirement Community	458.40	387.73	372.45	1,007,048	1,007,048
Total	458.40	387.73	372.45	1,007,048	1,007,048

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Other Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Retirement Community	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.582811	0.037485	0.193775	0.108307	0.014136	0.005301	0.018855	0.027301	0.002669	0.002011	0.005732	0.000906	0.000708
Other Asphalt Surfaces	0.582811	0.037485	0.193775	0.108307	0.014136	0.005301	0.018855	0.027301	0.002669	0.002011	0.005732	0.000906	0.000708
Other Non-Asphalt Surfaces	0.582811	0.037485	0.193775	0.108307	0.014136	0.005301	0.018855	0.027301	0.002669	0.002011	0.005732	0.000906	0.000708
Retirement Community	0.582811	0.037485	0.193775	0.108307	0.014136	0.005301	0.018855	0.027301	0.002669	0.002011	0.005732	0.000906	0.000708

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	119.2497	119.2497	0.0168	3.4700e-003	120.7044
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	131.2980	131.2980	0.0185	3.8200e-003	132.8998
NaturalGas Mitigated	8.3300e-003	0.0712	0.0303	4.5000e-004		5.7500e-003	5.7500e-003		5.7500e-003	5.7500e-003	0.0000	82.4133	82.4133	1.5800e-003	1.5100e-003	82.9031
NaturalGas Unmitigated	0.0105	0.0898	0.0382	5.7000e-004		7.2600e-003	7.2600e-003		7.2600e-003	7.2600e-003	0.0000	103.9517	103.9517	1.9900e-003	1.9100e-003	104.5694

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	1.94798e+006	0.0105	0.0898	0.0382	5.7000e-004		7.2600e-003	7.2600e-003		7.2600e-003	7.2600e-003	0.0000	103.9517	103.9517	1.9900e-003	1.9100e-003	104.5694
Total		**0.0105**	**0.0898**	**0.0382**	**5.7000e-004**		**7.2600e-003**	**7.2600e-003**		**7.2600e-003**	**7.2600e-003**	**0.0000**	**103.9517**	**103.9517**	**1.9900e-003**	**1.9100e-003**	**104.5694**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	1.54437e+006	8.3300e-003	0.0712	0.0303	4.5000e-004		5.7500e-003	5.7500e-003		5.7500e-003	5.7500e-003	0.0000	82.4133	82.4133	1.5800e-003	1.5100e-003	82.9031
Total		**8.3300e-003**	**0.0712**	**0.0303**	**4.5000e-004**		**5.7500e-003**	**5.7500e-003**		**5.7500e-003**	**5.7500e-003**	**0.0000**	**82.4133**	**82.4133**	**1.5800e-003**	**1.5100e-003**	**82.9031**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	538106	50.2807	7.0800e-003	1.4600e-003	50.8940
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	867052	81.0174	0.0114	2.3600e-003	82.0057

Total		**131.2980**	**0.0185**	**3.8200e-003**	**132.8998**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	430118	40.1902	5.6600e-003	1.1700e-003	40.6805
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	846099	79.0595	0.0111	2.3000e-003	80.0239
Total		**119.2497**	**0.0168**	**3.4700e-003**	**120.7044**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	2.0450	0.0163	1.4185	8.0000e-005		7.8700e-003	7.8700e-003		7.8700e-003	7.8700e-003	0.0000	2.3198	2.3198	2.2300e-003	0.0000	2.3754

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.3073					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6950					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0427	0.0163	1.4185	8.0000e-005		7.8700e-003	7.8700e-003		7.8700e-003	7.8700e-003	0.0000	2.3198	2.3198	2.2300e-003	0.0000	2.3754

Total	**2.0450**	**0.0163**	**1.4185**	**8.0000e-005**		**7.8700e-003**	**7.8700e-003**		**7.8700e-003**	**7.8700e-003**	**0.0000**	**2.3198**	**2.3198**	**2.2300e-003**	**0.0000**	**2.3754**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	12.8058	0.4068	9.8300e-003	25.9046

8.0 Waste Detail

8.1 Mitigation Measures Waste

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Unmitigated	17.8348	1.0540	0.0000	44.1849

110 Wood Road Environmental Impact Report

110 Wood Road Existing Conditions (2019 Scenario) Mobile Source Emissions

Santa Clara County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	205.00	Dwelling Unit	41.00	205,000.00	586

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	58
Climate Zone	5			**Operational Year**	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Exisitng conditions assuming 2019 conditions

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6411	0.0286	2.1810	1.3800e-003		0.1015	0.1015		0.1015	0.1015	9.3459	6.3252	15.6711	0.0175	6.1000e-004	16.2903
Energy	0.0225	0.1922	0.0818	1.2300e-003		0.0155	0.0155		0.0155	0.0155	0.0000	485.4298	485.4298	0.0162	6.5400e-003	487.7825
Mobile	0.1399	0.5776	1.6309	4.7600e-003	0.4020	5.4500e-003	0.4074	0.1076	5.1200e-003	0.1128	0.0000	434.7676	434.7676	0.0167	0.0000	435.1845

Waste						0.0000	0.0000		0.0000	0.0000	19.1421	0.0000	19.1421	1.1313	0.0000	47.4236
Water						0.0000	0.0000		0.0000	0.0000	4.2374	29.5985	33.8359	0.4366	0.0106	47.8949
Total	**1.8035**	**0.7984**	**3.8937**	**7.3700e-003**	**0.4020**	**0.1225**	**0.5245**	**0.1076**	**0.1222**	**0.2298**	**32.7254**	**956.1211**	**988.8465**	**1.6181**	**0.0177**	**1,034.5758**

APPENDIX E

CONSTRUCTION HEALTH RISK ASSESSMENT

Health Risk Assessment

110 Wood Road
Los Gatos Meadows Continuing Care Retirement Community

Planned Development Application PD20-001

March 31, 2021

Prepared by

EMC Planning Group

HEALTH RISK ASSESSMENT

110 WOOD ROAD
LOS GATOS MEADOWS CONTINUING CARE RETIREMENT COMMUNITY

Planned Development Application PD20-001

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March 31, 2021

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1.0 Introduction

1.1 PURPOSE

The purpose of this report is to address community health risk impacts associated with the proposed 110 Wood Road Los Gatos Meadows Continuing Care Retirement Community located in the Town of Los Gatos. Construction activities associated with the project, including demolition of the existing uses at the site, would generate air pollutant emissions volumes, which were predicted using models. Community health risk assessments typically look at all substantial sources of toxic air contaminants (TACs) that can affect sensitive receptors located within 1,000 feet of a project site (i.e., influence area). These sources include rail lines, highways, busy surface streets, and stationary sources. The potential health risk impacts to nearby sensitive receptors from exposure to emissions generated by project demolition and construction activity were evaluated in combination with exposures to existing TACs from stationary sources and high-traffic volume roadways. The impact analysis is based on the guidance provided by the Bay Area Air Quality Management District (hereinafter "air district").

This introductory section provides a description of the project. Section 2 describes the existing environmental setting including air quality conditions, and the regulatory setting for addressing emissions-related health risks. Section 3 identifies thresholds of significance and describes the analysis methodology. Section 4 presents an assessment of project-related health risks related to emissions generated by construction of the project, and Section 5 identifies references cited and includes a list of persons who prepared this technical report.

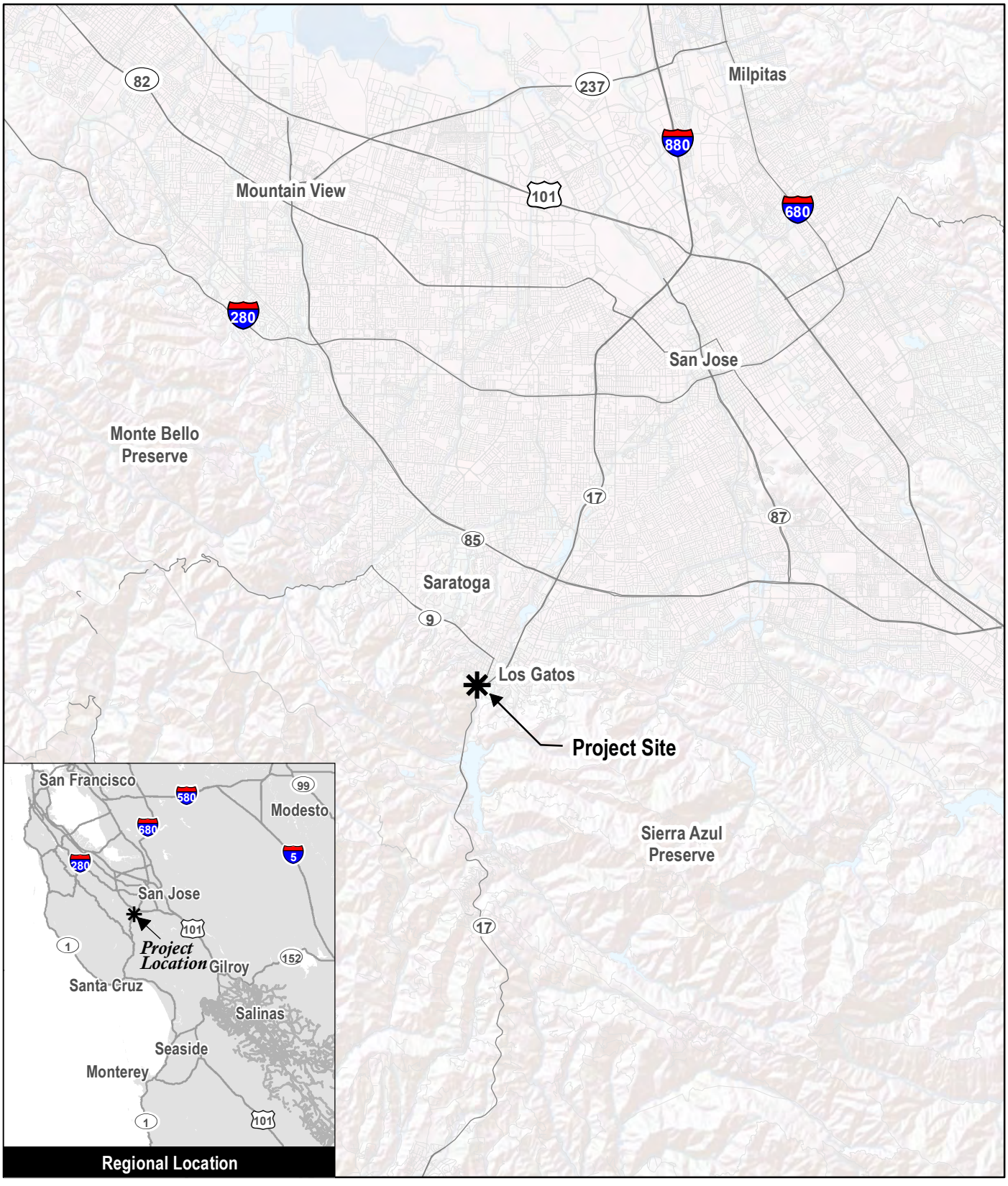
1.2 PROJECT DESCRIPTION

The proposed project is the demolition of the existing 205-unit Los Gatos Meadows senior living community and its replacement with a 191-unit senior living community on a 10.84-acre project site located at 110 Wood Road in the Town of Los Gatos. Figure 1-1, Location Map, presents the regional location of the project site.

The project includes the construction of eight, three- to five-story buildings rising from a ground level base containing the main building entry and reception, health center, and two-level parking garage. The project would include 174 independent residential apartments totaling 334,574 square feet. The project would include a 20,588 square foot health center

with 17 supporting care units specializing in assisted living care, memory care and respite care. In addition, the project would include 35,429 square feet of total amenity space (including fitness and dining areas), 4,943 square feet of administration and staff space, and 35,280 square feet for back-of-house and mechanical space. The proposed 91,827 square-foot parking garage would accommodate 77 parking spaces. The project includes site disturbance of approximately 6.4 acres. Figure 1-2, Aerial Photograph, presents an aerial of the project site and delineates the area within which construction is proposed (project site). Figure 1-3, Facility Layout, presents the proposed facility.

Demolition of the 208,875 square foot existing facility and paved areas would take approximately four months. Construction of the new facility is anticipated to occur over a period of approximately 26 to 30 months. Grading for the proposed project includes net excavation of 140,300 cubic yards of soil to accommodate the proposed underground parking garage. The excavated soils would be disposed of off-site.



Source: ESRI 2020

Figure 1-1

Location Map

110 Wood Road Health Risk Assessment

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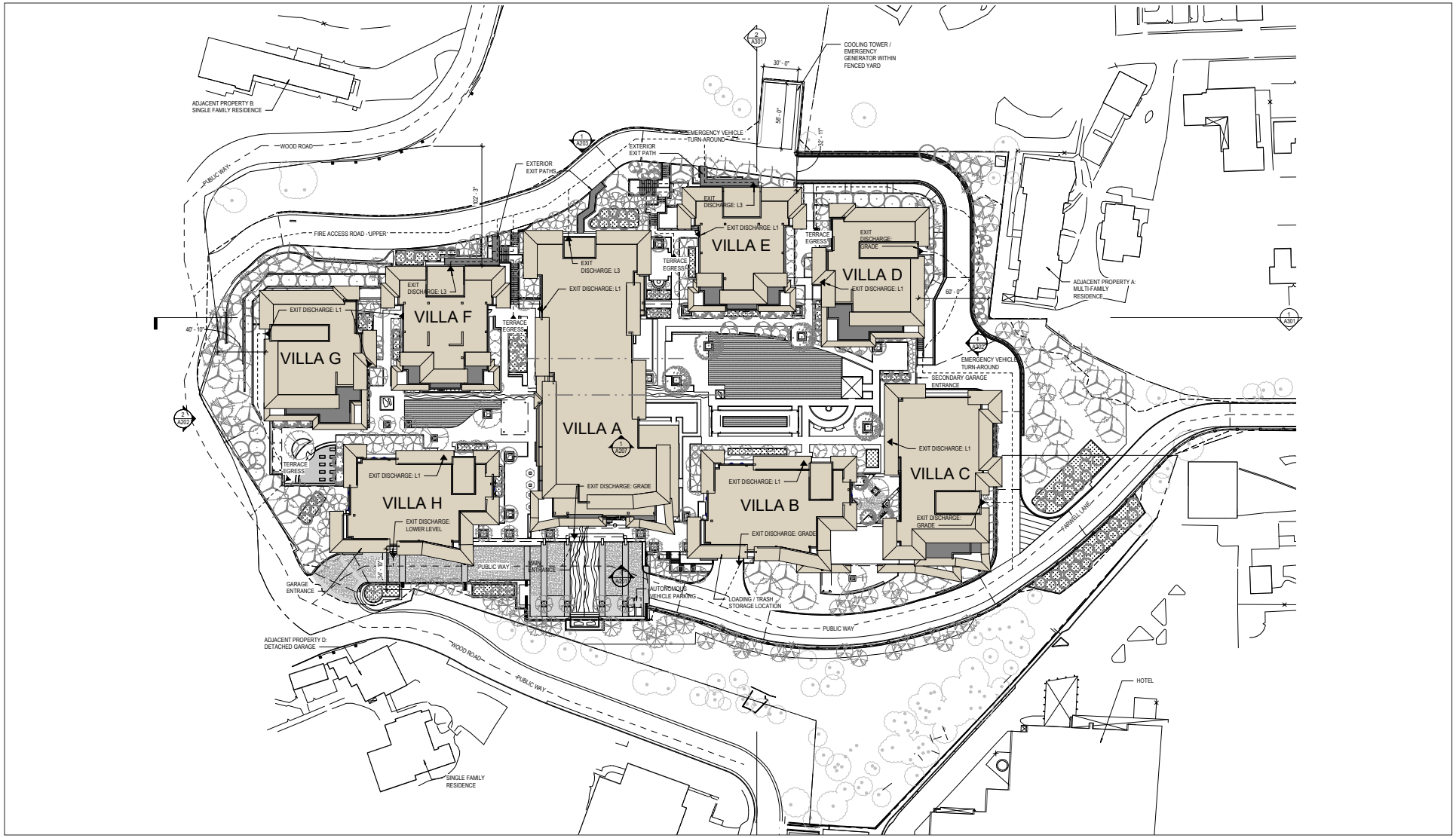
Source: Google Earth 2018, Santa Clara County GIS 2019

Figure 1-2

Aerial Photograph

110 Wood Road Health Risk Assessment

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Source: Perkins Eastman 2020

0 125 feet

Figure 1-3

Facility Layout

110 Wood Road Health Risk Assessment

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2.0
Setting

2.1 ENVIRONMENTAL SETTING

Regional Climate and Topography

The project is located in Santa Clara County, which is in the San Francisco Bay Area Air Basin (hereinafter "air basin"). The air basin encompasses all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties, and the southern portions of Solano and Sonoma counties.

The topography of the air basin is characterized by complex terrain, consisting of coastal mountain ranges, inland valleys and bays. This complex terrain, especially the higher elevations, distorts the normal wind flow patterns in the air basin. The greatest distortion occurs when low-level inversions are present and the air beneath the inversion flows independently of air above the inversion, a condition that is common in the summer time.

The climate of the air basin is determined largely by a high-pressure system that is usually present over the eastern Pacific Ocean off the west coast of North America. During winter, the Pacific high-pressure system shifts southward, allowing more storms to pass through the region. During summer and early fall, when few storms pass through the region, emissions generated within the Bay Area can combine with abundant sunshine under the restraining influences of topography and subsidence inversions to create conditions that are conducive to the formation of photochemical pollutants, such as ozone, and secondary particulates, such as nitrates and sulfates.

Temperature inversions can often occur during the summer and winter months. An inversion is a layer of warmer air over a layer of cooler air that traps and concentrates pollutants near the ground. As such, the highest air pollutant concentrations in the air basin generally occur during inversions (Bay Area Air Quality Management District 2017).

The project site is located in the Santa Clara Valley climatological subregion. The Santa Clara Valley subregion is bounded by the Bay to the north and by mountains to the east, south and west. Temperatures are warm on summer days and cool on summer nights, and winter temperatures are fairly mild. At the northern end of the valley, mean maximum temperatures are in the low-80's degrees Fahrenheit (°F) during the summer and the high-50's °F during the winter, and mean minimum temperatures range from the high-50's °F in

the summer to the low-40's °F in the winter. Winds in the valley are greatly influenced by the terrain, resulting in a prevailing flow that roughly parallels the valley's northwest-southeast axis. A north-northwesterly sea breeze flows through the valley during the afternoon and early evening, and a light south-southeasterly drainage flow occurs during the late evening and early morning. In the summer the southern end of the valley sometimes becomes a "convergence zone," when air flowing from the Monterey Bay gets channeled northward into the southern end of the valley and meets with the prevailing north-northwesterly winds. Wind speeds are greatest in the spring and summer and weakest in the fall and winter. Nighttime and early morning hours frequently have calm winds in all seasons, while summer afternoons and evenings are quite breezy. Strong winds are rare, associated mostly with the occasional winter storm (Bay Area Air Quality Management District 2017).

The air pollution potential of the Santa Clara Valley is high. High summer temperatures, stable air and mountains surrounding the valley combine to promote ozone formation. In addition to the many local sources of pollution, ozone precursors from San Francisco, San Mateo and Alameda counties are carried by prevailing winds to the Santa Clara Valley. The valley tends to channel pollutants to the southeast. In addition, on summer days with low level inversions, ozone can be recirculated by southerly drainage flows in the late evening and early morning and by the prevailing north-westerly winds in the afternoon. A similar recirculation pattern occurs in the winter, affecting levels of carbon monoxide and particulate matter. This movement of the air up and down the valley increases the impact of the pollutants significantly (Bay Area Air Quality Management District 2017).

Air Pollutants of Concern

The air basin is currently designated as a non-attainment area for state and national ozone standards, for state and national fine particulate matter ($PM_{2.5}$) standards, and state respirable particulate matter (PM_{10}) standards.

Ground-level ozone is caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_X). These precursor pollutants react under certain meteorological conditions to form ground-level ozone. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ozone levels. The highest ozone levels in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone levels aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant in the Bay Area. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less or PM_{10} and fine particulate matter where particles have a diameter of 2.5 micrometers or less $PM_{2.5}$. Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both region-wide (or cumulative) emissions and localized emissions. High

particulate matter levels aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

Toxic Air Contaminants

TACs have the potential to cause adverse health effects in humans, including increasing the risk of cancer upon exposure or acute (short-term) and/or chronic (long-term) non-cancer health effects. Examples of TACs include certain aromatic and chlorinated hydrocarbons, diesel particulate matter (DPM), certain metals, and asbestos. TACs are generated by a number of sources, including stationary sources such as dry cleaners, gas stations, combustion sources, and laboratories; mobile sources, such as automobiles; and area sources, such as landfills. Adverse health effects associated with exposure to TACs may include carcinogenic (i.e., cancer-causing) and non-carcinogenic effects. Non-carcinogenic effects typically affect one or more target organ systems and may be experienced through either acute or chronic exposure to a given TAC.

Construction activity on the project site would generate emissions of TACs from equipment and trucks that could affect nearby sensitive receptors. The project site is located within 470 feet from State Route 17. Typically, for residential projects located near high-volume roadways, the primary TAC of concern with non-cancer health effects is DPM. Vehicle traffic on State Route 17 would generate DPM volumes that could negatively affect the health of nearby sensitive receptors.

Construction Emissions

Construction emissions are typically generated by the use of heavy equipment, the transport of materials, and construction employee commute trips. Construction-related emissions consist primarily of ROG, NO_X, carbon monoxide, and particulate matter (PM_{10} and $PM_{2.5}$). Emissions of ROG, NO_X, carbon monoxide, and exhaust particulate matter are generated primarily by the operation of gas and diesel-powered motor vehicles, asphalt paving activities, and the application of architectural coatings. Fugitive particulate matter emissions are generated primarily by wind erosion of exposed graded surfaces.

Stationary Source Emissions

A stationary source consists of a single emission source with an identified emission point, such as a stack at an industrial facility. Facilities can have multiple emission point sources located on-site and sometimes the facility as a whole is referred to as a stationary source. Examples of air district-permitted stationary sources include refineries, gasoline dispensing stations, dry cleaning establishments, back-up diesel generators, boilers, heaters, flares, cement kilns, and other types of combustion equipment, as well as non-combustion sources such as coating or printing operations.

According to the air district's Permitted Stationary Source Risks and Hazards geographic information systems (GIS) map tool, no stationary sources are located within 1,000 feet of the project site.

Sensitive Receptors

There are groups of people more affected by air pollution than others. Children, the elderly, and people with illnesses are especially vulnerable to the effects of air pollution. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, and elementary schools. For cancer risk assessments, children are the most sensitive receptors, since they are more susceptible to cancer-causing TACs. Residential locations are assumed to include infants and small children.

Existing sensitive receptors located adjacent to or in the vicinity of the project site include single-family residences to the north, a single-family home to the southeast, and hillside residences to the south and west (Google, Inc. 2021). The project will also introduce new sensitive receptors (senior residents) to the site who may be exposed to mobile source emissions generated by the high-volume freeway, State Route 17. Figure 2-1, Sensitive Receptors Within 1,000 Feet, presents the locations of sensitive receptors within 1,000 feet of the project site.

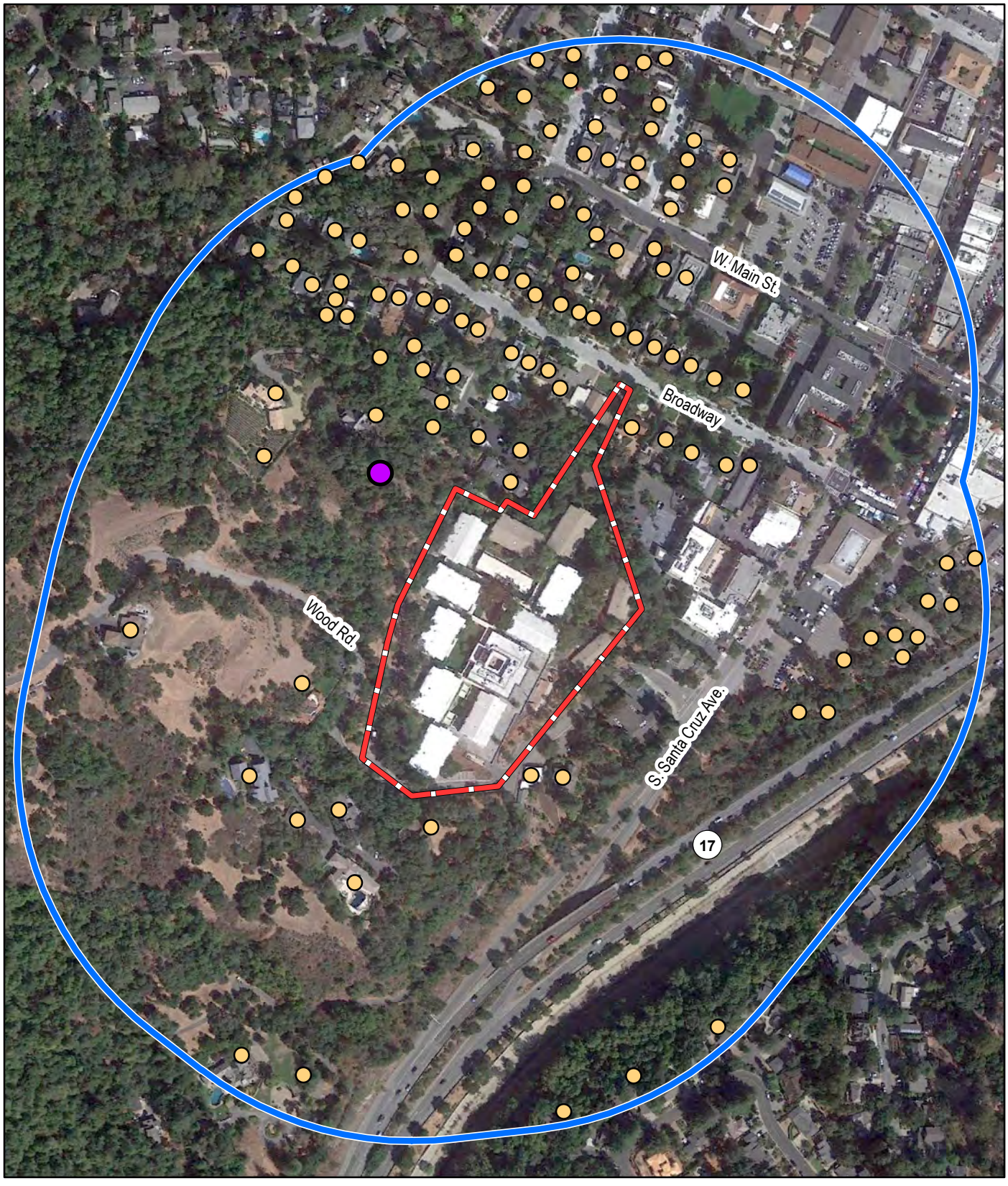
2.2 Regulatory Setting

Federal

United States Environmental Protection Agency

The United States Environmental Protection Agency (EPA) was established on December 2, 1970 to create a single agency that covered several agency concerns: federal research, monitoring, standard-setting and enforcement.

The EPA regulates diesel engine design and has implemented a series of measures since 1996 to reduce NO_x and particulate emissions from off-road and highway diesel equipment. EPA Tier 1 non-road diesel engine standards were introduced in 1996, Tier 2 in 2001, Tier 3 in 2006, with final Tier 4 in 2014 (DieselNet 2017). Table 2-1, Typical Non-road Engine Emissions Standards, compares emissions standards for NO_x and particulate matter from non-road engine Tier 1 through Tier 4 for typical engine sizes. As illustrated in the table, emissions for these pollutants have decreased significantly for construction equipment manufactured over the past 20 years, and especially for construction equipment manufactured in the past five years.



0 400 feet

Construction Area

1000 ft. Radius

Maximum Exposed Individual

Sensitive Receptor Locations

Source: Google Earth 2018, EMC Planning 2021, Breeze AERMOD 2021

Figure 2-1

Sensitive Receptors Within 1,000 Feet

110 Wood Road Health Risk Assessment

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Table 2-1 Typical Non-road Engine Emissions Standards

Engine Tier and Year Introduced	NO_X Emissions[1]			Particulate Emissions[1]		
	100-175 HP	175-300 HP	300-600 HP	100-175 HP	175-300 HP	300-600 HP
Tier 1 (1996)	6.90	6.90	6.90	--	0.40	0.40
Tier 2 (2001)	--[2]	--[2]	--[2]	0.22	0.15	0.15
Tier 3 (2006)	--[2]	--[2]	--[2]	-- †[3]	-- †[3]	-- †[3]
Tier 4 (2014)	0.30	0.30	0.30	0.015	0.015	0.015

SOURCE: DieselNet 2017

NOTES:

1. Expressed in g/bhp-hr, where g/bhp-hr stands for grams per brake horsepower-hour.
2. Tier 1 standards for NO_X remained in effect.
3. † - Not adopted, engines must meet Tier 2 PM standard.

State

California Air Resources Board

The California Air Resources Board (CARB) oversees regional air district activities and regulates air quality at the state level. CARB has adopted and implemented a number of regulations for stationary and mobile sources to reduce emissions of DPM. Several of these regulatory programs affect medium and heavy-duty diesel trucks that represent the bulk of DPM emissions from California highways.

California Air Toxics Program

The Toxic Air Contaminant Identification and Control Act of 1983 or Assembly Bill 1807 established the California Air Toxics Program that was designed to reduce exposure to air toxics. The program involves a two-step process: risk identification and risk management. In the risk identification step, upon CARB's request, the Office of Environmental Health Hazard Assessment evaluates the health effects of substances other than pesticides and their pesticidal uses. Substances with the potential to be emitted or are currently being emitted into the ambient air may be identified as a TAC. Once a substance is identified as a TAC, and with the participation of local air districts, industry, and interested public, CARB prepares a report that outlines the need and degree to regulate the TAC through a control measure (California Air Resources Board 2020a).

The Air Toxics Hot Spots Information and Assessment Act or AB 2588 was enacted in 1987, and requires stationary sources to report the types and quantities of certain substances their facilities routinely release into the air. The goals of AB 2588 are to collect emission data, to identify facilities having localized impacts, to ascertain health risks, to notify nearby residents of significant risks, and to reduce those significant risks to acceptable levels (California Air Resources Board 2020b).

Truck and Bus Regulation

As heavy-duty on-road vehicles are a significant source of TACs, the Truck and Bus Regulation is one of the most far-reaching and important tools to reduce smog-forming and toxic emissions and protect public health in disadvantaged communities. The Truck and Bus Regulation requires all trucks and buses, by January 1, 2023, to have 2010 or newer model year engines to reduce DPM and NO_X emissions (California Air Resources Board 2020c). To help ensure that the benefits of this regulation are achieved, starting January 1, 2020, only vehicles compliant with this regulation will be registered by the California Department of Motor Vehicles.

In-Use Off-Road Diesel Vehicle Regulation

The goal of the In-Use Off-Road Diesel-Fueled Fleets Regulation is to reduce DPM and NO_X emissions from in-use (existing) off-road heavy-duty diesel vehicles in California (e.g., loaders, tractors, bulldozers, backhoes, off-highway trucks, etc.) (California Air Resources Board 2020d). This regulation applies to all diesel-powered off-road vehicles with engines 25 horsepower or greater. The regulations are intended to reduce DPM and NO_X exhaust emissions by requiring owners to turn over their fleet (replace older equipment with newer equipment) or retrofit existing equipment in order to achieve specified fleet averaged emission rates.

Regional/Local

Bay Area Air Quality Management District

The air district is charged with regulatory authority over stationary sources of air emissions, monitoring air quality within the air basin, providing guidelines for analysis of air quality impacts pursuant to California Environmental Quality Act (CEQA), and preparing an air quality management plan to maintain or improve air quality in the air basin. The air district's *2017 CEQA Air Quality Guidelines* (2017 CEQA Guidelines) contain instructions on how to evaluate, measure, and mitigate air quality impacts generated from land development construction and operation activities.

Los Gatos General Plan

The Town of Los Gatos 2020 General Plan includes goals, policies, and actions to reduce exposure of the Town's sensitive population to exposure of air pollution and TACs. The following policies are applicable to the proposed project:

Policy ENV-12.3 Require design criteria for site plans to reduce the effects of high air pollution concentrations associated with roadways by appropriate placement of structures, use of landscaping, and parking arrangements.

Policy ENV-12.5 Site plans shall be reviewed to include an assessment of the potential adverse impact from air pollution and recommend alternatives to reduce such impacts.

Policy ENV-12.7 During construction, ensure all applicable best management practices are used in accordance with Bay Area Air Quality Management District standards to reduce emissions of criteria pollutants.

Policy ENV-12.8 Best Available Control Measures including compliance with California vehicle emissions standards shall be incorporated to reduce construction emissions.

Policy ENV-12.9 For significant projects, require project proponents to prepare and implement a Construction Management Plan, which will include Best Available Control Measures, among other measures. Appropriate control measures will be determined on a project-by-project basis, and should be specific to the pollutant for which the daily threshold is exceeded. Such control measures may include, but not be limited to:

a. Minimizing simultaneous operation of multiple construction equipment units.

b. Watering the construction area to minimize fugitive dust.

c. Requiring off-road diesel-powered vehicles used for construction to comply with California vehicle emissions standards.

d. Minimizing idling time by construction vehicles.

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3.0
Significance Criteria and Methodology

3.1 Air District Significance Thresholds

The air district's 2017 CEQA Guidelines provide cancer and non-cancer thresholds to establish the level at which TACs would cause significant health risks in sensitive receptors. A summary of the air district's community risk significance thresholds is presented in Table 3-1, Air District Community Risk Significance Thresholds.

Table 3-1 Air District Community Risk Significance Thresholds

Health Risks and Hazards	Single Sources Within 1,000-foot Zone of Influence	Cumulative Sources Within 1,000-foot Zone of Influence
Excess Cancer Risk	>10.0 per one million	>100 per one million
Non-Cancer Hazard Index	>1.0	>10.0
Incremental annual $PM_{2.5}$	>0.3 µg/m3	>0.8 µg/m3

SOURCE: Bay Area Air Quality Management District 2017

3.2 Methodology and Approach

CalEEMod Modeling

The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to estimate emissions from construction of the site assuming full build-out of the project. The model output and memorandum describing data inputs and assumptions are included as Appendix A.

CalEEMod provided annual emissions for both on- and off-site construction activities. On-site activities are primarily made up of construction equipment emissions, while off-site activity includes worker, hauling, and vendor traffic. Construction data inputs are based on information provided by the project applicant including construction start and end dates and excavation estimates. CalEEMod defaults were used where construction data was not yet available in sufficient detail to model project-specific numbers and types of construction equipment, deliveries, or concrete import by phase. Details of model data inputs for demolition and construction activities are described in the Appendix A memorandum. The proposed project land uses and demolition/earthwork volumes were modeled as shown in Table 3-2, Project Characteristics.

Table 3-2 Project Characteristics

Project Components	CalEEMod Land Use[1]	Existing	Proposed[2]
Senior Living Community	Retirement Community	205 units	191 units[3]
Parking Garage	Enclosed Parking with Elevator	-	77 spaces[4,5]
Impervious Surfaces (Access Driveway)	Other Asphalt Surfaces	79,4226[6]	43,720[7]
Other Impervious Surfaces (Sidewalks and Terraces)	Other Non-Asphalt Surfaces	-	56,943[7]

SOURCE: Trinity Consultants 2017, Rockwood Pacific 2020.
NOTES:
1. CalEEMod default land use subtype. Descriptions of the model default land use categories and subtypes are found in the User's Guide for CalEEMod Version 2016.3.2 available online at: http://www.aqmd.gov/caleemod/user's-guide
2. Expressed in units of square feet unless otherwise noted.
3. The proposed project includes a total building area of 430,814 square feet including amenity space, admin space, staff space and mechanical space.
4. The total area of the parking garage is 91,827 square feet.
6. Includes other non-asphalt surfaces.
7. Derived from the calculations shown on Sheet C105, Preliminary Stormwater Control Plan.

The CalEEMod software calculates the total annual exhaust PM_{10} emissions (assumed to be DPM) from the off-road construction equipment and on-road vehicles for the overall construction period. The unmitigated criteria air pollutant emissions resulting from project construction are summarized in Table 3-3, Unmitigated Construction Criteria Air Pollutant Emissions.

Table 3-3 Unmitigated Construction Criteria Air Pollutant Emissions

Construction Emissions[1]	Reactive Organic Gases (ROG)	Nitrogen Oxides (NO_X)	Uncontrolled Exhaust Respirable Particulate Matter (PM_{10})	Uncontrolled Exhaust Fine Particulate Matter ($PM_{2.5}$)
2023 Annual Emissions (tons/year)	0.0125	0.1307	5.23e-3	4.82e-3
2024 Annual Emissions (tons/year)	0.3250	3.9333	0.0970	0.0905
2025 Annual Emissions (tons/year)	3.1392	0.5393	0.0191	0.0179

SOURCE: EMC Planning Group 2021
NOTES:
1. Results may vary due to rounding.

The on-road emissions are a result of haul truck travel during demolition and grading activities, worker travel, and vendor deliveries during construction. A trip length of one mile was used to represent vehicle travel while at or near the construction site. It was assumed that these emissions from on-road vehicles traveling at or near the site would occur at the construction site.

Dispersion Modeling

The health risk assessment evaluates the health risk impacts of the project's construction on nearby off-site sensitive receptors. A dispersion modeling analysis was conducted for project-generated short-term DPM emissions from diesel vehicles and construction equipment. The dispersion modeling was performed using the American Meteorological Society/Environmental Protection Agency Regulatory Model (AERMOD), which is an air district-recommended model for modeling atmospheric dispersion of emissions. Principal parameters of AERMOD for the project included the following:

- The 5-year meteorological data set (2013-2017) from the San José International Airport provided by the air district;
- Construction emissions were modeled as occurring daily between 8:00 a.m. to 6:00 p.m. from Monday through Friday;
- Combustion equipment exhaust emissions (DPM) were modeled as an area source with an emission release height of 6 meters (19.68 feet). The elevated source height reflects the height of the equipment exhaust pipes plus an additional distance for the height of the exhaust plume above the exhaust pipes to account for plume rise of the exhaust gases; and
- Receptor height of 1.5 meters were used to represent the breathing heights of residents in the nearby homes.

Health Risk Calculations

The State of California Office of Environmental Health Hazard Assessment (OEHHA) and California Air Resources Board (CARB) have developed recommended methods for conducting health risk assessments. The *Air Toxics Hot Spots Program Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments* (2015 risk assessment guidelines) published in February 2015 are the most recent OEHHA risk assessment guidelines. These guidelines incorporate substantial changes designed to provide for enhanced protection of children, as required by State law, compared to previous published risk assessment guidelines. The air district has adopted recommended procedures for applying the 2015 risk assessment guidelines as part of Regulation 2, Rule 5: New Source Review of Toxic Air Contaminants. Exposure parameters from OEHHA's 2015 risk assessment guidelines were used in this report.

Cancer Risk

Potential increased cancer risk from inhalation of TACs are calculated based on the TAC concentration over the period of exposure, inhalation dose, the TAC cancer potency factor, and an age sensitivity factor to reflect the greater sensitivity of infants and children to cancer causing TACs. The inhalation dose depends on a person's breathing rate, exposure time and frequency and duration of exposure. These parameters vary depending on the age, or age range, of the persons being exposed and whether the exposure is considered to occur at a residential location or other sensitive receptor location.

The 2015 risk assessment guidelines recommend that cancer risk be calculated by age groups to account for different breathing rates and sensitivity to TACs. Specifically, they recommend evaluating risks for the third trimester of pregnancy to age zero, ages zero to less than two (infant exposure), ages two to less than 16 (child exposure), and ages 16 to 70 (adult exposure). Age sensitivity factors (ASF) associated with the different types of exposure include: ASF of 10 for the third trimester and infant exposures, ASF of 3 for a child exposure, and ASF of 1 for an adult exposure. Also associated with each exposure type are different breathing rates, expressed as liters per kilogram of body weight per day (L/kg-day). As recommended by the air district for residential exposures, 95th percentile breathing rates are used for the third trimester and infant exposures, and 80th percentile breathing rates for child and adult exposures. For children at schools and daycare facilities, the air district recommends using the 95th percentile breathing rates. Additionally, CARB and the air district recommend the use of a residential exposure duration of 30 years for sources with long-term emissions (e.g., roadways). For workers, assumed to be adults, a 25-year exposure period is recommended by the air district.

Under previous OEHHA and air district guidance, residential receptors were assumed to be at their home 24 hours a day, or 100 percent of the time. In the 2015 risk assessment guidelines, OEHHA includes adjustments to exposure duration to account for the fraction of time at home (FAH), which can be less than 100 percent of the time, based on updated population and activity statistics. The FAH factors are age-specific and are: 0.85 for third trimester of pregnancy to less than 2 years old, 0.72 for ages 2 to less than 16 years, and 0.73 for ages 16 to 70 years. Use of the FAH factors is allowed by the air district if there are no schools in the project vicinity that would have a cancer risk of one in a million or greater assuming 100 percent exposure (FAH = 1.0).

Functionally, cancer risk is calculated using the following parameters and formulas:

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 106

Where;

CPF is Cancer potency factor $(mg/kg\text{-}day)^{-1}$;

ASF is Age sensitivity factor for specified age group;

ED is Exposure duration (years);

AT is Averaging time for lifetime cancer risk (years);

FAH is Fraction of time spent at home (unitless); and

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}.

Where;

C_{air} is Concentration in air ($\mu g/m^3$);

DBR is Daily breathing rate (L/kg body weight-day);

A is Inhalation absorption factor;

EF is Exposure frequency (days/year); and

10^{-6} is Conversion factor.

A summary of the health risk parameters used in this evaluation are presented in Table 3-4, Health Risk Parameters.

Table 3-4 Health Risk Parameters

Parameter	Exposure Type →	Infant		Child		Adult
	Age Range →	3rd Trimester	0<2	2<9	9<16	16-30
DPM Cancer Potency Factor (mg/kg-day)$^{-1}$		1.10E+00	1.10E+00	1.10E+00	1.10E+00	1.10E+00
Daily Breathing Rate (L/kg-day) 80th Percentile Rate		273	758	631	572	261
Daily Breathing Rate (L/kg-day) 95th Percentile Rate		361	1,090	861	745	335
Inhalation Absorption Factor		1	1	1	1	1
Averaging Time (years)		70	70	70	70	70
Exposure Duration (years)		0.25	2	14	14	14
Exposure Frequency (days/year)		350	350	350	350	350
Age Sensitivity Factor		10	10	3	3	1
Fraction of Time at Home		0.85-1.0	0.85-1.0	0.72-1.0	0.72-1.0	0.73

SOURCES: Bay Area Air Quality Management District 2016 and Office of Environmental Health Hazard Assessment 2015

Non-Cancer Hazards

Potential non-cancer health hazards from TAC exposure are expressed in terms of a hazard index, which is the ratio of the TAC concentration to a reference exposure level. OEHHA has defined acceptable concentration levels for contaminants that pose non-cancer health hazards. TAC concentrations below the reference exposure level are not expected to cause adverse health impacts, even for sensitive individuals. The total hazard index is calculated as the sum of the hazard indexes for each TAC evaluated and the total hazard index is compared to the air district's significance thresholds to determine whether a significant non-cancer health impact from a project would occur. Typically, for residential projects located near roadways with substantial TAC emissions, the primary TAC of concern with non-cancer health effects is DPM. For DPM, the chronic inhalation reference exposure level is 5 $\mu g/m^3$.

Annual $PM_{2.5}$ Concentrations

While not a TAC, $PM_{2.5}$ has been identified by the air district as a pollutant with potential non-cancer health effects that should be included when evaluating potential community health impacts under CEQA. The thresholds of significance for $PM_{2.5}$ (project-level and cumulative) are in terms of an increase in the annual average concentration. When considering $PM_{2.5}$ impacts, the contribution from all sources of $PM_{2.5}$ emissions should be included. For projects with potential impacts from nearby local roadways, the $PM_{2.5}$ impacts should include those from vehicle exhaust emissions, $PM_{2.5}$ generated from vehicle tire and brake wear, and fugitive emissions from re-suspended dust on the roads. Annual $PM_{2.5}$ emissions were determined using CalEEMod.

4.0
Analysis

4.1 CONSTRUCTION HEALTH RISKS

Cancer Risk from Diesel Particulate Emissions

Construction of the proposed project would increase lifetime cancer risk (cancer risk) for sensitive receptors within 1,000 feet of the project site who are exposed to the project's temporary construction DPM and $PM_{2.5}$ emissions. Downwind concentrations of DPM were calculated using AERMOD. The location of the Maximally Exposed Individual (MEI) was also determined. The Point of Maximum Impact (PMI) is located within the project site; the MEI is located at a single-family home north of the project site. The Maximally Exposed Individual (MEI), and sensitive receptors located within a 1000-foot radius of the construction activity, are shown in Figure 2-1, Sensitive Receptors Within 1,000 Feet, presented previously. Detailed health risk calculations and model results are included in Appendix B.

Unmitigated Cancer Risks

The modeled unmitigated DPM concentration and maximum cancer risks for project-related construction activities at the MEI are summarized in Table 4-1, Unmitigated Construction Cancer Risks at the MEI.

The unmitigated cancer risk for infants and children at the MEI is 36.48 cases per million, which exceeds the air district threshold. This is a significant impact.

Cancer Risks with Construction Emissions Reductions

Without mitigation, cancer risks at the MEI would exceed the air district infant/child significance threshold of 10 cases per million. The use of lower emissions-emitting equipment such as Tier III or Tier IV engines, alternative fuels or electrification of other equipment, and adherence to the air district best management practices for the control of construction emissions can reduce cancer risks by reducing DPM emissions volumes from construction equipment exhaust.

Table 4-1 Unmitigated Construction Cancer Risks at the MEI

Construction Year	DPM PM_{10} Concentration at the MEI[1,2] (ug/m^3)	Infant/Child Cancer Risk (per million)	Adult Cancer Risk (per million)
2023 (0.25 years during pregnancy)	0.01	0.17	-
2023[3]	0.01	2.01	0.04
2024	0.22	36.48	0.64
2025	0.04	1.27	0.13
Air District Single-Source Threshold	-	10.0	10.0
Exceeds Thresholds?	-	*Yes*	*No*

SOURCES: EMC Planning Group 2021 and Bay Area Air Quality Management District 2017
NOTES:
1. Results have been rounded, and may, therefore, vary slightly.
2. The MEI is located at a house located to the northwest of the project site. The UTM coordinates are approximately 589780.50 meters Easting and 4119953.90 meters Northing (Refer to Figure 4-1).
3. Per OEHHA and air district direction, pregnancies are included in the first-year calculations.

At the time of this analysis, construction information was not yet available in detail sufficient to identify and model the number and type of project-specific construction equipment that would be used to demolition and reconstruct the facility. Instead, the model defaults were used for unmitigated and mitigated modeling scenarios, based on a construction duration provided by the applicants (refer to Appendix A). To determine the extent of emissions reduction mitigation required to reduce infant/child cancer risk below the air district threshold, the model construction equipment defaults were modified using a combination of Tier III diesel engines for heavy equipment. The CalEEMod results are described as "mitigated" and are included in Appendix A. As modeled, average daily emissions of DPM and $PM_{2.5}$ with and without diesel exhaust mitigation measures are compared in Table 4-2, Unmitigated and Mitigated Average Daily Diesel Particulate Matter (DPM) and $PM_{2.5}$ Emissions.

Table 4-2 Unmitigated and Mitigated Average Daily Diesel Particulate Matter (DPM) and $PM_{2.5}$ Emissions.

Emissions Year	Unmitigated Exhaust DPM (PM_{10})	Mitigated Exhaust DPM (PM_{10})	Percent Reduction	Unmitigated Total $PM_{2.5}$	Mitigated Total $PM_{2.5}$	Percent Reduction
2023 Annual Emissions (tons/year)	5.23e-3	8.20e-4	84	0.0108	6.7e-3	38
2024 Annual Emissions (tons/year)	0.0970	0.0218	78	0.2872	0.2172	24
2025 Annual Emissions (tons/year)	0.0191	6.19e-3	37	0.0339	0.0225	24

SOURCE: EMC Planning Group 2021
NOTES:
1. Results may vary due to rounding.
2. CalEEMod estimates construction criteria air pollutant emissions in tons per year. CalEEMod estimates a total of 389 construction days. Average daily emissions (in pounds per day) are computed by dividing the annual construction emissions (in pounds per year) by the number of construction days.

Construction DPM Emissions would need to be reduced by 78 percent to meet the air district cancer risk threshold. Table 4-3, Mitigated Construction Cancer Risks at the MEI, illustrates the reduced cancer risks at the location of the MEI that would result from the use of Tier III engines.

Table 4-3 Mitigated Construction Cancer Risks at the MEI

Construction Year	DPM PM_{10} Concentration at the MEI[1] (ug/m^3)	Infant/Child Cancer Risk (per million)	Adult Cancer Risk (per million)
2023 (0.25 years during pregnancy)	0.00193	0.03	-
2023	0.00193	0.32	0.006
2024	0.05109	8.39	0.147
2025	0.01444	2.37	0.041
Air District Single-Source Threshold	-	10.0	10.0
Exceeds Thresholds?	-	*No*	*No*

SOURCES: EMC Planning Group 2021 and Bay Area Air Quality Management District 2017
NOTES:
1. Results have been rounded, and may, therefore, vary slightly.

The computed maximum increased lifetime residential cancer risk from construction for adults would be less than significant; however, the implementation of emissions reductions measures is necessary for this project to reduce the infant/child cancer risk to below the air district threshold. As demonstrated by the model results for emissions volumes (Table 4-2),

emissions can be reduced by the use of Tier III engines on construction equipment. Adherence to the air district's best management practices for the control of equipment exhaust PM_{10}, such as limiting engine idling and reducing speeds on unpaved roads, would also reduce DPM emissions. Other options for reducing DPM emissions include the use of alternative fuels and electrifying construction equipment.

$PM_{2.5}$ Emissions

Construction $PM_{2.5}$ emissions were also modeled (refer to Table 4-2). Table 4-4, Mitigated Average $PM_{2.5}$ Concentrations by Year at the MEI compares the modeled $PM_{2.5}$ emissions concentrations with air district thresholds.

Even with the use of Tier III engines on heavy equipment, the model results indicate that maximum $PM_{2.5}$ concentrations will exceed the air district's significance threshold by about 60 percent during the year 2024 construction effort. This is a significant impact and further emissions reduction and/or fugitive dust control measures are needed to achieve a 60 percent reduction in emissions concentrations. The bulk of demolition, grading and excavation activities would occur in 2024. Additional measures to reduce $PM_{2.5}$ emissions include, but would not be limited to, increasing the frequency of watering unpaved roads and excavated soils, reducing travel speeds on unpaved surfaces, limiting construction activities to low wind or non-windy days, and installing low-porosity windscreens downwind of construction activities.

Table 4-4 Mitigated Average $PM_{2.5}$ Concentrations by year at the MEI

Construction Year[1]	Average $PM_{2.5}$ Concentrations (ug/m^3)
2023	0.01564
2024	0.50419
2025	0.05242
Air District Single-Source Threshold	0.30
Exceeds Thresholds?	*Yes*

SOURCES: EMC Planning Group 2021 and Bay Area Air Quality Management District 2017
NOTES:
1. Results have been rounded, and may, therefore, vary slightly.

Chronic Exposures

DPM emissions are chronically toxic. To determine if the concentration of DPM exceeds the Chronic REL, the downwind concentrations of DPM were also modeled. Table 4-5, Unmitigated Average DPM Concentrations at the MEI compares the average annual downwind DPM concentrations with air district thresholds.

Table 4-5 Unmitigated Average DPM Concentrations at the MEI

Construction Year[1]	Average DPM Concentrations (ug/m^3)
2023	0.01678
2024	0.30515
2025	0.06103
Chronic Hazard Index < 1	5.0
Exceeds Thresholds?	*No*

SOURCES: EMC Planning Group 2021 and Bay Area Air Quality Management District 2017
NOTES:
1. Results have been rounded, and may, therefore, vary slightly.

Model results for maximum increased DPM concentrations would not exceed the air district's significance threshold for chronic toxicity. No additional reduction measures are required to address downwind DPM concentrations.

Discussion Summary

The computed maximum increased lifetime adult residential cancer risk and DPM hazard index would not exceed the air district thresholds and are less than significant. The infant/child cancer risk at the MEI exceeds the 10 case per million threshold, and mitigation is necessary to reduce the underlying construction DPM emissions by 78 percent. The maximum annual $PM_{2.5}$ concentration would be 0.50 μg/m^3 (Table 4-4) which is greater than the 0.30 μg/m^3 air district significance threshold, even with the use of Tier III engines on heavy equipment. This is a significant impact and mitigation is necessary to further reduce $PM_{2.5}$ concentrations during excavation and grading activities by 60 percent.

Implementation of the following mitigation measures would reduce the impacts to less than significant:

Mitigation Measures

AQ-1 During construction, the project contractor shall implement the following measures to reduce emissions of fugitive dust and engine exhaust DPM, subject to review and approval by the Town of Los Gatos Planning Director or Director's designee. These measures shall be included in the project plans, prior to issuance of a demolition permit:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three (3) times per day and at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe;

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;

c. Avoid tracking visible soil material on to public roadways by employing the following measures if necessary: (1) Site accesses to a distance of 100 feet from public paved roads shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel and (2) washing truck tires and construction equipment prior to leaving the site;

d. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;

e. All vehicle speeds on unpaved roads shall be limited to five (5) mph;

f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;

g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points;

h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;

i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph and visible dust extends beyond site boundaries;

j. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction adjacent to sensitive receptors. Wind breaks should have no greater than 50 percent air porosity;

k. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established;

l. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time; and

m. Post a publicly visible sign with the telephone number and person to contact at the Town of Los Gatos regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations;

AQ-2 Prior to the issuance of the demolition permit, the project developer shall prepare, and the project contractor shall implement, a demolition and construction emissions avoidance and reduction plan demonstrating a 78 percent reduction in DPM emissions that affect infant/child cancer risk and a 60 percent reduction of $PM_{2.5}$ exposures at the MEI to meet the air district's risk thresholds.

The plan shall be prepared prior to the issuance of a demolition permit and shall be reviewed and approved by the Town of Los Gatos Director of Planning or Director's designee. The plan shall be accompanied by a letter signed by a qualified air quality specialist, verifying the equipment included in the plan meets the standards set forth in this mitigation measure. The plan shall include the following measures:

a. All mobile diesel-powered off-road equipment operating on-site for more than two days and larger than 50 horsepower shall, at a minimum, meet U.S. Environmental Protection Agency (EPA) particulate matter emissions standards for Tier III engines or better. Prior to the issuance of any demolition permits, the project applicant shall submit specifications of the equipment to be used during construction and confirmation this requirement is met;

b. Use alternatively fueled equipment or equipment with zero emissions (i.e., aerial lifts, forklifts, and air compressors, etc., shall be either electrified or fueled by liquefied natural gas/propane);

c. Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment, such as generators; and

d. Other demonstrable measures identified by the developer that reduce emissions and avoid or minimize exposures to the affected sensitive receptors.

4.2 CUMULATIVE HEALTH RISKS

Local Roadways

A review of the project influence area indicates that the average daily traffic (ADT) on Santa Cruz Avenue north of Wood Road would not exceed 10,000 vehicles (6,800 was the maximum during week long traffic study) (Kimley Horn, 2018). Other nearby streets are assumed to have less than 10,000 vehicles per day also because there is less traffic volume on these streets. State Route 17 is also nearby. The average daily travel on State Route 17 near Santa Cruz Avenue in Los Gatos is nearly 80,000 vehicles per day (2017, Caltrans). The distance from Santa Cruz Avenue to the MEI is approximately 275 meters. The distance from State Route 17 to the MEI is approximately 330 meters.

Using the air district's Tool to estimate risks from roadways *Roadway Screening Analysis Calculator* (2015, BAAQMD), the cancer risk at the construction MEI due to traffic at Santa Cruz Avenue and Wood Road was calculated to be 1.26 per million. Using the air district's tool to estimate risks from State Route 17 nearest the Project, the cancer risk at the MEI was calculated to be 13.84 per million. The roadway assessment is included as Appendix D.

Table 4-6, Existing Roadway Health Risks at the MEI, summarizes the health risks at the construction MEI due to traffic emissions at Santa Cruz Avenue and Wood Road.

Table 4-6 Existing Roadway Health Risks at the MEI

Sources	Cancer Risk (per million)	Annual $PM_{2.5}$ Concentration ($\mu g/m^3$)	Hazard Index
State Route 17 (80,000 ADT)	13.84	0.262	<0.01
Santa Cruz Avenue (6,800 ADT)	1.26	0.024	<0.01

SOURCE: EMC Planning Group 2021, BAAQMD 2015
Note Results have been rounded, and may, therefore, vary slightly.

Air District Permitted Stationary Sources

Permitted stationary sources of TACs near the project site were identified using the air district's Permitted Stationary Source Risks and Hazards GIS map tool. This mapping tool identifies the location of nearby stationary sources and their estimated risk and hazard impacts. No permitted sources are located within a 1,000-foot radius of the project site.

Cumulative Sources

The cumulative community risk impacts at the sensitive receptors most affected by construction (i.e., the construction MEIs) are summarized in Table 4-7, Cumulative Heath Risks at Construction MEIs.

Table 4-7 Cumulative Health Risks at Construction MEIs

Source	Cancer Risk (per million)	Annual $PM_{2.5}$ Concentration ($\mu g/m^3$)	Hazard Index
Project Construction (Mitigated)[1,2]	8.39 (infant/child)	<0.3	0.06
State Route 17 (80,000 ADT)	13.84	0.262	<0.01
Santa Cruz Avenue (6,800 ADT)	1.26	0.024	<0.01
No permitted sources within 1,000 feet	0	0	0
Cumulative (Mitigated)[2]	23.49	<0.586	<1.0
Air District Cumulative-Source Threshold	100.0	0.80	10.0
Exceeds Thresholds? (Mitigated)	*No*	*No*	*No*

SOURCE: EMC Planning Group 2021
NOTES:
1. Results have been rounded, and may, therefore, vary slightly.
2. Includes reductions due to use of Tier III diesel engines and alternative fuels in other construction equipment (Mitigation Measure AQ-2).

Table 4-9 shows the mitigated health risk for cumulative sources. The resulting mitigated cumulative cancer risk is 23.49 per million, a $PM_{2.5}$ concentration of less than 0.3 $\mu g/m^3$, and a hazard index less than 1.0. The project's contribution to community health risks would not exceed the air district's cumulative thresholds and are less than cumulatively considerable.

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5.0
Report Preparers

5.1 PREPARERS

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6.0
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APPENDIX A

CalEEMod Results

EMC PLANNING GROUP INC.
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To: **Teri Wissler Adam, Senior Principal**

From: **Sally Rideout, EMPA, Principal Planner**

Cc: **File**

Date: **March 15, 2021**

Re: **110 Wood Road Criteria Air Pollutant Emissions Modeling Methodology and Assumptions**

Project Description

The proposed project is the demolition of an existing 205-unit senior living facility with underground parking, and its replacement with a 191-unit senior living facility on a 10.84-acre project site located at 110 Wood Road in the Town of Los Gatos.

The project includes the construction of eight, three- to five-story buildings rising from a ground level base containing the main building entry and reception, health center, and two-level below-grade parking garage. The project would include 174 independent residential apartments totaling 334,574 square feet and 17 supporting care units within a 20,588 square foot health center providing assisted living, memory care and respite care. In addition, the project would also include 35,429 square feet of total amenity space (including fitness and dining areas), 4,943 square feet of administration and staff space, and 35,280 square feet for back-of-house and mechanical space. A proposed 91,827 square-foot parking garage would accommodate 77 parking spaces.

Scope of Assessment

The project site is located within the San Francisco Bay Area Air Basin, which is within the jurisdiction of the Bay Area Air Quality Management District (air district). A Construction Health Risk Assessment is being prepared to evaluate health risks to sensitive receptors located within 1,000 feet of demolition and construction activities. An Environmental Impact Report (EIR) is being prepared to evaluate the environmental impacts of the proposed project for the

purposes of the California Environmental Quality Act (CEQA). This assessment provides an estimate of baseline operational emissions volumes associated with the former facility, and proposed construction and operational criteria air pollutants emissions volumes.

Modeling was performed using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 software, a modeling platform recommended by the California Air Resources Board (CARB) and accepted by the air district. Model results are attached. Unless otherwise noted, data inputs to the model take into account the type and size of the proposed uses, utilizing CalEEMod default land uses and based on the information provided in the project plans (Rockwood Pacific 2020), and construction data information provided by the applicant (Laura Worthington-Forbes, email message, September 16, 2020).

The project includes site disturbance of approximately 6.4 acres. Demolition of the 208,875 square foot existing facility (including parking) and 79,422 square feet of paved areas would take approximately four months. Construction of the new facility is anticipated to occur over a period of approximately 26 to 30 months. Grading for the proposed project includes excavation of 140,300 cubic yards of soil to accommodate the proposed underground parking garage. Excavated soils would be disposed of off-site.

Emissions Model

The CalEEMod software utilizes emissions models USEPA AP-42 emission factors, CARB vehicle emission models studies and studies commissioned by other California agencies such as the California Energy Commission and CalRecycle. The CalEEMod platform allows calculations of both construction and operational criteria pollutant emissions from land use projects.

Methodology

Unless otherwise noted, operational criteria air pollutant emissions volumes are based primarily on the model's default emissions factors for the land uses and size metrics presented in Table 1, Project Characteristics.

Table 1 Project Characteristics

Project Components	CalEEMod Land Use[1]	Existing	Proposed[2]
Senior Living Community	Retirement Community	205 units	191 units[3]
Parking Garage	Enclosed Parking with Elevator	-	77 spaces[4,5]
Impervious Surfaces (Access Driveway)	Other Asphalt Surfaces	79,4226[6]	43,720[7]
Other Impervious Surfaces (Sidewalks and Terraces)	Other Non-Asphalt Surfaces	-	56,943[7]

SOURCE: Trinity Consultants 2017, Rockwood Pacific 2020.
NOTES:
1. CalEEMod default land use subtype. Descriptions of the model default land use categories and subtypes are found in the User's Guide for CalEEMod Version 2016.3.2 available online at: http://www.aqmd.gov/caleemod/user's-guide
2. Expressed in units of square feet unless otherwise noted.
3. The proposed project includes a total building area of 430,814 square feet including amenity space, admin space, staff space and mechanical space.
4. The total area of the parking garage is 91,827 square feet.
6. Includes other non-asphalt surfaces.
7. Derived from the calculations shown on Sheet C105, Preliminary Stormwater Control Plan.

Assumptions

Unless otherwise noted, data inputs for the model scenarios are based on the following primary assumptions:

1. Construction of the proposed project is anticipated to begin in December 2023.
2. The anticipated operational year of the proposed project is 2026.
3. Each air district (or county) assigns trip lengths for urban and rural settings, which are incorporated into the CalEEMod defaults. Based on the project site's location, the model defaults were set to "urban."
4. Construction and operational emissions generated by the proposed project are assumed to be similar to the construction emissions for following CalEEMod land use subtypes:
    a. "Retirement Community", which is defined as a community that provides multiple elements of senior adult living. Housing options may include various combinations of senior adult housing, congregate care, assisted living, and skilled nursing care aimed at allowing the residents to live in one community as their medical needs change. This land use category was also used to estimate emissions volumes generated by the existing facility;
    b. "Enclosed Parking with Elevator", which is defined as an enclosed parking structure that may be above or below ground, is not covered in asphalt, includes an elevator, and will require lighting and ventilation;
    c. "Other Asphalt Surfaces", which is defined as an asphalt surface not used as a parking lot; and
    d. "Other Non-Asphalt Surfaces".

Construction Emissions Data Inputs

CalEEMod estimates construction emissions associated with land use development projects and allows for the input of project-specific construction information including phasing and

equipment information. Use of the model's default construction emissions data for a proposed project is recommended by the air district if detailed construction information is not yet available.

Information regarding type of construction equipment by phase for the proposed project was not yet available in detail sufficient to provide data inputs to the model; therefore, consistent with air district guidance, the model defaults were utilized for construction equipment, based on the project size and land use data presented in Table 1.

Based on information provided by the applicant, the construction schedule was adjusted to complete in 30 months. To accurately represent construction emissions, the net excavation of 140,300 cubic yards was used as an input to the "Dust from Material Movement" screen. The total area associated with demolition of the 208,875 square foot existing senior community and 79,422 square feet of pavement was used as an input to the "Demolition" screen. The model's default construction hauling trip length of 20 miles was used to calculate emissions for hauling equipment.

Results

Detailed model results for operational criteria air pollutant emissions generated by existing conditions (2005 baseline) and proposed construction and operational conditions are included as attachments to this assessment.

Criteria Air Pollutant Emissions

The unmitigated criteria air pollutant emissions resulting from project construction are summarized in Table 2, Construction Criteria Air Pollutant Emissions.

Table 2 Construction Criteria Air Pollutant Emissions

Construction Emissions[1]	Reactive Organic Gases (ROG)	Nitrogen Oxides (NO_X)	Uncontrolled Exhaust Respirable Particulate Matter (PM_{10})	Uncontrolled Exhaust Fine Particulate Matter ($PM_{2.5}$)
2023 Annual Emissions (tons/year)	0.0125	0.1307	5.23e-3	4.82e-3
2024 Annual Emissions (tons/year)	0.3250	3.9333	0.0970	0.0905
2025 Annual Emissions (tons/year)	3.1392	0.5393	0.0191	0.0339
Total Annual Emissions (tons/year)	3.1392	3.9333	0.0970	0.0905
Average Daily Emissions (pounds/day)[2]	16.13	20.22	0.4987	0.4653

SOURCE: EMC Planning Group 2021

NOTES:
1. Results may vary due to rounding.
2. CalEEMod estimates construction criteria air pollutant emissions in tons per year. A U.S. ton is equal to 2,000 pounds. The emission estimates in ton per year are multiped by 2,000 pounds to arrive at emissions volume in pounds per year. CalEEMod estimates a total of 389 construction days. Average daily emissions (in pounds per day) are computed by dividing the annual construction emissions (in pounds per year) by the number of construction days.

Diesel Particulate Matter - Health Risk Assessment

The PM exhaust emissions shown in the table above, represent uncontrolled emissions. Newer diesel engines and older engines with diesel particulate filters can be applied to reduce diesel particulate emissions approximately 85 percent to meet Tier 3 emissions standards, as recommended by the air district. The health risks associated with diesel particulate matter are reduced proportional to the diesel particulate efficiency.

The air district recommends calculating the construction cancer risks for each year of construction, beginning with exposures in the third trimester of pregnancy. The district recommends averaging construction emissions from construction activities that occur in three years or less, over a period of three years.

Operational Emissions

As demonstrated by the modeling results, both baseline and proposed operational criteria air pollutants would not exceed air district significance thresholds and therefore, are not summarized here.

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110 Wood Road Construction and Operational Emissions

Bay Area AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	77.00	Space	0.00	91,827.00	0
Other Asphalt Surfaces	43.72	1000sqft	1.00	43,720.00	0
Other Non-Asphalt Surfaces	56.94	1000sqft	1.31	56,943.00	0
Retirement Community	191.00	Dwelling Unit	4.12	430,814.00	546

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2026
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	206	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - The most current (2018) CO2 Intensity Factor is much lower than the default.

Land Use - from site plans

Construction Phase - defaults. demolition to last 4 months acc to applicant

Off-road Equipment - From construction spreadsheet data provided by client.

Trips and VMT -

Demolition - total demo = 288,247 sq ft from construction spreadsheet.

Grading - net cut = 140,300 cy from construction spreadsheet

Architectural Coating -

Woodstoves - REGULATION 6, PARTICULATE MATTER AND VISIBLE EMISSIONS, RULE 3 WOOD-BURNING DEVICES
6-3-306 Requirements for New Building Construction: Effective November 1, 2016, no person or
builder shall install a wood-burning device in a new building construction.

Area Coating - REGULATION 8 ORGANIC COMPOUNDS RULE 3 ARCHITECTURAL COATINGS
8-3-301 VOC Content Limits in the BAAQMD

Energy Use -

Water And Wastewater -

Construction Off-road Equipment Mitigation - BAAQMD requires 3 waterings per day.
Assume the larger diesel engines at the site will be using Tier III diesel particulate filters.

Energy Mitigation - Title 24 requires a 30% reduction from when the default values were developed.

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	DPF	No Change	Level 3
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstructionPhase	NumDays	20.00	66.00
tblFireplaces	FireplaceDayYear	11.14	0.00
tblFireplaces	FireplaceHourDay	3.50	0.00

tblFireplaces	FireplaceWoodMass	228.80	0.00
tblFireplaces	NumberGas	28.65	0.00
tblFireplaces	NumberNoFireplace	7.64	0.00
tblFireplaces	NumberWood	32.47	0.00
tblGrading	MaterialExported	0.00	140,300.00
tblLandUse	LandUseSquareFeet	30,800.00	91,827.00
tblLandUse	LandUseSquareFeet	56,940.00	56,943.00
tblLandUse	LandUseSquareFeet	191,000.00	430,814.00
tblLandUse	LotAcreage	0.69	0.00
tblLandUse	LotAcreage	38.20	4.12
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	4.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	206
tblWoodstoves	NumberCatalytic	3.82	0.00
tblWoodstoves	NumberNoncatalytic	3.82	0.00
tblWoodstoves	WoodstoveDayYear	14.12	0.00
tblWoodstoves	WoodstoveWoodMass	582.40	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0125	0.1307	0.1130	2.9000e-004	0.0331	5.2300e-003	0.0383	5.9600e-003	4.8200e-003	0.0108	0.0000	26.5863	26.5863	6.2800e-003	0.0000	26.7433
2024	0.3250	3.9333	3.1274	0.0132	0.6286	0.0970	0.7256	0.1967	0.0905	0.2872	0.0000	1,235.4619	1,235.4619	0.1302	0.0000	1,238.7173
2025	3.1392	0.5393	0.7220	1.7300e-003	0.0594	0.0191	0.0785	0.0160	0.0179	0.0339	0.0000	154.2740	154.2740	0.0231	0.0000	154.8505
Maximum	**3.1392**	**3.9333**	**3.1274**	**0.0132**	**0.6286**	**0.0970**	**0.7256**	**0.1967**	**0.0905**	**0.2872**	**0.0000**	**1,235.4619**	**1,235.4619**	**0.1302**	**0.0000**	**1,238.7173**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0125	0.1307	0.1130	2.9000e-004	0.0331	8.2000e-004	0.0339	5.9600e-003	7.5000e-004	6.7100e-003	0.0000	26.5863	26.5863	6.2800e-003	0.0000	26.7433
2024	0.3250	3.9333	3.1274	0.0132	0.6286	0.0216	0.6502	0.1967	0.0205	0.2172	0.0000	1,235.4615	1,235.4615	0.1302	0.0000	1,238.7169
2025	3.1392	0.5393	0.7220	1.7300e-003	0.0594	6.9100e-003	0.0663	0.0160	6.5200e-003	0.0225	0.0000	154.2739	154.2739	0.0231	0.0000	154.8504
Maximum	**3.1392**	**3.9333**	**3.1274**	**0.0132**	**0.6286**	**0.0216**	**0.6502**	**0.1967**	**0.0205**	**0.2172**	**0.0000**	**1,235.4615**	**1,235.4615**	**0.1302**	**0.0000**	**1,238.7169**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**75.82**	**10.93**	**0.00**	**75.52**	**25.76**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**12-15-2023**	**3-14-2024**	0.8288	0.8288
2	**3-15-2024**	**6-14-2024**	2.1407	2.1407
3	**6-15-2024**	**9-14-2024**	0.6501	0.6501
4	**9-15-2024**	**12-14-2024**	0.6467	0.6467
5	**12-15-2024**	**3-14-2025**	0.6092	0.6092
6	**3-15-2025**	**6-14-2025**	3.1845	3.1845
		Highest	3.1845	3.1845

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/15/2023	3/15/2024	5	66	
2	Site Preparation	Site Preparation	3/16/2024	3/29/2024	5	10	
3	Grading	Grading	3/30/2024	4/26/2024	5	20	
4	Building Construction	Building Construction	4/27/2024	3/14/2025	5	230	
5	Paving	Paving	3/15/2025	4/11/2025	5	20	

6	Architectural Coating	Architectural Coating	4/12/2025	5/9/2025	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 2.31

Residential Indoor: 872,398; Residential Outdoor: 290,799; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	0.00	81	0.73
Demolition	Excavators	4	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class

Demolition	6	15.00	0.00	1,311.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	17,538.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	218.00	52.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	44.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use DPF for Construction Equipment

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0236	0.0000	0.0236	3.5800e-003	0.0000	3.5800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0117	0.1125	0.1058	2.1000e-004		5.2000e-003	5.2000e-003		4.7800e-003	4.7800e-003	0.0000	18.2338	18.2338	5.9000e-003	0.0000	18.3812
Total	**0.0117**	**0.1125**	**0.1058**	**2.1000e-004**	**0.0236**	**5.2000e-003**	**0.0288**	**3.5800e-003**	**4.7800e-003**	**8.3600e-003**	**0.0000**	**18.2338**	**18.2338**	**5.9000e-003**	**0.0000**	**18.3812**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.5000e-004	0.0181	5.6000e-003	8.0000e-005	8.7500e-003	3.0000e-005	8.7800e-003	2.2000e-003	3.0000e-005	2.2300e-003	0.0000	7.8420	7.8420	3.7000e-004	0.0000	7.8512
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Worker	2.2000e-004	1.4000e-004	1.5600e-003	1.0000e-005	6.5000e-004	0.0000	6.6000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5106	0.5106	1.0000e-005	0.0000	0.5108
Total	**7.7000e-004**	**0.0183**	**7.1600e-003**	**9.0000e-005**	**9.4000e-003**	**3.0000e-005**	**9.4400e-003**	**2.3700e-003**	**3.0000e-005**	**2.4100e-003**	**0.0000**	**8.3525**	**8.3525**	**3.8000e-004**	**0.0000**	**8.3620**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0236	0.0000	0.0236	3.5800e-003	0.0000	3.5800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0117	0.1125	0.1058	2.1000e-004		7.8000e-004	7.8000e-004		7.2000e-004	7.2000e-004	0.0000	18.2338	18.2338	5.9000e-003	0.0000	18.3812
Total	**0.0117**	**0.1125**	**0.1058**	**2.1000e-004**	**0.0236**	**7.8000e-004**	**0.0244**	**3.5800e-003**	**7.2000e-004**	**4.3000e-003**	**0.0000**	**18.2338**	**18.2338**	**5.9000e-003**	**0.0000**	**18.3812**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.5000e-004	0.0181	5.6000e-003	8.0000e-005	8.7500e-003	3.0000e-005	8.7800e-003	2.2000e-003	3.0000e-005	2.2300e-003	0.0000	7.8420	7.8420	3.7000e-004	0.0000	7.8512
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.4000e-004	1.5600e-003	1.0000e-005	6.5000e-004	0.0000	6.6000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5106	0.5106	1.0000e-005	0.0000	0.5108
Total	**7.7000e-004**	**0.0183**	**7.1600e-003**	**9.0000e-005**	**9.4000e-003**	**3.0000e-005**	**9.4400e-003**	**2.3700e-003**	**3.0000e-005**	**2.4100e-003**	**0.0000**	**8.3525**	**8.3525**	**3.8000e-004**	**0.0000**	**8.3620**

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1182	0.0000	0.1182	0.0179	0.0000	0.0179	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0581	0.5463	0.5314	1.0400e-003		0.0253	0.0253		0.0232	0.0232	0.0000	91.1840	91.1840	0.0295	0.0000	91.9213
Total	**0.0581**	**0.5463**	**0.5314**	**1.0400e-003**	**0.1182**	**0.0253**	**0.1435**	**0.0179**	**0.0232**	**0.0411**	**0.0000**	**91.1840**	**91.1840**	**0.0295**	**0.0000**	**91.9213**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.7400e-003	0.0887	0.0281	4.0000e-004	0.0106	1.6000e-004	0.0108	2.8800e-003	1.5000e-004	3.0300e-003	0.0000	38.9172	38.9172	1.8500e-003	0.0000	38.9634
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0400e-003	6.4000e-004	7.2400e-003	3.0000e-005	3.2600e-003	2.0000e-005	3.2800e-003	8.7000e-004	2.0000e-005	8.9000e-004	0.0000	2.4518	2.4518	4.0000e-005	0.0000	2.4529
Total	**3.7800e-003**	**0.0894**	**0.0353**	**4.3000e-004**	**0.0139**	**1.8000e-004**	**0.0141**	**3.7500e-003**	**1.7000e-004**	**3.9200e-003**	**0.0000**	**41.3689**	**41.3689**	**1.8900e-003**	**0.0000**	**41.4162**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1182	0.0000	0.1182	0.0179	0.0000	0.0179	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Off-Road	0.0581	0.5463	0.5314	1.0400e-003		3.7900e-003	3.7900e-003		3.4900e-003	3.4900e-003	0.0000	91.1839	91.1839	0.0295	0.0000	91.9212
Total	**0.0581**	**0.5463**	**0.5314**	**1.0400e-003**	**0.1182**	**3.7900e-003**	**0.1220**	**0.0179**	**3.4900e-003**	**0.0214**	**0.0000**	**91.1839**	**91.1839**	**0.0295**	**0.0000**	**91.9212**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.7400e-003	0.0887	0.0281	4.0000e-004	0.0106	1.6000e-004	0.0108	2.8800e-003	1.5000e-004	3.0300e-003	0.0000	38.9172	38.9172	1.8500e-003	0.0000	38.9634
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0400e-003	6.4000e-004	7.2400e-003	3.0000e-005	3.2600e-003	2.0000e-005	3.2800e-003	8.7000e-004	2.0000e-005	8.9000e-004	0.0000	2.4518	2.4518	4.0000e-005	0.0000	2.4529
Total	**3.7800e-003**	**0.0894**	**0.0353**	**4.3000e-004**	**0.0139**	**1.8000e-004**	**0.0141**	**3.7500e-003**	**1.7000e-004**	**3.9200e-003**	**0.0000**	**41.3689**	**41.3689**	**1.8900e-003**	**0.0000**	**41.4162**

3.3 Site Preparation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1359	0.0917	1.9000e-004		6.1500e-003	6.1500e-003		5.6600e-003	5.6600e-003	0.0000	16.7285	16.7285	5.4100e-003	0.0000	16.8638
Total	**0.0133**	**0.1359**	**0.0917**	**1.9000e-004**	**0.0903**	**6.1500e-003**	**0.0965**	**0.0497**	**5.6600e-003**	**0.0553**	**0.0000**	**16.7285**	**16.7285**	**5.4100e-003**	**0.0000**	**16.8638**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.4000e-004	1.5800e-003	1.0000e-005	7.1000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5349	0.5349	1.0000e-005	0.0000	0.5352
Total	**2.3000e-004**	**1.4000e-004**	**1.5800e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.2000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5349**	**0.5349**	**1.0000e-005**	**0.0000**	**0.5352**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1359	0.0917	1.9000e-004		9.2000e-004	9.2000e-004		8.5000e-004	8.5000e-004	0.0000	16.7285	16.7285	5.4100e-003	0.0000	16.8638
Total	**0.0133**	**0.1359**	**0.0917**	**1.9000e-004**	**0.0903**	**9.2000e-004**	**0.0913**	**0.0497**	**8.5000e-004**	**0.0505**	**0.0000**	**16.7285**	**16.7285**	**5.4100e-003**	**0.0000**	**16.8638**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.4000e-004	1.5800e-003	1.0000e-005	7.1000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5349	0.5349	1.0000e-005	0.0000	0.5352
Total	**2.3000e-004**	**1.4000e-004**	**1.5800e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.2000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5349**	**0.5349**	**1.0000e-005**	**0.0000**	**0.5352**

3.4 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0735	0.0000	0.0735	0.0349	0.0000	0.0349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0166	0.1703	0.1476	3.0000e-004		7.2400e-003	7.2400e-003		6.6600e-003	6.6600e-003	0.0000	26.0639	26.0639	8.4300e-003	0.0000	26.2747
Total	**0.0166**	**0.1703**	**0.1476**	**3.0000e-004**	**0.0735**	**7.2400e-003**	**0.0807**	**0.0349**	**6.6600e-003**	**0.0415**	**0.0000**	**26.0639**	**26.0639**	**8.4300e-003**	**0.0000**	**26.2747**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0440	1.4245	0.4504	6.4100e-003	0.1482	2.5700e-003	0.1507	0.0408	2.4600e-003	0.0432	0.0000	624.7406	624.7406	0.0297	0.0000	625.4823
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	2.3000e-004	2.6300e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.1900e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.8916	0.8916	2.0000e-005	0.0000	0.8920
Total	**0.0444**	**1.4247**	**0.4530**	**6.4200e-003**	**0.1493**	**2.5800e-003**	**0.1519**	**0.0411**	**2.4700e-003**	**0.0435**	**0.0000**	**625.6321**	**625.6321**	**0.0297**	**0.0000**	**626.3743**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0735	0.0000	0.0735	0.0349	0.0000	0.0349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0166	0.1703	0.1476	3.0000e-004		1.0900e-003	1.0900e-003		1.0000e-003	1.0000e-003	0.0000	26.0639	26.0639	8.4300e-003	0.0000	26.2746
Total	**0.0166**	**0.1703**	**0.1476**	**3.0000e-004**	**0.0735**	**1.0900e-003**	**0.0746**	**0.0349**	**1.0000e-003**	**0.0359**	**0.0000**	**26.0639**	**26.0639**	**8.4300e-003**	**0.0000**	**26.2746**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0440	1.4245	0.4504	6.4100e-003	0.1482	2.5700e-003	0.1507	0.0408	2.4600e-003	0.0432	0.0000	624.7406	624.7406	0.0297	0.0000	625.4823
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	2.3000e-004	2.6300e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.1900e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.8916	0.8916	2.0000e-005	0.0000	0.8920
Total	**0.0444**	**1.4247**	**0.4530**	**6.4200e-003**	**0.1493**	**2.5800e-003**	**0.1519**	**0.0411**	**2.4700e-003**	**0.0435**	**0.0000**	**625.6321**	**625.6321**	**0.0297**	**0.0000**	**626.3743**

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1302	1.1898	1.4308	2.3900e-003		0.0543	0.0543		0.0511	0.0511	0.0000	205.1865	205.1865	0.0485	0.0000	206.3995

Total	**0.1302**	**1.1898**	**1.4308**	**2.3900e-003**		**0.0543**	**0.0543**		**0.0511**	**0.0511**	**0.0000**	**205.1865**	**205.1865**	**0.0485**	**0.0000**	**206.3995**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.8900e-003	0.3471	0.0972	1.1800e-003	0.0302	4.0000e-004	0.0306	8.7300e-003	3.8000e-004	9.1100e-003	0.0000	114.0925	114.0925	4.6800e-003	0.0000	114.2096
Worker	0.0485	0.0297	0.3388	1.2700e-003	0.1525	9.4000e-004	0.1534	0.0406	8.6000e-004	0.0414	0.0000	114.6706	114.6706	2.0900e-003	0.0000	114.7229
Total	**0.0584**	**0.3768**	**0.4361**	**2.4500e-003**	**0.1826**	**1.3400e-003**	**0.1840**	**0.0493**	**1.2400e-003**	**0.0505**	**0.0000**	**228.7631**	**228.7631**	**6.7700e-003**	**0.0000**	**228.9324**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1302	1.1898	1.4308	2.3900e-003		0.0117	0.0117		0.0112	0.0112	0.0000	205.1862	205.1862	0.0485	0.0000	206.3992
Total	**0.1302**	**1.1898**	**1.4308**	**2.3900e-003**		**0.0117**	**0.0117**		**0.0112**	**0.0112**	**0.0000**	**205.1862**	**205.1862**	**0.0485**	**0.0000**	**206.3992**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.8900e-003	0.3471	0.0972	1.1800e-003	0.0302	4.0000e-004	0.0306	8.7300e-003	3.8000e-004	9.1100e-003	0.0000	114.0925	114.0925	4.6800e-003	0.0000	114.2096
Worker	0.0485	0.0297	0.3388	1.2700e-003	0.1525	9.4000e-004	0.1534	0.0406	8.6000e-004	0.0414	0.0000	114.6706	114.6706	2.0900e-003	0.0000	114.7229
Total	**0.0584**	**0.3768**	**0.4361**	**2.4500e-003**	**0.1826**	**1.3400e-003**	**0.1840**	**0.0493**	**1.2400e-003**	**0.0505**	**0.0000**	**228.7631**	**228.7631**	**6.7700e-003**	**0.0000**	**228.9324**

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0362	0.3305	0.4262	7.1000e-004		0.0140	0.0140		0.0132	0.0132	0.0000	61.4587	61.4587	0.0145	0.0000	61.8198
Total	**0.0362**	**0.3305**	**0.4262**	**7.1000e-004**		**0.0140**	**0.0140**		**0.0132**	**0.0132**	**0.0000**	**61.4587**	**61.4587**	**0.0145**	**0.0000**	**61.8198**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	2.8800e-003	0.1027	0.0283	3.5000e-004	9.0400e-003	1.2000e-004	9.1500e-003	2.6100e-003	1.1000e-004	2.7300e-003	0.0000	33.9400	33.9400	1.3700e-003	0.0000	33.9744
Worker	0.0137	8.0900e-003	0.0940	3.6000e-004	0.0457	2.8000e-004	0.0459	0.0121	2.5000e-004	0.0124	0.0000	32.9388	32.9388	5.7000e-004	0.0000	32.9530
Total	**0.0166**	**0.1108**	**0.1222**	**7.1000e-004**	**0.0547**	**4.0000e-004**	**0.0551**	**0.0148**	**3.6000e-004**	**0.0151**	**0.0000**	**66.8788**	**66.8788**	**1.9400e-003**	**0.0000**	**66.9274**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0362	0.3305	0.4262	7.1000e-004		3.0200e-003	3.0200e-003		2.8900e-003	2.8900e-003	0.0000	61.4586	61.4586	0.0145	0.0000	61.8198
Total	**0.0362**	**0.3305**	**0.4262**	**7.1000e-004**		**3.0200e-003**	**3.0200e-003**		**2.8900e-003**	**2.8900e-003**	**0.0000**	**61.4586**	**61.4586**	**0.0145**	**0.0000**	**61.8198**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.8800e-003	0.1027	0.0283	3.5000e-004	9.0400e-003	1.2000e-004	9.1500e-003	2.6100e-003	1.1000e-004	2.7300e-003	0.0000	33.9400	33.9400	1.3700e-003	0.0000	33.9744
Worker	0.0137	8.0900e-003	0.0940	3.6000e-004	0.0457	2.8000e-004	0.0459	0.0121	2.5000e-004	0.0124	0.0000	32.9388	32.9388	5.7000e-004	0.0000	32.9530
Total	**0.0166**	**0.1108**	**0.1222**	**7.1000e-004**	**0.0547**	**4.0000e-004**	**0.0551**	**0.0148**	**3.6000e-004**	**0.0151**	**0.0000**	**66.8788**	**66.8788**	**1.9400e-003**	**0.0000**	**66.9274**

3.6 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.1500e-003	0.0858	0.1458	2.3000e-004		4.1900e-003	4.1900e-003		3.8500e-003	3.8500e-003	0.0000	20.0193	20.0193	6.4700e-003	0.0000	20.1811
Paving	1.3100e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0105**	**0.0858**	**0.1458**	**2.3000e-004**		**4.1900e-003**	**4.1900e-003**		**3.8500e-003**	**3.8500e-003**	**0.0000**	**20.0193**	**20.0193**	**6.4700e-003**	**0.0000**	**20.1811**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.1000e-004	2.4400e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.1900e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.8553	0.8553	1.0000e-005	0.0000	0.8556
Total	**3.6000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**1.1900e-003**	**1.0000e-005**	**1.1900e-003**	**3.2000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**0.8553**	**0.8553**	**1.0000e-005**	**0.0000**	**0.8556**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.1500e-003	0.0858	0.1458	2.3000e-004		2.9500e-003	2.9500e-003		2.7200e-003	2.7200e-003	0.0000	20.0192	20.0192	6.4700e-003	0.0000	20.1811

Paving	1.3100e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0105**	**0.0858**	**0.1458**	**2.3000e-004**		**2.9500e-003**	**2.9500e-003**		**2.7200e-003**	**2.7200e-003**	**0.0000**	**20.0192**	**20.0192**	**6.4700e-003**	**0.0000**	**20.1811**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.1000e-004	2.4400e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.1900e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.8553	0.8553	1.0000e-005	0.0000	0.8556
Total	**3.6000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**1.1900e-003**	**1.0000e-005**	**1.1900e-003**	**3.2000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**0.8553**	**0.8553**	**1.0000e-005**	**0.0000**	**0.8556**

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	3.0728					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7100e-003	0.0115	0.0181	3.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5567
Total	**3.0745**	**0.0115**	**0.0181**	**3.0000e-005**		**5.2000e-004**	**5.2000e-004**		**5.2000e-004**	**5.2000e-004**	**0.0000**	**2.5533**	**2.5533**	**1.4000e-004**	**0.0000**	**2.5567**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0500e-003	6.2000e-004	7.1600e-003	3.0000e-005	3.4800e-003	2.0000e-005	3.5000e-003	9.2000e-004	2.0000e-005	9.4000e-004	0.0000	2.5088	2.5088	4.0000e-005	0.0000	2.5098
Total	**1.0500e-003**	**6.2000e-004**	**7.1600e-003**	**3.0000e-005**	**3.4800e-003**	**2.0000e-005**	**3.5000e-003**	**9.2000e-004**	**2.0000e-005**	**9.4000e-004**	**0.0000**	**2.5088**	**2.5088**	**4.0000e-005**	**0.0000**	**2.5098**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	3.0728					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7100e-003	0.0115	0.0181	3.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5567
Total	**3.0745**	**0.0115**	**0.0181**	**3.0000e-005**		**5.2000e-004**	**5.2000e-004**		**5.2000e-004**	**5.2000e-004**	**0.0000**	**2.5533**	**2.5533**	**1.4000e-004**	**0.0000**	**2.5567**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0500e-003	6.2000e-004	7.1600e-003	3.0000e-005	3.4800e-003	2.0000e-005	3.5000e-003	9.2000e-004	2.0000e-005	9.4000e-004	0.0000	2.5088	2.5088	4.0000e-005	0.0000	2.5098
Total	**1.0500e-003**	**6.2000e-004**	**7.1600e-003**	**3.0000e-005**	**3.4800e-003**	**2.0000e-005**	**3.5000e-003**	**9.2000e-004**	**2.0000e-005**	**9.4000e-004**	**0.0000**	**2.5088**	**2.5088**	**4.0000e-005**	**0.0000**	**2.5098**

APPENDIX B

CONSTRUCTION MODELING ASSESSMENT

BREEZE AERMOD
Sensitive Receptor Results
2023 Unmitigated DPM

Pollutant: PM10, Type: CONC (ug/m**3) 5 YEAR AVG., Group: ALL

Sen. Rcpt. #	Dsc. Rcpt. #	Description	UTM		Conc.
			East(m)	North(m)	
1	161	1	589903.30	4119745.10	0.01017
2	162	2	589912.90	4119746.00	0.01014
3	163	3	589878.00	4119731.70	0.0087
4	164	4	589878.10	4119726.50	0.00809
5	165	5	589771.00	4119666.20	0.00078
6	166	6	589760.50	4119676.30	0.0008
7	167	7	589751.90	4119683.90	0.00081
8	168	8	589758.60	4119714.50	0.00117
9	169	9	589754.70	4119720.70	0.00126
10	170	10	589750.40	4119729.80	0.00142
11	171	11	589697.90	4119732.70	0.00121
12	172	12	589696.00	4119741.30	0.00135
13	173	13	589695.00	4119749.90	0.00152
14	174	14	589680.70	4119750.30	0.00143
15	175	15	589724.20	4119787.10	0.00382
16	176	16	589730.80	4119791.90	0.00455
17	177	17	589736.60	4119797.60	0.00537
18	178	18	589705.00	4120012.20	0.00779
19	179	19	589698.40	4120017.00	0.00752
20	180	20	589691.20	4120019.40	0.00732
21	181	21	589765.20	4119994.00	0.00943
22	182	22	589756.60	4119998.30	0.00913
23	183	23	589780.50	4119953.90	0.01222
24	184	24	589913.10	4120028.90	0.00339
25	185	25	589906.90	4120020.80	0.00375
26	186	26	589897.90	4120026.60	0.00383
27	187	27	589899.80	4120034.20	0.00358
28	188	28	589884.00	4120034.60	0.00398
29	189	29	589877.30	4120047.10	0.0038
30	190	30	589872.00	4120039.40	0.00416
31	191	31	589816.10	4120011.70	0.00731
32	192	32	589832.20	4120027.50	0.00587
33	193	33	589824.00	4120031.80	0.00589
34	194	34	589848.40	4120057.10	0.00421
35	195	35	589851.30	4120065.20	0.00391
36	196	36	589825.50	4120078.60	0.00406
37	197	37	589821.20	4120071.40	0.00436
38	198	38	589813.00	4120087.20	0.00404
39	199	39	589808.70	4120077.60	0.0044
40	200	40	589801.60	4120049.50	0.00561
41	201	41	589956.40	4119994.00	0.00321
42	202	42	589965.00	4119991.20	0.00311
43	203	43	589977.40	4119977.90	0.00317
44	204	44	589983.10	4119988.30	0.00287
45	205	45	590006.20	4119972.40	0.00281
46	206	46	590002.60	4119966.00	0.00298

47	207	47	590028.70	4119966.70	0.00258
48	208	48	590024.60	4119959.50	0.00274
49	209	49	590038.20	4120009.20	0.00201
50	210	50	590029.40	4120013.50	0.00204
51	211	51	589995.90	4120027.80	0.00216
52	212	52	589998.80	4120033.10	0.00208
53	213	53	589982.80	4120036.20	0.00219
54	214	54	589985.90	4120041.20	0.00211
55	215	55	590012.60	4120018.80	0.00212
56	216	56	590016.30	4120023.70	0.00204
57	217	57	590019.80	4120028.30	0.00197
58	218	58	589970.80	4120041.90	0.00225
59	219	59	589973.90	4120046.90	0.00216
60	220	60	589957.70	4120048.10	0.00232
61	221	61	589961.30	4120053.40	0.00222
62	222	62	589963.90	4120058.90	0.00213
63	223	63	589944.30	4120054.60	0.00241
64	224	64	589946.70	4120059.40	0.00232
65	225	65	589949.60	4120064.90	0.00222
66	226	66	589928.10	4120063.20	0.00252
67	227	67	589931.90	4120069.90	0.00238
68	228	68	589903.70	4120076.30	0.00271
69	229	69	589891.30	4120081.10	0.00283
70	230	70	589877.60	4120091.40	0.00288
71	231	71	589880.80	4120098.60	0.00272

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BREEZE AERMOD
Sensitive Receptor Results
2024 Unmitigated DPM

Pollutant: PM10, Type: CONC (ug/m**3) 5 YEAR AVG., Group: ALL

Sen. Rcpt. #	Dsc. Rcpt. #	Description	UTM		Conc.
			East(m)	North(m)	
1	161	1	589903.30	4119745.10	0.185
2	162	2	589912.90	4119746.00	0.18444
3	163	3	589878.00	4119731.70	0.15823
4	164	4	589878.10	4119726.50	0.14714
5	165	5	589771.00	4119666.20	0.01425
6	166	6	589760.50	4119676.30	0.01447
7	167	7	589751.90	4119683.90	0.01475
8	168	8	589758.60	4119714.50	0.02131
9	169	9	589754.70	4119720.70	0.02282
10	170	10	589750.40	4119729.80	0.02581
11	171	11	589697.90	4119732.70	0.022
12	172	12	589696.00	4119741.30	0.02462
13	173	13	589695.00	4119749.90	0.02772
14	174	14	589680.70	4119750.30	0.02607
15	175	15	589724.20	4119787.10	0.06942
16	176	16	589730.80	4119791.90	0.08267
17	177	17	589736.60	4119797.60	0.09769
18	178	18	589705.00	4120012.20	0.14155
19	179	19	589698.40	4120017.00	0.13667
20	180	20	589691.20	4120019.40	0.13301
21	181	21	589765.20	4119994.00	0.17152
22	182	22	589756.60	4119998.30	0.16595
23	183	23	589780.50	4119953.90	0.22211
24	184	24	589913.10	4120028.90	0.06171
25	185	25	589906.90	4120020.80	0.06818
26	186	26	589897.90	4120026.60	0.06969
27	187	27	589899.80	4120034.20	0.06517
28	188	28	589884.00	4120034.60	0.07235
29	189	29	589877.30	4120047.10	0.06913
30	190	30	589872.00	4120039.40	0.07563
31	191	31	589816.10	4120011.70	0.13295
32	192	32	589832.20	4120027.50	0.10668
33	193	33	589824.00	4120031.80	0.10716
34	194	34	589848.40	4120057.10	0.0766
35	195	35	589851.30	4120065.20	0.07113
36	196	36	589825.50	4120078.60	0.07378
37	197	37	589821.20	4120071.40	0.07922
38	198	38	589813.00	4120087.20	0.07342
39	199	39	589808.70	4120077.60	0.07996
40	200	40	589801.60	4120049.50	0.10193
41	201	41	589956.40	4119994.00	0.05837
42	202	42	589965.00	4119991.20	0.05653
43	203	43	589977.40	4119977.90	0.05757
44	204	44	589983.10	4119988.30	0.05226
45	205	45	590006.20	4119972.40	0.05115
46	206	46	590002.60	4119966.00	0.05415

47	207	47	590028.70	4119966.70	0.04698
48	208	48	590024.60	4119959.50	0.04988
49	209	49	590038.20	4120009.20	0.03659
50	210	50	590029.40	4120013.50	0.03712
51	211	51	589995.90	4120027.80	0.03936
52	212	52	589998.80	4120033.10	0.03784
53	213	53	589982.80	4120036.20	0.03981
54	214	54	589985.90	4120041.20	0.03828
55	215	55	590012.60	4120018.80	0.0386
56	216	56	590016.30	4120023.70	0.03711
57	217	57	590019.80	4120028.30	0.03579
58	218	58	589970.80	4120041.90	0.04083
59	219	59	589973.90	4120046.90	0.03922
60	220	60	589957.70	4120048.10	0.04218
61	221	61	589961.30	4120053.40	0.04031
62	222	62	589963.90	4120058.90	0.03872
63	223	63	589944.30	4120054.60	0.0438
64	224	64	589946.70	4120059.40	0.04217
65	225	65	589949.60	4120064.90	0.0404
66	226	66	589928.10	4120063.20	0.04585
67	227	67	589931.90	4120069.90	0.04334
68	228	68	589903.70	4120076.30	0.0492
69	229	69	589891.30	4120081.10	0.05143
70	230	70	589877.60	4120091.40	0.05235
71	231	71	589880.80	4120098.60	0.04947

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BREEZE AERMOD
Sensitive Receptor Results
2025 Unmitigated DPM

Pollutant: PM10, Type: CONC (ug/m**3) 5 YEAR AVG., Group: ALL

Sen. Rcpt. #	Dsc. Rcpt. #	Description	UTM		Conc.
			East(m)	North(m)	
1	161	1	589903.30	4119745.10	0.037
2	162	2	589912.90	4119746.00	0.03689
3	163	3	589878.00	4119731.70	0.03165
4	164	4	589878.10	4119726.50	0.02943
5	165	5	589771.00	4119666.20	0.00285
6	166	6	589760.50	4119676.30	0.00289
7	167	7	589751.90	4119683.90	0.00295
8	168	8	589758.60	4119714.50	0.00426
9	169	9	589754.70	4119720.70	0.00456
10	170	10	589750.40	4119729.80	0.00516
11	171	11	589697.90	4119732.70	0.0044
12	172	12	589696.00	4119741.30	0.00492
13	173	13	589695.00	4119749.90	0.00554
14	174	14	589680.70	4119750.30	0.00521
15	175	15	589724.20	4119787.10	0.01388
16	176	16	589730.80	4119791.90	0.01653
17	177	17	589736.60	4119797.60	0.01954
18	178	18	589705.00	4120012.20	0.02831
19	179	19	589698.40	4120017.00	0.02733
20	180	20	589691.20	4120019.40	0.0266
21	181	21	589765.20	4119994.00	0.0343
22	182	22	589756.60	4119998.30	0.03319
23	183	23	589780.50	4119953.90	0.04442
24	184	24	589913.10	4120028.90	0.01234
25	185	25	589906.90	4120020.80	0.01364
26	186	26	589897.90	4120026.60	0.01394
27	187	27	589899.80	4120034.20	0.01303
28	188	28	589884.00	4120034.60	0.01447
29	189	29	589877.30	4120047.10	0.01383
30	190	30	589872.00	4120039.40	0.01513
31	191	31	589816.10	4120011.70	0.02659
32	192	32	589832.20	4120027.50	0.02134
33	193	33	589824.00	4120031.80	0.02143
34	194	34	589848.40	4120057.10	0.01532
35	195	35	589851.30	4120065.20	0.01423
36	196	36	589825.50	4120078.60	0.01476
37	197	37	589821.20	4120071.40	0.01584
38	198	38	589813.00	4120087.20	0.01468
39	199	39	589808.70	4120077.60	0.01599
40	200	40	589801.60	4120049.50	0.02039
41	201	41	589956.40	4119994.00	0.01167
42	202	42	589965.00	4119991.20	0.01131
43	203	43	589977.40	4119977.90	0.01151
44	204	44	589983.10	4119988.30	0.01045
45	205	45	590006.20	4119972.40	0.01023
46	206	46	590002.60	4119966.00	0.01083

47	207	47	590028.70	4119966.70	0.0094
48	208	48	590024.60	4119959.50	0.00998
49	209	49	590038.20	4120009.20	0.00732
50	210	50	590029.40	4120013.50	0.00742
51	211	51	589995.90	4120027.80	0.00787
52	212	52	589998.80	4120033.10	0.00757
53	213	53	589982.80	4120036.20	0.00796
54	214	54	589985.90	4120041.20	0.00766
55	215	55	590012.60	4120018.80	0.00772
56	216	56	590016.30	4120023.70	0.00742
57	217	57	590019.80	4120028.30	0.00716
58	218	58	589970.80	4120041.90	0.00817
59	219	59	589973.90	4120046.90	0.00784
60	220	60	589957.70	4120048.10	0.00844
61	221	61	589961.30	4120053.40	0.00806
62	222	62	589963.90	4120058.90	0.00774
63	223	63	589944.30	4120054.60	0.00876
64	224	64	589946.70	4120059.40	0.00843
65	225	65	589949.60	4120064.90	0.00808
66	226	66	589928.10	4120063.20	0.00917
67	227	67	589931.90	4120069.90	0.00867
68	228	68	589903.70	4120076.30	0.00984
69	229	69	589891.30	4120081.10	0.01029
70	230	70	589877.60	4120091.40	0.01047
71	231	71	589880.80	4120098.60	0.00989

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BREEZE AERMOD
Sensitive Receptor Results
2023 Mitigated DPM

Pollutant: PM10, Type: CONC (ug/m**3) 5 YEAR AVG., Group: ALL

Sen. Rcpt. #	Dsc. Rcpt. #	Description	UTM		Conc.
			East(m)	North(m)	
1	161	1	589903.30	4119745.10	0.00161
2	162	2	589912.90	4119746.00	0.0016
3	163	3	589878.00	4119731.70	0.00138
4	164	4	589878.10	4119726.50	0.00128
5	165	5	589771.00	4119666.20	0.00012
6	166	6	589760.50	4119676.30	0.00013
7	167	7	589751.90	4119683.90	0.00013
8	168	8	589758.60	4119714.50	0.00019
9	169	9	589754.70	4119720.70	0.0002
10	170	10	589750.40	4119729.80	0.00022
11	171	11	589697.90	4119732.70	0.00019
12	172	12	589696.00	4119741.30	0.00021
13	173	13	589695.00	4119749.90	0.00024
14	174	14	589680.70	4119750.30	0.00023
15	175	15	589724.20	4119787.10	0.0006
16	176	16	589730.80	4119791.90	0.00072
17	177	17	589736.60	4119797.60	0.00085
18	178	18	589705.00	4120012.20	0.00123
19	179	19	589698.40	4120017.00	0.00119
20	180	20	589691.20	4120019.40	0.00116
21	181	21	589765.20	4119994.00	0.00149
22	182	22	589756.60	4119998.30	0.00144
23	183	23	589780.50	4119953.90	0.00193
24	184	24	589913.10	4120028.90	0.00054
25	185	25	589906.90	4120020.80	0.00059
26	186	26	589897.90	4120026.60	0.00061
27	187	27	589899.80	4120034.20	0.00057
28	188	28	589884.00	4120034.60	0.00063
29	189	29	589877.30	4120047.10	0.0006
30	190	30	589872.00	4120039.40	0.00066
31	191	31	589816.10	4120011.70	0.00116
32	192	32	589832.20	4120027.50	0.00093
33	193	33	589824.00	4120031.80	0.00093
34	194	34	589848.40	4120057.10	0.00067
35	195	35	589851.30	4120065.20	0.00062
36	196	36	589825.50	4120078.60	0.00064
37	197	37	589821.20	4120071.40	0.00069
38	198	38	589813.00	4120087.20	0.00064
39	199	39	589808.70	4120077.60	0.0007
40	200	40	589801.60	4120049.50	0.00089
41	201	41	589956.40	4119994.00	0.00051
42	202	42	589965.00	4119991.20	0.00049
43	203	43	589977.40	4119977.90	0.0005
44	204	44	589983.10	4119988.30	0.00045
45	205	45	590006.20	4119972.40	0.00044
46	206	46	590002.60	4119966.00	0.00047

47	207	47	590028.70	4119966.70	0.00041
48	208	48	590024.60	4119959.50	0.00043
49	209	49	590038.20	4120009.20	0.00032
50	210	50	590029.40	4120013.50	0.00032
51	211	51	589995.90	4120027.80	0.00034
52	212	52	589998.80	4120033.10	0.00033
53	213	53	589982.80	4120036.20	0.00035
54	214	54	589985.90	4120041.20	0.00033
55	215	55	590012.60	4120018.80	0.00034
56	216	56	590016.30	4120023.70	0.00032
57	217	57	590019.80	4120028.30	0.00031
58	218	58	589970.80	4120041.90	0.00036
59	219	59	589973.90	4120046.90	0.00034
60	220	60	589957.70	4120048.10	0.00037
61	221	61	589961.30	4120053.40	0.00035
62	222	62	589963.90	4120058.90	0.00034
63	223	63	589944.30	4120054.60	0.00038
64	224	64	589946.70	4120059.40	0.00037
65	225	65	589949.60	4120064.90	0.00035
66	226	66	589928.10	4120063.20	0.0004
67	227	67	589931.90	4120069.90	0.00038
68	228	68	589903.70	4120076.30	0.00043
69	229	69	589891.30	4120081.10	0.00045
70	230	70	589877.60	4120091.40	0.00046
71	231	71	589880.80	4120098.60	0.00043

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BREEZE AERMOD
Sensitive Receptor Results
2024 Mitigated DPM

Pollutant: PM10, Type: CONC (ug/m**3) 5 YEAR AVG., Group: ALL

Sen. Rcpt. #	Dsc. Rcpt. #	Description	UTM		Conc.
			East(m)	North(m)	
1	321	1	589903.30	4119745.10	0.04255
2	322	2	589912.90	4119746.00	0.04242
3	323	3	589878.00	4119731.70	0.03639
4	324	4	589878.10	4119726.50	0.03384
5	325	5	589771.00	4119666.20	0.00328
6	326	6	589760.50	4119676.30	0.00333
7	327	7	589751.90	4119683.90	0.00339
8	328	8	589758.60	4119714.50	0.0049
9	329	9	589754.70	4119720.70	0.00525
10	330	10	589750.40	4119729.80	0.00594
11	331	11	589697.90	4119732.70	0.00506
12	332	12	589696.00	4119741.30	0.00566
13	333	13	589695.00	4119749.90	0.00638
14	334	14	589680.70	4119750.30	0.006
15	335	15	589724.20	4119787.10	0.01597
16	336	16	589730.80	4119791.90	0.01901
17	337	17	589736.60	4119797.60	0.02247
18	338	18	589705.00	4120012.20	0.03256
19	339	19	589698.40	4120017.00	0.03143
20	340	20	589691.20	4120019.40	0.03059
21	341	21	589765.20	4119994.00	0.03945
22	342	22	589756.60	4119998.30	0.03817
23	343	23	589780.50	4119953.90	0.05109
24	344	24	589913.10	4120028.90	0.01419
25	345	25	589906.90	4120020.80	0.01568
26	346	26	589897.90	4120026.60	0.01603
27	347	27	589899.80	4120034.20	0.01499
28	348	28	589884.00	4120034.60	0.01664
29	349	29	589877.30	4120047.10	0.0159
30	350	30	589872.00	4120039.40	0.0174
31	351	31	589816.10	4120011.70	0.03058
32	352	32	589832.20	4120027.50	0.02454
33	353	33	589824.00	4120031.80	0.02465
34	354	34	589848.40	4120057.10	0.01762
35	355	35	589851.30	4120065.20	0.01636
36	356	36	589825.50	4120078.60	0.01697
37	357	37	589821.20	4120071.40	0.01822
38	358	38	589813.00	4120087.20	0.01689
39	359	39	589808.70	4120077.60	0.01839
40	360	40	589801.60	4120049.50	0.02344
41	361	41	589956.40	4119994.00	0.01343
42	362	42	589965.00	4119991.20	0.013
43	363	43	589977.40	4119977.90	0.01324
44	364	44	589983.10	4119988.30	0.01202
45	365	45	590006.20	4119972.40	0.01176
46	366	46	590002.60	4119966.00	0.01245

47	367	47	590028.70	4119966.70	0.0108
48	368	48	590024.60	4119959.50	0.01147
49	369	49	590038.20	4120009.20	0.00841
50	370	50	590029.40	4120013.50	0.00854
51	371	51	589995.90	4120027.80	0.00905
52	372	52	589998.80	4120033.10	0.0087
53	373	53	589982.80	4120036.20	0.00916
54	374	54	589985.90	4120041.20	0.0088
55	375	55	590012.60	4120018.80	0.00888
56	376	56	590016.30	4120023.70	0.00853
57	377	57	590019.80	4120028.30	0.00823
58	378	58	589970.80	4120041.90	0.00939
59	379	59	589973.90	4120046.90	0.00902
60	380	60	589957.70	4120048.10	0.0097
61	381	61	589961.30	4120053.40	0.00927
62	382	62	589963.90	4120058.90	0.00891
63	383	63	589944.30	4120054.60	0.01007
64	384	64	589946.70	4120059.40	0.0097
65	385	65	589949.60	4120064.90	0.00929
66	386	66	589928.10	4120063.20	0.01055
67	387	67	589931.90	4120069.90	0.00997
68	388	68	589903.70	4120076.30	0.01132
69	389	69	589891.30	4120081.10	0.01183
70	390	70	589877.60	4120091.40	0.01204
71	391	71	589880.80	4120098.60	0.01138

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BREEZE AERMOD
Sensitive Receptor Results
2025 Mitigated DPM

Pollutant: PM10, Type: CONC (ug/m**3) 5 YEAR AVG., Group: ALL

Sen. Rcpt. #	Dsc. Rcpt. #	Description	UTM		Conc.
			East(m)	North(m)	
1	161	1	589903.30	4119745.10	0.01202
2	162	2	589912.90	4119746.00	0.01199
3	163	3	589878.00	4119731.70	0.01028
4	164	4	589878.10	4119726.50	0.00956
5	165	5	589771.00	4119666.20	0.00093
6	166	6	589760.50	4119676.30	0.00094
7	167	7	589751.90	4119683.90	0.00096
8	168	8	589758.60	4119714.50	0.00138
9	169	9	589754.70	4119720.70	0.00148
10	170	10	589750.40	4119729.80	0.00168
11	171	11	589697.90	4119732.70	0.00143
12	172	12	589696.00	4119741.30	0.0016
13	173	13	589695.00	4119749.90	0.0018
14	174	14	589680.70	4119750.30	0.00169
15	175	15	589724.20	4119787.10	0.00451
16	176	16	589730.80	4119791.90	0.00537
17	177	17	589736.60	4119797.60	0.00635
18	178	18	589705.00	4120012.20	0.0092
19	179	19	589698.40	4120017.00	0.00888
20	180	20	589691.20	4120019.40	0.00865
21	181	21	589765.20	4119994.00	0.01115
22	182	22	589756.60	4119998.30	0.01079
23	183	23	589780.50	4119953.90	0.01444
24	184	24	589913.10	4120028.90	0.00401
25	185	25	589906.90	4120020.80	0.00443
26	186	26	589897.90	4120026.60	0.00453
27	187	27	589899.80	4120034.20	0.00424
28	188	28	589884.00	4120034.60	0.0047
29	189	29	589877.30	4120047.10	0.00449
30	190	30	589872.00	4120039.40	0.00492
31	191	31	589816.10	4120011.70	0.00864
32	192	32	589832.20	4120027.50	0.00693
33	193	33	589824.00	4120031.80	0.00697
34	194	34	589848.40	4120057.10	0.00498
35	195	35	589851.30	4120065.20	0.00462
36	196	36	589825.50	4120078.60	0.0048
37	197	37	589821.20	4120071.40	0.00515
38	198	38	589813.00	4120087.20	0.00477
39	199	39	589808.70	4120077.60	0.0052
40	200	40	589801.60	4120049.50	0.00663
41	201	41	589956.40	4119994.00	0.00379
42	202	42	589965.00	4119991.20	0.00367
43	203	43	589977.40	4119977.90	0.00374
44	204	44	589983.10	4119988.30	0.0034
45	205	45	590006.20	4119972.40	0.00332
46	206	46	590002.60	4119966.00	0.00352

47	207	47	590028.70	4119966.70	0.00305
48	208	48	590024.60	4119959.50	0.00324
49	209	49	590038.20	4120009.20	0.00238
50	210	50	590029.40	4120013.50	0.00241
51	211	51	589995.90	4120027.80	0.00256
52	212	52	589998.80	4120033.10	0.00246
53	213	53	589982.80	4120036.20	0.00259
54	214	54	589985.90	4120041.20	0.00249
55	215	55	590012.60	4120018.80	0.00251
56	216	56	590016.30	4120023.70	0.00241
57	217	57	590019.80	4120028.30	0.00233
58	218	58	589970.80	4120041.90	0.00265
59	219	59	589973.90	4120046.90	0.00255
60	220	60	589957.70	4120048.10	0.00274
61	221	61	589961.30	4120053.40	0.00262
62	222	62	589963.90	4120058.90	0.00252
63	223	63	589944.30	4120054.60	0.00285
64	224	64	589946.70	4120059.40	0.00274
65	225	65	589949.60	4120064.90	0.00263
66	226	66	589928.10	4120063.20	0.00298
67	227	67	589931.90	4120069.90	0.00282
68	228	68	589903.70	4120076.30	0.0032
69	229	69	589891.30	4120081.10	0.00334
70	230	70	589877.60	4120091.40	0.0034
71	231	71	589880.80	4120098.60	0.00322

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BREEZE AERMOD
Sensitive Receptor Results
2023 Mitigated $PM_{2.5}$

Pollutant: $PM_{2.5}$, Type: CONC (ug/m**3) 5 YEAR AVG., Group: ALL

Sen. Rcpt. #	Dsc. Rcpt. #	Description	UTM		Conc.	
			East(m)	North(m)		
1	481	1	589903.30	4119745.10	0.01302	
2	482	2	589912.90	4119746.00	0.01298	
3	483	3	589878.00	4119731.70	0.01114	
4	484	4	589878.10	4119726.50	0.01036	
5	485	5	589771.00	4119666.20	0.001	
6	486	6	589760.50	4119676.30	0.00102	
7	487	7	589751.90	4119683.90	0.00104	
8	488	8	589758.60	4119714.50	0.0015	
9	489	9	589754.70	4119720.70	0.00161	
10	490	10	589750.40	4119729.80	0.00182	
11	491	11	589697.90	4119732.70	0.00155	
12	492	12	589696.00	4119741.30	0.00173	
13	493	13	589695.00	4119749.90	0.00195	
14	494	14	589680.70	4119750.30	0.00184	
15	495	15	589724.20	4119787.10	0.00489	
16	496	16	589730.80	4119791.90	0.00582	
17	497	17	589736.60	4119797.60	0.00688	
18	498	18	589705.00	4120012.20	0.00997	
19	499	19	589698.40	4120017.00	0.00962	
20	500	20	589691.20	4120019.40	0.00936	
21	501	21	589765.20	4119994.00	0.01207	
22	502	22	589756.60	4119998.30	0.01168	
23	503	23	589780.50	4119953.90	0.01564	
24	504	24	589913.10	4120028.90	0.00434	
25	505	25	589906.90	4120020.80	0.0048	
26	506	26	589897.90	4120026.60	0.00491	
27	507	27	589899.80	4120034.20	0.00459	
28	508	28	589884.00	4120034.60	0.00509	

29	509	29	589877.30	4120047.10	0.00487
30	510	30	589872.00	4120039.40	0.00532
31	511	31	589816.10	4120011.70	0.00936
32	512	32	589832.20	4120027.50	0.00751
33	513	33	589824.00	4120031.80	0.00754
34	514	34	589848.40	4120057.10	0.00539
35	515	35	589851.30	4120065.20	0.00501
36	516	36	589825.50	4120078.60	0.00519
37	517	37	589821.20	4120071.40	0.00558
38	518	38	589813.00	4120087.20	0.00517
39	519	39	589808.70	4120077.60	0.00563
40	520	40	589801.60	4120049.50	0.00718
41	521	41	589956.40	4119994.00	0.00411
42	522	42	589965.00	4119991.20	0.00398
43	523	43	589977.40	4119977.90	0.00405
44	524	44	589983.10	4119988.30	0.00368
45	525	45	590006.20	4119972.40	0.0036
46	526	46	590002.60	4119966.00	0.00381
47	527	47	590028.70	4119966.70	0.00331
48	528	48	590024.60	4119959.50	0.00351
49	529	49	590038.20	4120009.20	0.00258
50	530	50	590029.40	4120013.50	0.00261
51	531	51	589995.90	4120027.80	0.00277
52	532	52	589998.80	4120033.10	0.00266
53	533	53	589982.80	4120036.20	0.0028
54	534	54	589985.90	4120041.20	0.00269
55	535	55	590012.60	4120018.80	0.00272
56	536	56	590016.30	4120023.70	0.00261
57	537	57	590019.80	4120028.30	0.00252
58	538	58	589970.80	4120041.90	0.00287
59	539	59	589973.90	4120046.90	0.00276
60	540	60	589957.70	4120048.10	0.00297
61	541	61	589961.30	4120053.40	0.00284
62	542	62	589963.90	4120058.90	0.00273
63	543	63	589944.30	4120054.60	0.00308
64	544	64	589946.70	4120059.40	0.00297
65	545	65	589949.60	4120064.90	0.00284
66	546	66	589928.10	4120063.20	0.00323

67	547	67	589931.90	4120069.90	0.00305
68	548	68	589903.70	4120076.30	0.00346
69	549	69	589891.30	4120081.10	0.00362
70	550	70	589877.60	4120091.40	0.00369
71	551	71	589880.80	4120098.60	0.00348

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BREEZE AERMOD
Sensitive Receptor Results
2024 Mitigated $PM_{2.5}$

Pollutant: PM2.5, Type: CONC (ug/m**3) 5 YEAR AVG., Group: ALL

Sen. Rcpt. #	Dsc. Rcpt. #	Description	UTM		Conc.	
			East(m)	North(m)		
1	481	1	589903.30	4119745.10	0.41995	
2	482	2	589912.90	4119746.00	0.41867	
3	483	3	589878.00	4119731.70	0.35917	
4	484	4	589878.10	4119726.50	0.33401	
5	485	5	589771.00	4119666.20	0.03235	
6	486	6	589760.50	4119676.30	0.03285	
7	487	7	589751.90	4119683.90	0.03348	
8	488	8	589758.60	4119714.50	0.04837	
9	489	9	589754.70	4119720.70	0.0518	
10	490	10	589750.40	4119729.80	0.05859	
11	491	11	589697.90	4119732.70	0.04994	
12	492	12	589696.00	4119741.30	0.05588	
13	493	13	589695.00	4119749.90	0.06293	
14	494	14	589680.70	4119750.30	0.05918	
15	495	15	589724.20	4119787.10	0.15757	
16	496	16	589730.80	4119791.90	0.18766	
17	497	17	589736.60	4119797.60	0.22176	
18	498	18	589705.00	4120012.20	0.32133	
19	499	19	589698.40	4120017.00	0.31023	
20	500	20	589691.20	4120019.40	0.30194	
21	501	21	589765.20	4119994.00	0.38935	
22	502	22	589756.60	4119998.30	0.37672	
23	503	23	589780.50	4119953.90	0.50419	
24	504	24	589913.10	4120028.90	0.14007	
25	505	25	589906.90	4120020.80	0.15477	
26	506	26	589897.90	4120026.60	0.15819	
27	507	27	589899.80	4120034.20	0.14794	
28	508	28	589884.00	4120034.60	0.16424	

29	509	29	589877.30	4120047.10	0.15692
30	510	30	589872.00	4120039.40	0.17168
31	511	31	589816.10	4120011.70	0.30179
32	512	32	589832.20	4120027.50	0.24216
33	513	33	589824.00	4120031.80	0.24326
34	514	34	589848.40	4120057.10	0.17388
35	515	35	589851.30	4120065.20	0.16147
36	516	36	589825.50	4120078.60	0.16749
37	517	37	589821.20	4120071.40	0.17983
38	518	38	589813.00	4120087.20	0.16667
39	519	39	589808.70	4120077.60	0.18152
40	520	40	589801.60	4120049.50	0.23139
41	521	41	589956.40	4119994.00	0.13251
42	522	42	589965.00	4119991.20	0.12832
43	523	43	589977.40	4119977.90	0.13068
44	524	44	589983.10	4119988.30	0.11862
45	525	45	590006.20	4119972.40	0.11611
46	526	46	590002.60	4119966.00	0.12291
47	527	47	590028.70	4119966.70	0.10664
48	528	48	590024.60	4119959.50	0.11322
49	529	49	590038.20	4120009.20	0.08305
50	530	50	590029.40	4120013.50	0.08425
51	531	51	589995.90	4120027.80	0.08935
52	532	52	589998.80	4120033.10	0.0859
53	533	53	589982.80	4120036.20	0.09037
54	534	54	589985.90	4120041.20	0.08689
55	535	55	590012.60	4120018.80	0.08761
56	536	56	590016.30	4120023.70	0.08423
57	537	57	590019.80	4120028.30	0.08124
58	538	58	589970.80	4120041.90	0.09268
59	539	59	589973.90	4120046.90	0.08902
60	540	60	589957.70	4120048.10	0.09576
61	541	61	589961.30	4120053.40	0.09151
62	542	62	589963.90	4120058.90	0.0879
63	543	63	589944.30	4120054.60	0.09942
64	544	64	589946.70	4120059.40	0.09573
65	545	65	589949.60	4120064.90	0.09171
66	546	66	589928.10	4120063.20	0.10408

67	547	67	589931.90	4120069.90	0.09838
68	548	68	589903.70	4120076.30	0.11169
69	549	69	589891.30	4120081.10	0.11676
70	550	70	589877.60	4120091.40	0.11884
71	551	71	589880.80	4120098.60	0.11231

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BREEZE AERMOD
Sensitive Receptor Results
2025 Mitigated $PM_{2.5}$

Pollutant: PM2.5, Type: CONC (ug/m**3) 5 YEAR AVG., Group: ALL

Sen. Rcpt. #	Dsc. Rcpt. #	Description	UTM		Conc.	
			East(m)	North(m)		
1	481	1	589903.30	4119745.10	0.04366	
2	482	2	589912.90	4119746.00	0.04353	
3	483	3	589878.00	4119731.70	0.03734	
4	484	4	589878.10	4119726.50	0.03473	
5	485	5	589771.00	4119666.20	0.00336	
6	486	6	589760.50	4119676.30	0.00342	
7	487	7	589751.90	4119683.90	0.00348	
8	488	8	589758.60	4119714.50	0.00503	
9	489	9	589754.70	4119720.70	0.00539	
10	490	10	589750.40	4119729.80	0.00609	
11	491	11	589697.90	4119732.70	0.00519	
12	492	12	589696.00	4119741.30	0.00581	
13	493	13	589695.00	4119749.90	0.00654	
14	494	14	589680.70	4119750.30	0.00615	
15	495	15	589724.20	4119787.10	0.01638	
16	496	16	589730.80	4119791.90	0.01951	
17	497	17	589736.60	4119797.60	0.02306	
18	498	18	589705.00	4120012.20	0.03341	
19	499	19	589698.40	4120017.00	0.03225	
20	500	20	589691.20	4120019.40	0.03139	
21	501	21	589765.20	4119994.00	0.04048	
22	502	22	589756.60	4119998.30	0.03917	
23	503	23	589780.50	4119953.90	0.05242	
24	504	24	589913.10	4120028.90	0.01456	
25	505	25	589906.90	4120020.80	0.01609	
26	506	26	589897.90	4120026.60	0.01645	
27	507	27	589899.80	4120034.20	0.01538	
28	508	28	589884.00	4120034.60	0.01707	

29	509	29	589877.30	4120047.10	0.01631
30	510	30	589872.00	4120039.40	0.01785
31	511	31	589816.10	4120011.70	0.03138
32	512	32	589832.20	4120027.50	0.02518
33	513	33	589824.00	4120031.80	0.02529
34	514	34	589848.40	4120057.10	0.01808
35	515	35	589851.30	4120065.20	0.01679
36	516	36	589825.50	4120078.60	0.01741
37	517	37	589821.20	4120071.40	0.0187
38	518	38	589813.00	4120087.20	0.01733
39	519	39	589808.70	4120077.60	0.01887
40	520	40	589801.60	4120049.50	0.02406
41	521	41	589956.40	4119994.00	0.01378
42	522	42	589965.00	4119991.20	0.01334
43	523	43	589977.40	4119977.90	0.01359
44	524	44	589983.10	4119988.30	0.01233
45	525	45	590006.20	4119972.40	0.01207
46	526	46	590002.60	4119966.00	0.01278
47	527	47	590028.70	4119966.70	0.01109
48	528	48	590024.60	4119959.50	0.01177
49	529	49	590038.20	4120009.20	0.00863
50	530	50	590029.40	4120013.50	0.00876
51	531	51	589995.90	4120027.80	0.00929
52	532	52	589998.80	4120033.10	0.00893
53	533	53	589982.80	4120036.20	0.0094
54	534	54	589985.90	4120041.20	0.00903
55	535	55	590012.60	4120018.80	0.00911
56	536	56	590016.30	4120023.70	0.00876
57	537	57	590019.80	4120028.30	0.00845
58	538	58	589970.80	4120041.90	0.00964
59	539	59	589973.90	4120046.90	0.00925
60	540	60	589957.70	4120048.10	0.00996
61	541	61	589961.30	4120053.40	0.00951
62	542	62	589963.90	4120058.90	0.00914
63	543	63	589944.30	4120054.60	0.01034
64	544	64	589946.70	4120059.40	0.00995
65	545	65	589949.60	4120064.90	0.00953
66	546	66	589928.10	4120063.20	0.01082

67	547	67	589931.90	4120069.90	0.01023
68	548	68	589903.70	4120076.30	0.01161
69	549	69	589891.30	4120081.10	0.01214
70	550	70	589877.60	4120091.40	0.01236
71	551	71	589880.80	4120098.60	0.01168

http://www.breeze-software.com/

APPENDIX C

CONSTRUCTION HEALTH RISK CALCULATIONS

110 Wood Road, Los Gatos, CA - Construction Impacts, Unmitigated
Maximum DPM Cancer Risk and $PM_{2.5}$ Calculations from Construction
Impacts at Off-site MEI location - 1.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E+06

Where: CPF = Cancer Potency Factor $(mg/kg\text{-}day)^{-1}$
ASF = Age Sentivity Factor for specified age group
ED = Exposure Duration (years)
AT = Averaging Time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: Cair = Concentration in air $(\mu g/m^3)$
DBR = Daily Breathing Rate (L/kg body weight-day)
A = Inhalation Absorption Factor
EF = Exposure Frequency (days/year)
10^{-6} = Conversion Factor

Values

	Infant/Child				Adult
Age --> Parameter	3rd Trimester	0 - 2	2 - 9	2 - 16	16 - 30
ASF=	10	10	3	3	1
CPF=	1.1	1.1	1.1	1.1	1.1
DBR*=	361	1090	631	572	261
A=	1	1	1	1	1
EF=	350	350	350	350	350
AT=	70	70	70	70	70
FAH=	1	1	1	1	0.73

*95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information			Infant/Child Cancer Risk (per million)	Adult - Exposure Information			Adult Cancer Risk (per million)
			DPM Conc $(\mu g/m^3)$		Age Sensitivity Factor		DPM Conc $(\mu g/m^3)$		Age Sensitivity Factor	
			Year	Annual			Year	Annual		
0	0.25	-0.25 - 0*	2023	0.01222	10	0.17	2023	0.01222	-	-
1	1	0 - 1	2023	0.01222	10	2.01	2023	0.01222	1	0.04
2	1	1 - 2	2024	0.22211	10	36.48	2024	0.22211	1	0.64
3	1	2 - 3	2025	0.04442	3	1.27	2025	0.04442	1	0.13
4	1	3 - 4	0	0.0000	3	0.00	0	0.0000	1	0.00
5	1	4 - 5	0	0.0000	3	0.00	0	0.0000	1	0.00
6	1	5 - 6	0	0.0000	3	0.00	0	0.0000	1	0.00
7	1	6 - 7	0	0.0000	3	0.00	0	0.0000	1	0.00
8	1	7 - 8	0	0.0000	3	0.00	0	0.0000	1	0.00
9	1	8 - 9	0	0.0000	3	0.00	0	0.0000	1	0.00
10	1	9 - 10	0	0.0000	3	0.00	0	0.0000	1	0.00
11	1	10 - 11	0	0.0000	3	0.00	0	0.0000	1	0.00
12	1	11 - 12	0	0.0000	3	0.00	0	0.0000	1	0.00
13	1	12 - 13	0	0.0000	3	0.00	0	0.0000	1	0.00
14	1	13 - 14	0	0.0000	3	0.00	0	0.0000	1	0.00
15	1	14 - 15	0	0.0000	3	0.00	0	0.0000	1	0.00
16	1	15 - 16	0	0.0000	3	0.00	0	0.0000	1	0.00
17	1	16 - 17	0	0.0000	1	0.00	0	0.0000	1	0.00
18	1	17 - 18	0	0.0000	1	0.00	0	0.0000	1	0.00
19	1	18 - 19	0	0.0000	1	0.00	0	0.0000	1	0.00
20	1	19 - 20	0	0.0000	1	0.00	0	0.0000	1	0.00
21	1	20 - 21	0	0.0000	1	0.00	0	0.0000	1	0.00
22	1	21 - 22	0	0.0000	1	0.00	0	0.0000	1	0.00
23	1	22 - 23	0	0.0000	1	0.00	0	0.0000	1	0.00
24	1	23 - 24	0	0.0000	1	0.00	0	0.0000	1	0.00
25	1	24 - 25	0	0.0000	1	0.00	0	0.0000	1	0.00
26	1	25 - 26	0	0.0000	1	0.00	0	0.0000	1	0.00
27	1	26 - 27	0	0.0000	1	0.00	0	0.0000	1	0.00
28	1	27 - 28	0	0.0000	1	0.00	0	0.0000	1	0.00
29	1	28 - 29	0	0.0000	1	0.00	0	0.0000	1	0.00
30	1	29 - 30	0	0.0000	1	0.00	0	0.0000	1	0.00
Total Increased Cancer Risk						**39.92**				**0.80**
* Third Trimester of Pregnancy					average over 3 years =	**13.31**				**0.27**

110 Wood Road, Los Gatos, CA - Construction Impacts, Mitigated
Maximum DPM Cancer Risk and $PM_{2.5}$ Calculations from Construction
Impacts at Off-site MEI location - 1.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E+06

Where: CPF = Cancer Potency Factor $(mg/kg\text{-}day)^{-1}$
ASF = Age Sentivity Factor for specified age group
ED = Exposure Duration (years)
AT = Averaging Time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: Cair = Concentration in air $(\mu g/m^3)$
DBR = Daily Breathing Rate (L/kg body weight-day)
A = Inhalation Absorption Factor
EF = Exposure Frequency (days/year)
10^{-6} = Conversion Factor

Values

	Infant/Child				Adult
Age --> Parameter	**3rd Trimester**	**0 - 2**	**2 - 9**	**2 - 16**	**16 - 30**
ASF=	10	10	3	3	1
CPF=	1.1	1.1	1.1	1.1	1.1
DBR*=	361	1090	631	572	261
A=	1	1	1	1	1
EF=	350	350	350	350	350
AT=	70	70	70	70	70
FAH=	1	1	1	1	0.73

*95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Exposed Individual (Receptor #23)

Exposure Year	Exposure Duration (years)	Age	Infant/Child - Exposure Information			Infant/Child Cancer Risk (per million)	Adult - Exposure Information			Adult Cancer Risk (per million)
			DPM Conc $(\mu g/m^3)$		Age Sensitivity Factor		DPM Conc $(\mu g/m^3)$		Age Sensitivity Factor	
			Year	Annual			Year	Annual		
0	0.25	-0.25 - 0*	2023	0.00193	10	0.03	2023	0.00193	-	-
1	1	0 - 1	2023	0.00193	10	0.32	2023	0.00193	1	0.006
2	1	1 - 2	2024	0.05109	10	8.39	2024	0.05109	1	0.147
3	1	2 - 3	2025	0.01444	3	2.37	2025	0.01444	1	0.041
4	1	3 - 4	0	0.0000	3	0.00	0	0.0000	1	0.00
5	1	4 - 5	0	0.0000	3	0.00	0	0.0000	1	0.00
6	1	5 - 6	0	0.0000	3	0.00	0	0.0000	1	0.00
7	1	6 - 7	0	0.0000	3	0.00	0	0.0000	1	0.00
8	1	7 - 8	0	0.0000	3	0.00	0	0.0000	1	0.00
9	1	8 - 9	0	0.0000	3	0.00	0	0.0000	1	0.00
10	1	9 - 10	0	0.0000	3	0.00	0	0.0000	1	0.00
11	1	10 - 11	0	0.0000	3	0.00	0	0.0000	1	0.00
12	1	11 - 12	0	0.0000	3	0.00	0	0.0000	1	0.00
13	1	12 - 13	0	0.0000	3	0.00	0	0.0000	1	0.00
14	1	13 - 14	0	0.0000	3	0.00	0	0.0000	1	0.00
15	1	14 - 15	0	0.0000	3	0.00	0	0.0000	1	0.00
16	1	15 - 16	0	0.0000	3	0.00	0	0.0000	1	0.00
17	1	16 - 17	0	0.0000	1	0.00	0	0.0000	1	0.00
18	1	17 - 18	0	0.0000	1	0.00	0	0.0000	1	0.00
19	1	18 - 19	0	0.0000	1	0.00	0	0.0000	1	0.00
20	1	19 - 20	0	0.0000	1	0.00	0	0.0000	1	0.00
21	1	20 - 21	0	0.0000	1	0.00	0	0.0000	1	0.00
22	1	21 - 22	0	0.0000	1	0.00	0	0.0000	1	0.00
23	1	22 - 23	0	0.0000	1	0.00	0	0.0000	1	0.00
24	1	23 - 24	0	0.0000	1	0.00	0	0.0000	1	0.00
25	1	24 - 25	0	0.0000	1	0.00	0	0.0000	1	0.00
26	1	25 - 26	0	0.0000	1	0.00	0	0.0000	1	0.00
27	1	26 - 27	0	0.0000	1	0.00	0	0.0000	1	0.00
28	1	27 - 28	0	0.0000	1	0.00	0	0.0000	1	0.00
29	1	28 - 29	0	0.0000	1	0.00	0	0.0000	1	0.00
30	1	29 - 30	0	0.0000	1	0.00	0	0.0000	1	0.00
Total Increased Cancer Risk						**11.11**				**0.19**
* Third Trimester of Pregnancy					average over 3 years =	**3.70**				**0.06**

APPENDIX D

ROADWAY RISK ASSESSMENT

Bay Area Air Quality Management District

Roadway Screening Analysis Calculator

County specific tables containing estimates of risk and hazard impacts from roadways in the Bay Area.

INSTRUCTIONS:

Input the site-specific characteristics of your project by using the drop down menu in the "Search Parameter" box. We recommend that this analysis be used for roadways with 10,000 AADT and above.

• County: Select the County where the project is located. The calculator is only applicable for projects within the nine Bay Area counties.

• Roadway Direction: Select the orientation that best matches the roadway. If the roadway orientation is neither clearly north-south nor east-west, use the highest values predicted from either orientation.

• Side of the Roadway: Identify on which side of the roadway the project is located.

• Distance from Roadway: Enter the distance in feet from the nearest edge of the roadway to the project site. The calculator estimates values for distances greater than 10 feet and less than 1000 feet. For distances greater than 1000 feet, the user can choose to extrapolate values using a distribution curve or apply 1000 feet values for greater distances.

• Annual Average Daily Traffic (ADT): Enter the annual average daily traffic on the roadway. These data may be collected from the city or the county (if the area is unincorporated).

When the user has completed the data entries, the screening level PM2.5 annual average concentration and the cancer risk results will appear in the Results Box on the right. Please note that the roadway tool is not applicable for California State Highways and the District refers the user to the Highway Screening Analysis Tool at: http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Tools-and-Methodology.aspx.

Notes and References listed below the Search Boxes

Search Parameters

County	Santa Clara
Roadway Direction	East-West
Side of the Roadway	North
Distance from Roadway	300 feet
Annual Average Daily Traffic (ADT)	80,000

Results

Santa Clara County

EAST-WEST DIRECTIONAL ROADWAY

PM2.5 annual average

0.262 ($\mu g/m^3$)

Cancer Risk

13.84 (per million)

Data for Santa Clara County based on meteorological data collected from San Jose Airport in 1997

Notes and References:

1. Emissions were developed using EMFAC2011 for fleet mix in 2014 assuming 10,000 AADT and includes impacts from diesel and gasoline vehicle exhaust, brake and tire wear, and resuspended dust.
2. Roadways were modeled using CALINE4 air dispersion model assuming a source length of one kilometer. Meteorological data used to estimate the screening values are noted at the bottom of the "Resul
3. Cancer risks were estimated for 70 year lifetime exposure starting in 2014 that includes sensitivity values for early life exposures and OEHHA toxicity values adopted in 2013.

Bay Area Air Quality Management District

Roadway Screening Analysis Calculator

County specific tables containing estimates of risk and hazard impacts from roadways in the Bay Area.

INSTRUCTIONS:

Input the site-specific characteristics of your project by using the drop down menu in the "Search Parameter" box. We recommend that this analysis be used for roadways with 10,000 AADT and above.

• County: Select the County where the project is located. The calculator is only applicable for projects within the nine Bay Area counties.

• Roadway Direction: Select the orientation that best matches the roadway. If the roadway orientation is neither clearly north-south nor east-west, use the highest values predicted from either orientation.

• Side of the Roadway: Identify on which side of the roadway the project is located.

• Distance from Roadway: Enter the distance in feet from the nearest edge of the roadway to the project site. The calculator estimates values for distances greater than 10 feet and less than 1000 feet. For distances greater than 1000 feet, the user can choose to extrapolate values using a distribution curve or apply 1000 feet values for greater distances.

• Annual Average Daily Traffic (ADT): Enter the annual average daily traffic on the roadway. These data may be collected from the city or the county (if the area is unincorporated).

When the user has completed the data entries, the screening level PM2.5 annual average concentration and the cancer risk results will appear in the Results Box on the right. Please note that the roadway tool is not applicable for California State Highways and the District refers the user to the Highway Screening Analysis Tool at: http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Tools-and-Methodology.aspx.

Notes and References listed below the Search Boxes

Search Parameters

County	Santa Clara
Roadway Direction	East-West
Side of the Roadway	North
Distance from Roadway	275 feet
Annual Average Daily Traffic (ADT)	6,800

Results

Santa Clara County

EAST-WEST DIRECTIONAL ROADWAY

PM2.5 annual average

0.024 ($\mu g/m^3$)

Cancer Risk

1.26 (per million)

Data for Santa Clara County based on meteorological data collected from San Jose Airport in 1997

Notes and References:

1. Emissions were developed using EMFAC2011 for fleet mix in 2014 assuming 10,000 AADT and includes impacts from diesel and gasoline vehicle exhaust, brake and tire wear, and resuspended dust.
2. Roadways were modeled using CALINE4 air dispersion model assuming a source length of one kilometer. Meteorological data used to estimate the screening values are noted at the bottom of the "Resul
3. Cancer risks were estimated for 70 year lifetime exposure starting in 2014 that includes sensitivity values for early life exposures and OEHHA toxicity values adopted in 2013.

APPENDIX F

GEOTECHNICAL REPORTS, PHASE I ENVIRONMENTAL SITE ASSESSMENT, AND PEER REVIEWS

CORNERSTONE EARTH GROUP

Type of Services	**Draft Preliminary Geologic and Geotechnical Evaluation for Los Gatos Meadows**
Project Name	**110 Wood Road**
Location	**Wood Road and North Santa Cruz Avenue** **Los Gatos, California**
Client	**Episcopal Homes Foundation**
Client Address	**3650 Mt. Diablo Boulevard, Suite 100** **Lafayette, California 94549**
Project Number	**171-1-2**
Date	**September 17, 2007**

Prepared by **Scott E. Fitinghoff, P.E., G.E.**
Principal Engineer
Geotechnical Project Manager

Philip A. Frame, C.E.G.
Senior Engineering Geologist

CORNERSTONE EARTH GROUP

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Type of Services	**Draft Preliminary Geologic and Geotechnical Evaluation for Los Gatos Meadows**
Project Name	**110 Wood Road**
Location	**Wood Road & Los Gatos Boulevard** **Los Gatos, California**

SECTION 1: INTRODUCTION

This draft report was prepared for the sole use of Episcopal Homes Foundation for the Los Gatos Meadows project at 110 Wood Road in Los Gatos, California. The general location of the site is shown on our Vicinity Map, Figure 1. For our use, we were provided with the following documents:

- A plan titled "Location and Staking Plan" Sheet A-2 by V.B. Hailozian, A.I.A and James C. Flush Co. dated May 26, 1969.
- A plan titled "Grading Plan" Sheet A-3 by V.B. Hailozian, A.I.A and James C. Flush Co. unreadable date.
- A set of plans titled "Los Gatos Meadows", Sheets B, C, C.1, C.2, and C.3 by Perkins + Will dated August 2, 2007.

1.1 PROJECT DESCRIPTION

The Los Gatos Meadows community is constructed on a 12-acre site located at 110 Wood Road west of North Santa Cruz Avenue in Los Gatos, California. The existing facility is being utilized as a retirement community and is composed of several two-story wood framed buildings that house 129 independent living units surrounding a 5-story central building that houses a skilled nursing facility, support services and assisted living. The proposed site redevelopment may include constructing up to 268,000 square feet of building area for independent and assisted living. 120 new independent living apartment units constructed in two 4-story building wings, 36 assisted living units constructed in a two to three story building wing, 29 private skilled nursing beds occupying up to 30,000 square feet, and a Parking Structure for about 270 cars is anticipated.

Based on recent discussions, the private skilled nursing facility may be dropped from the program. On a preliminary basis the site may be redeveloped in three phases, in the areas

shown on our Site Geologic Map, Figure 6. The study by Perkins + Will indicates that the parking levels for the buildings may be 1 to 4 levels below grade. Therefore, significant cuts with retaining walls are anticipated for the proposed project, in addition moderate fills are anticipated.

1.2 SCOPE OF SERVICES

Our scope of services was presented in our proposal revised August 16, 2007. For this initial phase of work, our services included a geologic site reconnaissance, air photo review, geologic literature review and engineering analysis and preparation of this report.

1.3 GEOLOGIC RECONNASSIANCE

Our Certified Engineering Geologist with Mr. Shanen Swimm, Director of Maintenance/Grounds, assisting as a guide, conducted reconnaissance geologic mapping of the Los Gatos Meadows site and nearby areas August 28, 2007. At least half the site has been modified by grading for structures, roads, and landscaping with most of the remaining property covered by trees, brush, or topsoil. Outcrops were therefore restricted to a few road cuts.

Minor damage cracking in concrete walkways and patios and asphalt roadways was seen locally but most of this appears to be related to settlement of fill. No gross damage to the buildings from ground movement was observed or reported by Mr. Swimm.

SECTION 2: REGIONAL SETTING

2.1 REGIONAL GEOLOGY

Los Gatos Meadows is located in the east-central foothills of the Santa Cruz Mountains, a range within the California Coast Ranges extending southeastward from San Francisco to the Pajaro River. The southern end of the Santa Cruz Mountains terminates at the San Andreas rift zone, a major tectonic feature extending nearly the length of California. The San Andreas fault parallels the Santa Cruz Mountains, crossing from the western side of the crest south of Loma Prieta to the eastern side north of this peak.

The San Andreas fault is the principal through-going feature of the tectonic margin between the North American plate to the east and the Pacific plate on the west. This margin is known as the San Andreas fault system and in the region surrounding Los Gatos Meadows comprises many active and capable faults ranging from the San Gregorio near the coastline to the Coast Ranges-Central Valley blind thrust at the western edge of the San Joaquin Valley as shown on Figure 2, Regional Fault Map. Although overall movement is dominantly right lateral, southwest-dipping thrusting oriented subparallel to the San Andreas and merging with it at depth is common. The role of active thrusting is only now being fully recognized because many of these faults are buried or "blind" thrusts manifest at the ground surface as warped rather than offset features. Numerous additional faults that are not presently active are also included in the San Andreas system; these commonly share a northwest orientation and reflect a tectonic history that stretches back over 30 million years and encompasses hundreds of miles of offset.

Movement on the San Andreas fault has juxtaposed rock of considerably different character in the Santa Cruz Mountains. Southwest of the fault, granitic basement rock of Cretaceous age is capped locally by a discontinuous sequence of sedimentary and volcanic rocks dating from the Paleocene. The land northeast of the San Andreas fault is underlain by a mixture of volcanic and sedimentary, Jurassic- and Cretaceous-age rock metamorphosed to varying degrees in the Pacific/North American plate subduction zone. These rocks comprise the Franciscan Complex. They too are capped locally by Tertiary age sediments and volcanics.

For years, the Franciscan Complex was subdivided into whatever mappable rock units the geologist could discern in their area of study. As investigations became more refined, correlations were found that allowed "tectonostratigraphic" units to be identified and traced over broad distances. McLaughlin and other's (2002) mapping in the region as shown in part on Figure 2, subdivide the Franciscan into two principal units: (1) the Permanente terrane of Cretaceous age upon which the Los Gatos Meadows is located consists of basalt and melange with minor amounts of chert and a characteristic limestone; and (2) the Marin headlands terrane of Jurassic to Cretaceous age consisting of metasandstone and melange with lesser amounts of basalt and chert.

Landslides blanket many on the hillslopes in the region and alluvium is found in most of the creek beds. The Santa Clara Formation is a Plio-Pleistocene-age coarse-grained alluvial unit exposed in outcrops of limited extent on the lowermost hillfront of the Santa Cruz Mountains in the vicinity of Los Gatos Creek and to the northwest. Relatively flat-lying Quaternary-age sediments derived from the Santa Cruz Mountains cap the Santa Clara Valley floor, overlapping the now-buried foothills.

2.2 REGIONAL SEISMICITY

The San Francisco Bay area is one of the most seismically active areas in the Country. While seismologists cannot predict earthquake events, the U.S. Geological Survey's Working Group on California Earthquake Probabilities (2003) estimates there is a 62 percent chance of at least one magnitude 6.7 earthquake occurring in the Bay Area region between 2003 and 2032. As seen with damage in San Francisco and Oakland due to the 1989 Loma Prieta earthquake that was centered about 5 miles south, significant damage can occur at considerable distances. Higher levels of shaking and damage would be expected for earthquakes occurring at closer distances.

The faults considered capable of generating significant earthquakes are generally associated with the well-defined areas of crustal movement, which trend northwesterly. The table below presents the State-considered active faults within 25 kilometers of the site.

Table 1: Approximate Fault Distances

Fault Name	Distance (miles)	Distance (kilometers)
Monte Vista – Shannon (middle of state zone)	1.6	2.2
San Andreas (Peninsula)	2.5	4.0
Sargent	8.7	14
Hayward (South East)	14.4	24
Zayante - Vergeles	8.2	13.2

SECTION 3: SITE CONDITIONS

3.1 SURFACE DESCRIPTION

Los Gatos Meadows is a 12-acre site located at 110 Wood Road west of North Santa Cruz Avenue in Los Gatos, California. The site is developed with the existing Los Gatos Meadows retirement community. Los Gatos Meadows is constructed on a moderately steep to steep slope with slope inclinations up to 40 degrees. The site is surrounded commercial and residential properties.

The area occupied by Los Gatos Meadows below (east of) the fire access road has been largely modified by construction of the facility. Aerial photographs taken in 1968 or before show the land east of this line more gently sloping than above, apparently smoothed by alluvial fan deposition. A knob was located in the area where Buildings A and B now stand and a ravine was cut down through the alluvium to the south. Some structures were built in the area at that time but were not parts of the present layout. Two possible landslides or areas of disturbed ground were identified on aerial photographs as shown on Figure 6 but none on the steeper ground above, some of which is inclined as steeply as 40 degrees as measured during our field reconnaissance. By the time of the 1974 aerial photographs, the ground were graded fairly flat and buildings constructed on cut-and fill pads stepping down the slope. A new Wood Road alignment was constructed across the now-filled ravine and extending farther upslope behind the Los Gatos Meadows. No substantial changes to this configuration were shown on the 1980 aerial photos.

3.2 SUBSURFACE CONDITIONS

Subsurface exploration has not been completed. Geologic mapping indicates that the site is underlain by colluvium, fill, Melange (bedrock) and older fluvial terrace deposits.

3.3 GROUND WATER

Based on a map titled, "Depth to Historically Highest Ground Water and Locations of Boreholes used in Liquefaction and Ground Water Analyses," prepared by the California Geological Survey (2002) for the Los Gatos Quadrangle, the depth to highest ground water is not estimated in the area of the site. Based on our site visit, we understand that there is one area of year around ground water seepage. Additionally, the ravine in the rear of the facility flows during the rainy season. Our experience in the area indicates that ground water seepage will flow from the bedrock fractures in an unpredictable pattern and may vary throughout the year. Fluctuations in ground water levels occur due to many factors including the following: rainfall, irrigation, and other factors.

SECTION 4: GEOLOGIC HAZARDS

4.1 FAULT RUPTURE

Los Gatos Meadows is located at the toe of the Santa Cruz Mountains hill front just above the floor of the Santa Clara Valley. The topographic rise is produced by uplift of the mountains along faults and by erosion. As discussed in Section 2, above several significant faults are located within 25 kilometers of the site. Many faults have been mapped along the northeastern Santa Cruz Mountains, and these have been identified recently as the "range front thrust fault system". The Santa Cruz Mountains and range front faults generally parallel the San Andreas fault, a major plate tectonic feature extending along much of California. The San Andreas is the most active fault in the area and capable of producing the highest magnitude earthquake; it is located about 2 1/2 miles southwest of the site. However, a series of secondary, subparallel faults passes through the area between the San Andreas fault and the valley floor as shown on Figure 2, Vicinity Geologic Map, and Figure 3, Geologic Map for the Town of Los Gatos General Plan Update. These are identified, from southwest to northeast, as the Soda Spring, Lime Kiln, Berrocal, and Monte Vista-Shannon fault zones. (The Shannon fault zone extends to the northwest, the Monte Vista to the southeast, and the two meet in the vicinity of Los Gatos). McLaughlin and Clark (2004) describe these faults as dipping predominantly to the southwest at 35 to 60 degrees. They would, therefore, intersect or merge with the San Andreas fault at depth. Los Gatos Meadows lies within the Berrocal fault zone.

Figure 4 shows Fault Rupture Hazard Zones identified by Santa Clara County within about 500 feet of individual fault traces of the Berrocal, Shannon, and Monte Vista fault zones. These zones are drawn around faults showing displacement of Quaternary age rocks (formed within the last 1.6 million years) and each of the named faults has offset Pliocene and Pleistocene strata of the Santa Clara Formation (0.3 to 4.8 million years old) at numerous locations (McLaughlin and Clark, 2004). The entire Los Gatos Meadows property lies within one of these zones. It should be noted, however, that these are not Alquist-Priolo special studies zones designated by the California Geological Survey for additional studies.

Three faults of the Berrocal fault zone have been mapped as passing through the Los Gatos Meadows property as shown on Figure 6, the Site Geologic Map, and at smaller scale on Figures 2 and 3. The fault passing through the southwestern side of the parcel has a linear

northwest-trending trace that separates basaltic volcanic rocks on the west from melange to the east. These formations are part of the Franciscan Complex Permanente terrane of Cretaceous age. This fault and similar ones immediately to the southwest form lens-shaped units within the Franciscan Complex that pinch out to the north and are mapped extending down to the active stream channel of Los Gatos Creek but not beyond. These faults are probably related to subduction and subsequent uplift of the Franciscan Complex and have not been active for millions of years. We do not consider them to be potentially active now. A north-trending thrust fault has been mapped near the base of the hillslope at the eastern edge of the parcel. McLaughlin mapped this fault in October 1989 at a construction site on Wood Road, as shown on the photographs of Figure 7. McLaughlin's field map did not show the present alignment of Wood Road so its location is somewhat suspect. The fault was reportedly exposed in a retaining wall cut for a parking lot below the road (personal communication, 2007). The fault is described as dipping 58 to 60 degrees to the southwest, and movement thrust Franciscan volcanic rocks upward and northeastward 0.7 meters or more over terrace sand and gravel estimated to be 120,000 to 250,000 years old (McLaughlin and Clark, 2004). Unfaulted Holocene colluvium covered the fault scarp. Our interpretation, of the location of the back edge of the alluvial terrace was similar to McLaughlin and others (2001) location of the fault; we have shown this location to be a fault contact in part and cutting terrace deposits elsewhere. The Town of Los Gatos geologic map shows the fault with Franciscan melange on either side except at the far north where it juxtaposes melange on the west against older fluvial terrace deposits to the east. The thrust fault is shown extending toward a buried west-northwest-trending fault near the intersection of Lyndon Lane and Broadway. The surface trace of the buried fault appears to cross the northern tip of the property. That fault is shown as being older than Pleistocene alluvium and Santa Clara Formation (McLaughlin and others, 2001: McLaughlin and Clark, 2004) so we do not consider it to be active.

4.2 LIQUEFACTION POTENTIAL

The site is not within a currently designated State-designated Liquefaction Hazard Zone (CGS, 2002), see Figure 5. Soil liquefaction results from loss of strength during cyclic loading, such as imposed by earthquakes. Soils most susceptible to liquefaction are clean, loose, saturated uniformly graded, fine grained sands. Native sands and gravels encountered at the site are generally dense to very dense. The proposed building foundations will likely be founded entirely within bedrock which is not considered susceptible to liquefaction.

4.3 LANDSLIDING

Although the land occupied by Los Gatos Meadows is or was generally steep, no landslides except for the two possible slides described in this section, have been mapped on the property. The California Geological Survey has identified areas where geologic and geotechnical data and analyses indicate earth materials may be susceptible to earthquake-induced slope failure (CGS, 2002a). Their map showing areas having a potential for permanent ground displacement from earthquake-induced landslides is reproduced here in part on Figure 5, State of California Seismic Hazard Zones, Los Gatos Quadrangle. This map shows a portion of Los Gatos Meadows lies within a zone of required investigation for earthquake-induced landslides

4.4 LATERAL SPREADING

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. As failure tends to propagate as block failures, it is difficult to analyze and estimate where the first tension crack will form. There are no open faces within approximately 200 feet of the site where lateral spreading could occur; therefore, in our opinion, the potential for lateral spreading to affect the site is low.

SECTION 5 – PRELIMINARY CONCLUSIONS

From a geologic and geotechnical viewpoint, the project appears feasible provided the following concerns are addressed in the project design. The following concerns have been developed based on our literature review and site reconnaissance to date. Further studies including site specific subsurface investigations should be performed to characterize the subsurface conditions and to verify our preliminary conclusions. It is noted that subsurface conditions may be encountered to may cause us to modify our opinions regarding the Faulting at the site.

The Los Gatos Meadows' property is not located in a designated Alquist-Priolo Earthquake Fault Zone (known formerly as a Special Studies Zone; CDMG, 1991), however, Santa Clara County includes all of the parcel within a Fault Rupture Hazard Zone as shown on Figure 4 (Santa Clara County Planning Office, 2002). No lineations or other signs of fault displacement were seen on aerial photographs of the site dating back to 1965 or during the field reconnaissance. Three faults have been mapped by published sources (McLaughlin and others, 2002; McLaughlin and Clark, 2004) crossing the parcel. One of these faults is a bedrock fault related to the development and emplacement of the Franciscan Complex, so it probably has not exhibited displacement in tens of millions of years. Unbroken Santa Clara Formation, a unit ranging in age from 0.3 to 4.8 million years, caps the second fault. The third fault offsets younger alluvial deposits (estimated to be as young as 120,000 years) in the vicinity of Wood Road. Although this fault has not displaced Holocene-age soils (less than 10,000 years), in our judgment it should be considered potentially active. On a preliminary basis, we propose a 50-foot setback be established from the mapped surface trace of this fault, and no new construction for human occupancy would be allowed within this zone (see Figure 6). Furthermore, if Buildings N and O are planned to be occupied, an investigation of the fault's location and rupture characteristics should be conducted since these structures lie within the proposed setback zone. In summary, we would recommend additional subsurface work be performed in the next project phase to attempt to locate the fault. It is noted that if the fault is located, the building set back might be reduced depending on the findings of the trenching.

Portions of the site are located within a State of California Earthquake-Induced Landslide Hazard Zone. Two possible landsides have been mapped on the property during out initial site reconnaissance. In general the existing slopes seem to be performing well with some signs of surficial raveling and erosion. We anticipate that the proposed development can be designed to

mitigate any adverse slope stability conditions that may be encountered during future investigations. Slope stability should be evaluated during the future stages of our site investigations.

The proposed development will create cuts deep into the hillside. Based on the information available at this time, perched ground water conditions will be encountered. Designing for perched ground water conditions including installing a net work of subdrains and water proofing should be anticipated for the project.

5.1 ADDITIONAL GEOLOGIC AND GEOTECHNICAL EVALUATIONS

Our approved work scope includes drilling 8 exploratory borings, laboratory testing, engineering analysis and preparing a preliminary geotechnical report for the project. However, our work to date has identified the presence of a potentially active fault at the site. We would recommend performing a subsurface investigation (trenching) to attempt to locate and to characterize the fault concurrently or prior to performing the geotechnical investigation. Once the fault and geotechnical investigations are completed, our preliminary report can be prepared. If proposed development does not move forward, we would recommend that the fault trenching be performed to evaluate the fault hazard in the area of the existing Buildings N and O. Once the preliminary project design and feasibility have been completed and confirmed from a financial viewpoint, we would recommend a design level geotechnical investigation be performed.

5.2 PLANS AND SPECIFICATIONS REVIEW

At the completion of the construction drawings, we recommend that we be retained to review the geotechnical aspects of the project structural, civil, and landscape plans and specifications, allowing sufficient time to provide the design team with any comments prior to issuing the plans for construction.

5.3 CONSTRUCTION OBSERVATION AND TESTING

As site conditions may vary significantly between the small-diameter borings performed during this and previous investigations, we also recommend Cornerstone representatives be present to provide geotechnical observation and testing during earthwork and foundation construction. This will allow us to form an opinion and prepare a letter at the end of construction regarding contractor compliance with project plans and specifications, and with the recommendations in our report. We will also be allowed to evaluate any conditions differing from those encountered during our investigation, and provide supplemental recommendations as necessary. For these reasons, the recommendations in this report are contingent of Cornerstone providing observation and testing during construction. Contractors should provide at least a 48-hour notice when scheduling our field personnel.

SECTION 6 - LIMITATIONS

This report has been prepared for the sole use of Episcopal Homes Foundations, its affiliates and assigns, and the project design consultants specifically for design of the 110 Wood Road project in Los Gatos, California. The opinions, conclusions, and recommendations presented in this report have been formulated in accordance with accepted geologic and geotechnical engineering practices that exist in Northern California at the time this report was prepared. No other warranty, expressed or implied, is made or should be inferred.

Recommendations in this report are based upon the soil and ground water conditions encountered during our site reconnaissance and geologic literature review. Prior to final design and construction, a design level geologic and geotechnical report should be prepared. If variations or unsuitable conditions are encountered during construction, Cornerstone Earth Group, Inc. (Cornerstone) should be contacted to provide supplemental recommendations, as needed.

Cornerstone prepared this report with the understanding that it is the responsibility of the owner or his representatives to see that the recommendations contained in this report are presented to other members of the design team and incorporated into the project plans and specifications, and that appropriate actions are taken to implement the geotechnical recommendations during construction.

Conclusions and recommendations presented in this report are valid as of the present time for the development as currently planned. Changes in the condition of the property or adjacent properties may occur with the passage of time, whether by natural processes or the acts of other persons. In addition, changes in applicable or appropriate standards may occur through legislation or the broadening of knowledge. Therefore, the conclusions and recommendations presented in this report may be invalidated, wholly or in part, by changes beyond Cornerstone's control. This report should be reviewed by Cornerstone after a period of three (3) years has elapsed from the date of this report. In addition, if the current project design is changed, then Cornerstone should review the proposed changes and provide supplemental recommendations, as needed.

Recommendations provided in this report are based on the assumption that Cornerstone will be retained to prepare a design level geologic and geotechnical investigation and provide observation and testing services during construction to confirm that conditions are similar to that assumed for design, and to form an opinion as to whether the work has been performed in accordance with the project plans and specifications. If we are not retained for these services, Cornerstone cannot assume any responsibility for any potential claims that may arise during or after construction as a result of misuse or misinterpretation of Cornerstone's report by others. Furthermore, Cornerstone will cease to be the Geotechnical-Engineer-of-Record if we are not retained for these services and/or at the time another consultant is retained for follow up service to this report.

SECTION 7 – REFERENCES

CDMG [California Division of Mines and Geology], 1991, State of California Special Studies Zones, Los Gatos Quadrangle: CDMG, now California Geological Survey, scale 1:24,000.

California Department of Conservation Division of Mines and Geology, 1998, Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada, International Conference of Building Officials, February, 1998.

California Division of Mines and Geology (1997), "Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117", March.

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CGS [California Geological Survey], 2002b, State of California seismic hazard zones, Los Gatos Quadrangle: CGS, Official Map, dated September 23, scale 1:24,000.

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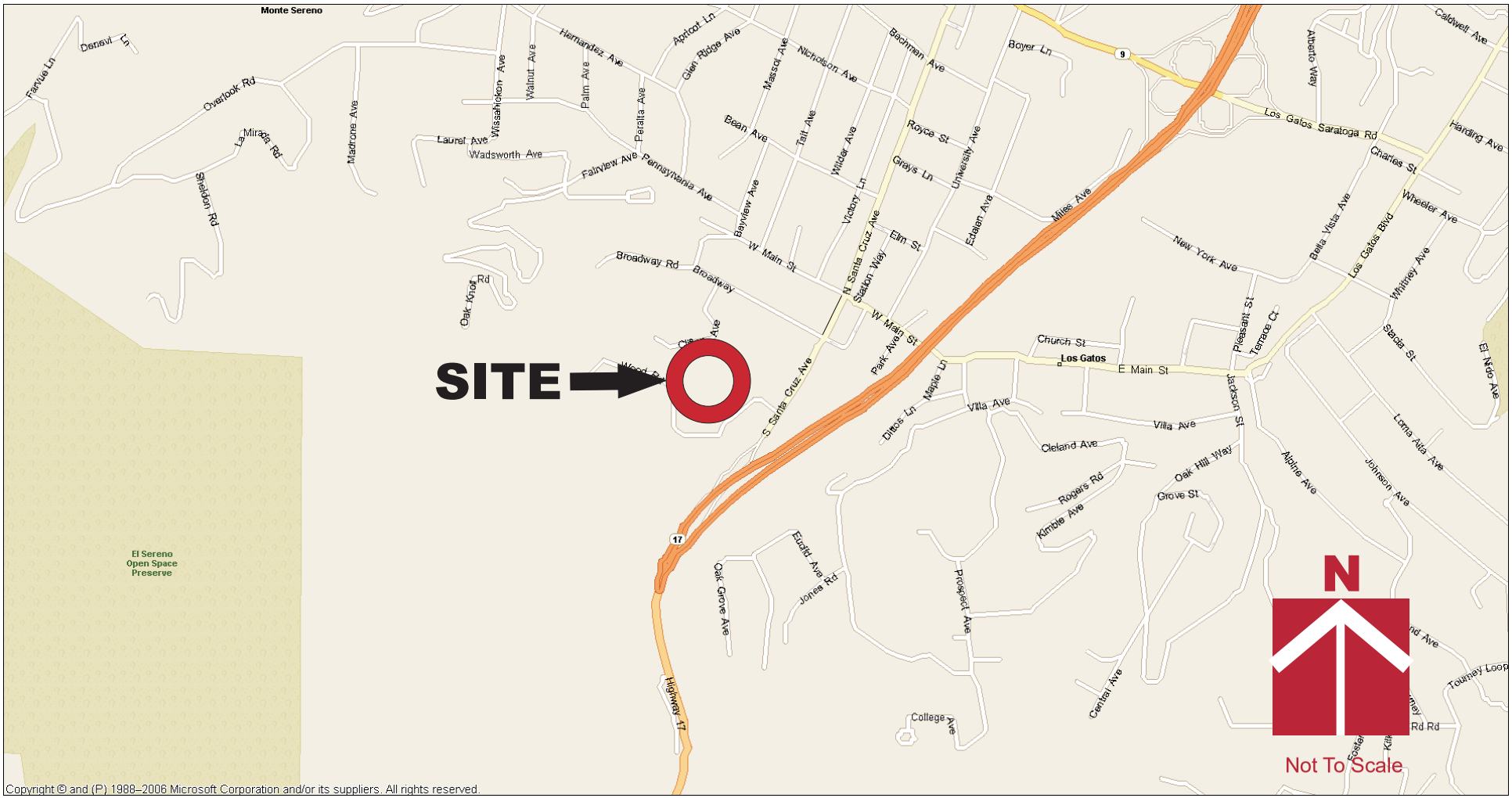
McLaughlin, R.J. and Clark, J.C., 2004, Stratigraphy and structure across the San Andreas fault zone in the Loma Prieta region and deformation during the earthquake, *in* Wells, R.E., ed., The Loma Prieta, California, earthquake of October 17, 1989—geologic setting and crustal structure: U.S. Geological Survey Professional Paper 1550-E, p. E5-E47.

Nolan Associates, 2002, Geologic map for the Town of Los Gatos General Plan update: unpublished map for Town of Los Gatos, Scale 1:12,000.

Santa Clara County Planning Office, 2002, Santa Clara County Geologic Hazard Zones, fault Rupture Hazard Zones Map 35: online at www.sccplanning.org

Aerial Photographs: Geomorphic features on the following aerial photographs were interpreted at the U.S. Geological Survey (USGS) in Menlo Park as part of this investigation:

Date	Flight	Frames	Type	Scale
June 16, 1965	SCL	45-42, -43	Black & white	1:12,000
June 13, 1968	GS-VBZK	2-67, -68	Black & white	1:30,000
June 25, 1974	Area 9	9-34, -35	Color	1:20,000
October 29, 1980	GS-VEZR	2-176, -177	Black & white	1:24,000

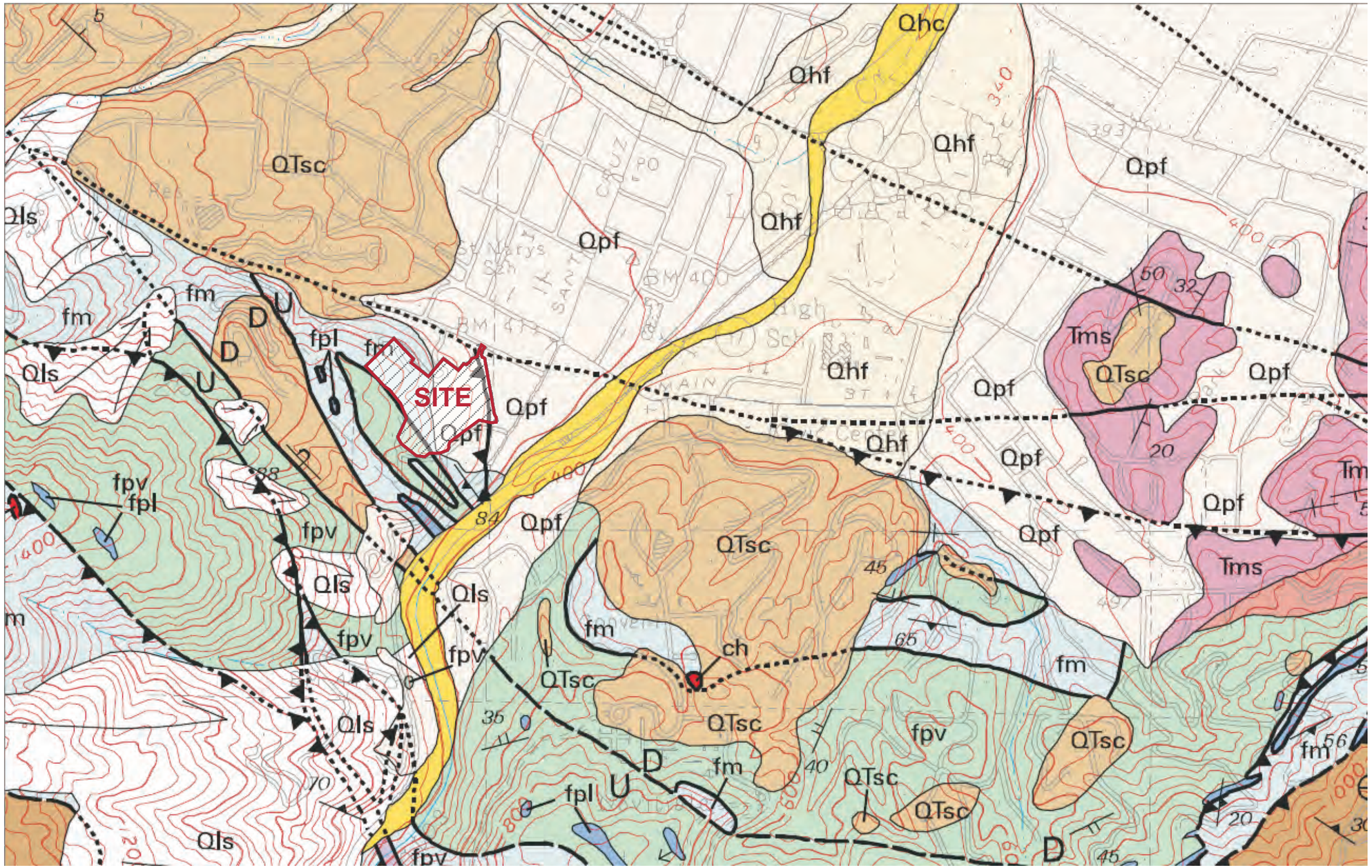


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Vicinity Map

110 Wood Road
Los Gatos, CA

Project Number	171-1-2
Figure Number	Figure 1
Date	September 2007
Drawn By	MGV



Geologic Map Units

Qhc	Stream channel deposits
Qpf	Alluvial fan deposits
Qls	Landslide debris
Qtsc	Santa Clara formation
fpv	volcanic rocks
fm	melange of central belt

Geologic Map Symbols

35 — Strike and Dip

Fault; dashed where uncertain; dotted where concealed; saw teeth on upper plate of thrust fault

Geologic Contact

N

0 900 1800

APPROXIMATE SCALE (FEET)

Base: 1:24,000 scale map titled “Sheet : Los Gatos Quadrangle” by R.J. McLaughlin, et. al. (2002) from Geologic maps and Structure Sections of the Southwestern Santa Clara Valley and Southern Santa Cruz Mountains, Santa Clara and Santa Cruz Counties, California.

Project Number 171-1-2

Figure Number Figure 2

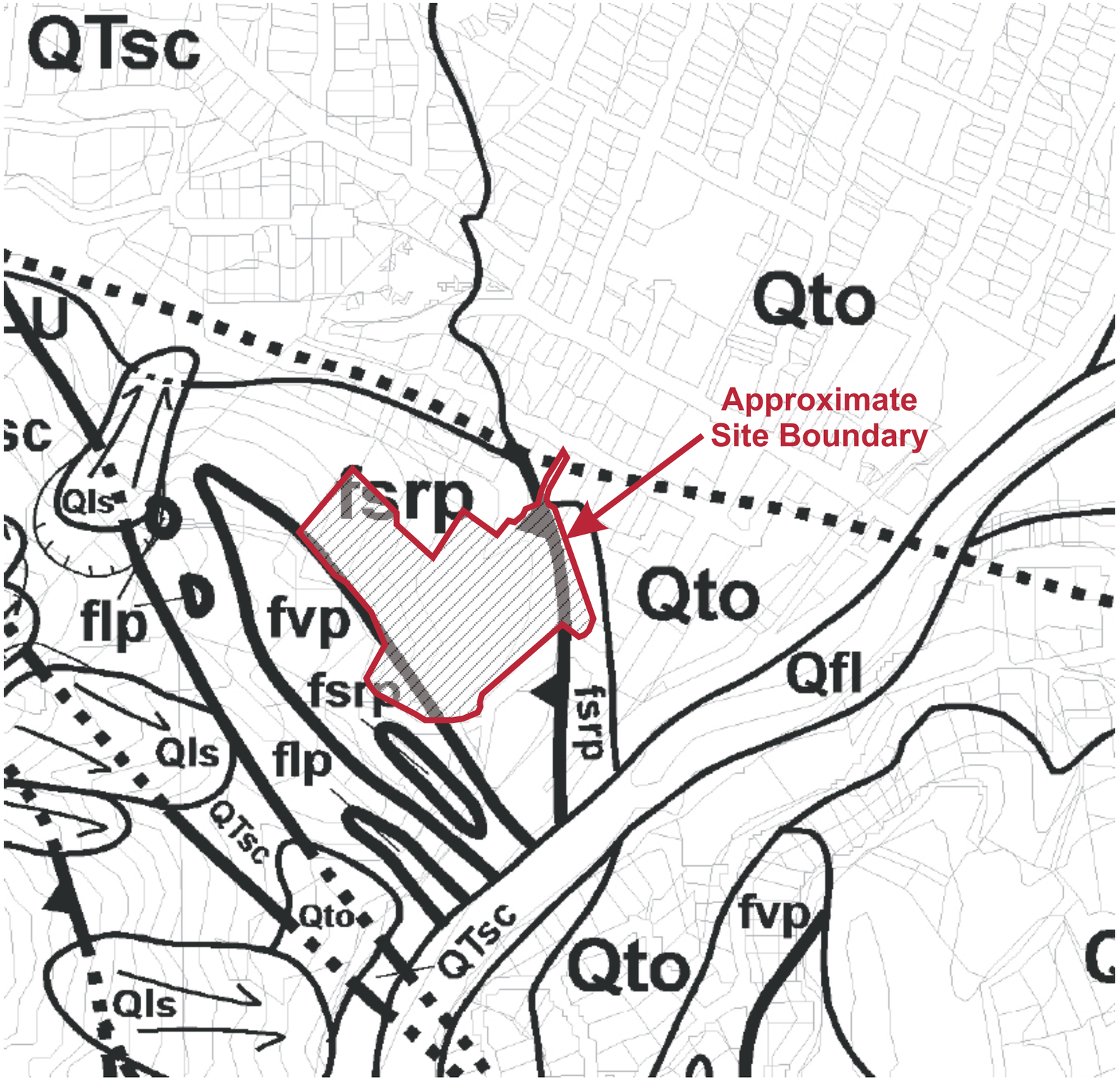
Drawn By MGV

Date September 2007

Vicinity Geologic Map

110 Wood Road
Los Gatos, CA

CORNERSTONE EARTH GROUP



Geologic Map Symbols

- Fault, dashed where approximate, dotted where concealed, queried where uncertain.
- Thrust fault
- Landslide mass, arrows indicate direction of movement
- Contact, dashed where approximate, dotted where concealed

Geologic Map Units

fsrp	Melange
Qto	Older Fluvial Terrace Deposits
fvp	Basalt
Qtsc	Santa Clara Formation
flp	Limestone
Qls	Landslide Deposits

N

0 365 730

APPROXIMATE SCALE (FEET)

Base: 1"-1000' Scale map titled "Geologic Plan for the Town of Los Gatos General Plan update" dated 1/17/1999, revised 11/21/2002 by Nolan Associates.

Project Number 171-1-2

Figure Number Figure 3

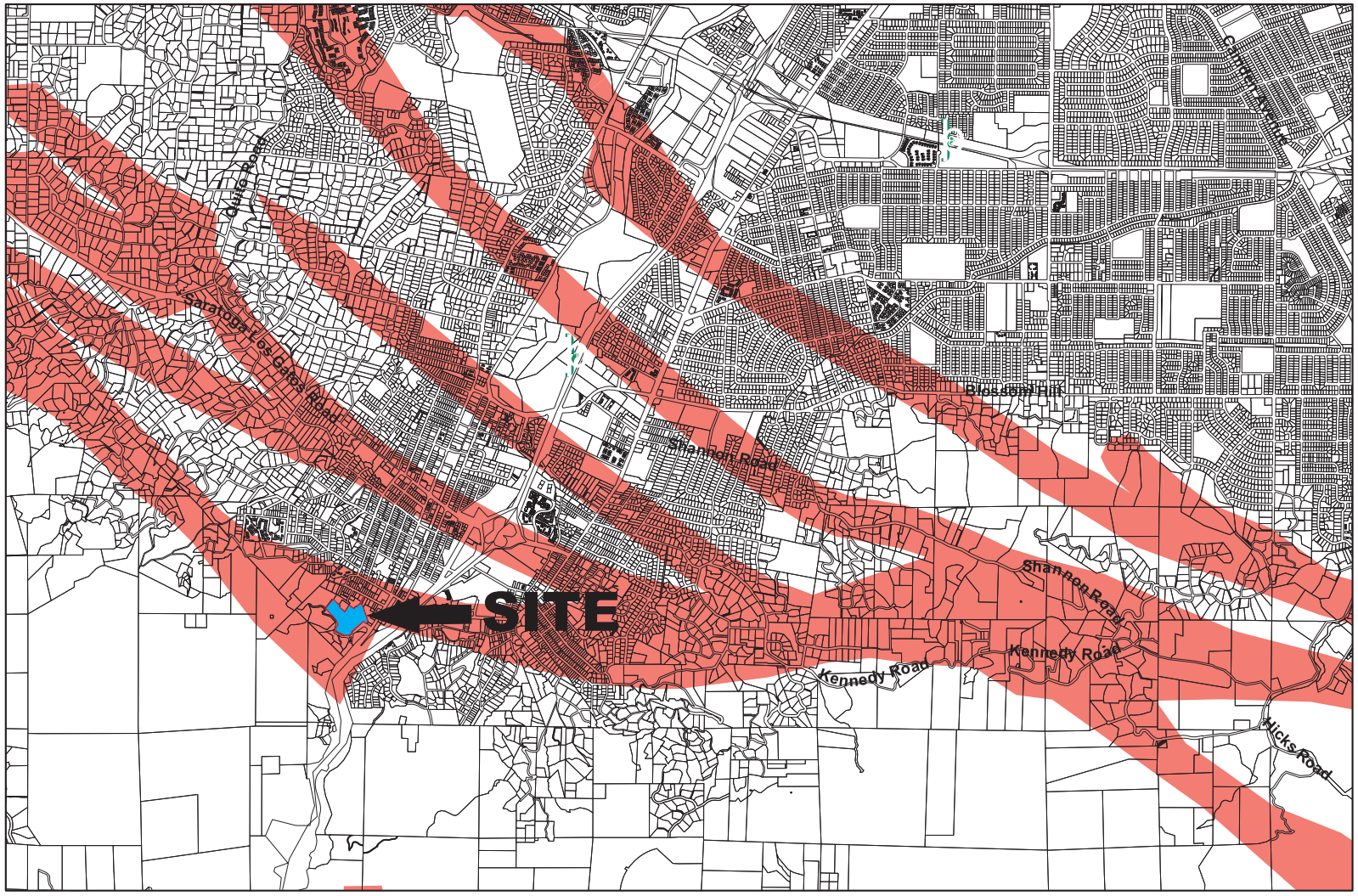
Drawn By MGV

Date September 2007

Geologic Plan for the Town of Los Gatos General Plan Update

110 Wood Road
Los Gatos, CA

CORNERSTONE EARTH GROUP



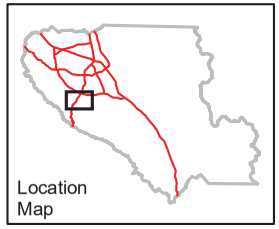
THE COUNTY OF SANTA CLARA

Santa Clara County Geologic Hazard Zones

- Fault Rupture Hazard Zones
- Parcels
- County Boundary

0 3,000 6,000
Feet

1 inch equals 3,000 feet
1:36,000



Version Info:
Zones: February 26, 2002
Parcels: January 2002

These maps are subject to revision. Please check the Planning Office website for the most current version.
The zones shown on this map indicate areas within which the County Geologist may require site specific geologic reports prior to approval of development applications.
Local determination services companies should be contacted to resolve the status of parcels that appear to be located at or near zone boundaries.

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County of Santa Clara Fault Hazards Zone Map Showing Monte Vista-Shannon and Berrocal Fault Splays

110 Wood Road
Los Gatos, CA

Project Number: 171-1-2

Figure Number: Figure 4

Date: September 2007

Drawn By: MGV



Map Explanation

Liquefaction Hazard Zone

Earthquake Induced Landslide Hazard Zone

N

0 1600 3200

APPROXIMATE SCALE (FEET)

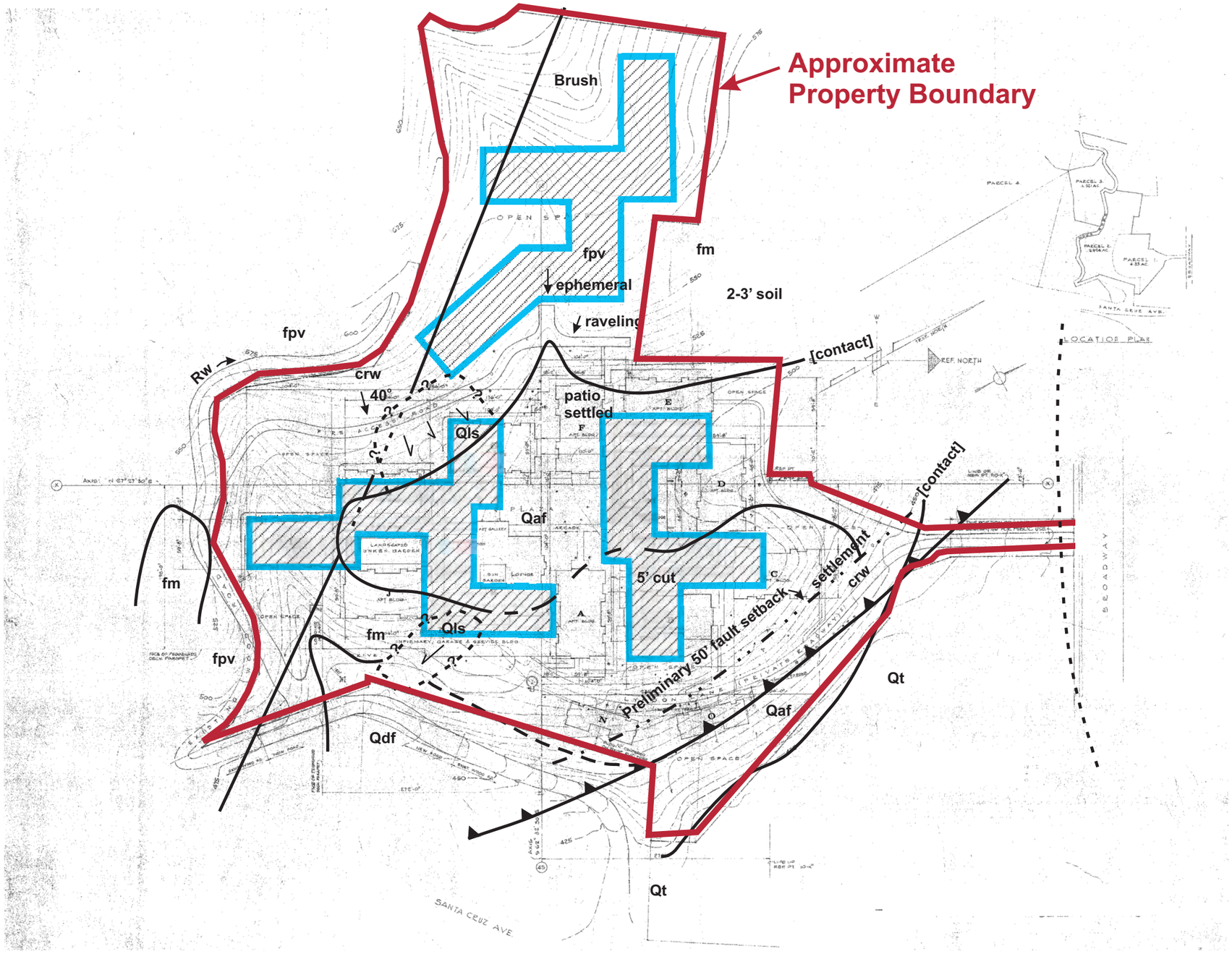
Base: 1:24,000 scale map titled “State of California Seismic Hazard Zones, Los Gatos Quadrangle” dated September 23, 2002 by CGS.

Seismic Hazard Zones for Los Gatos Quadrangle

110 Wood Road Los Gatos, CA

Project Number	Figure Number	Date	Drawn By
171-1-2	Figure 5	September 2007	MGV

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EXPLANATION

Map Units

Qls	Landslide debris
Qt	Alluvial terrace
Qaf	Alluvial fan
	Franciscan Complex
fpv	Volcanic rocks
fm	Melange of the Central Belt
Rw	Retaining wall
crw	Concrete retaining wall

Map Symbols

- Geologic contact; dashed where approximately located
- Fault, approximately located; dotted beneath younger deposits; saw teeth on upper plate of thrust fault
- Preliminary Fault setback

N

0 130 260

APPROXIMATE SCALE (FEET)

Notes
1) Base map from V.B. Hailozian, A.I.A. and James C. Frush Co., 1969.
2) Geology from McLaughlin and Clark (2004) and McLaughlin and others (2002) modified by aerial photo interpretation and field reconaissance mapping by Cornerstone Earth Group.
3) Areas of artificial fill not shown.

Project Number 171-1-2

Figure Number Figure 6

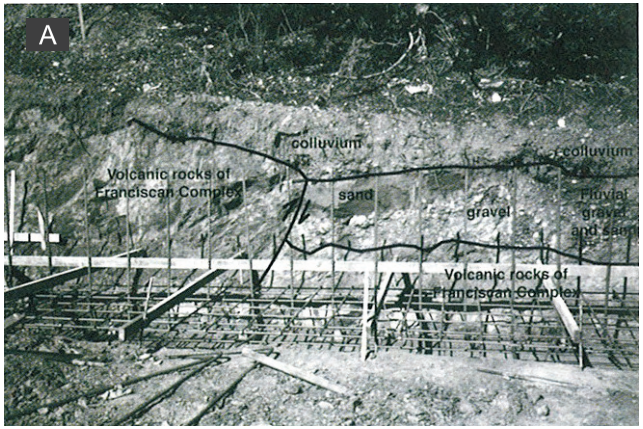
Drawn By MGV

Date September 2007

Geologic Map

110 Wood Road
Los Gatos, CA

CORNERSTONE EARTH GROUP



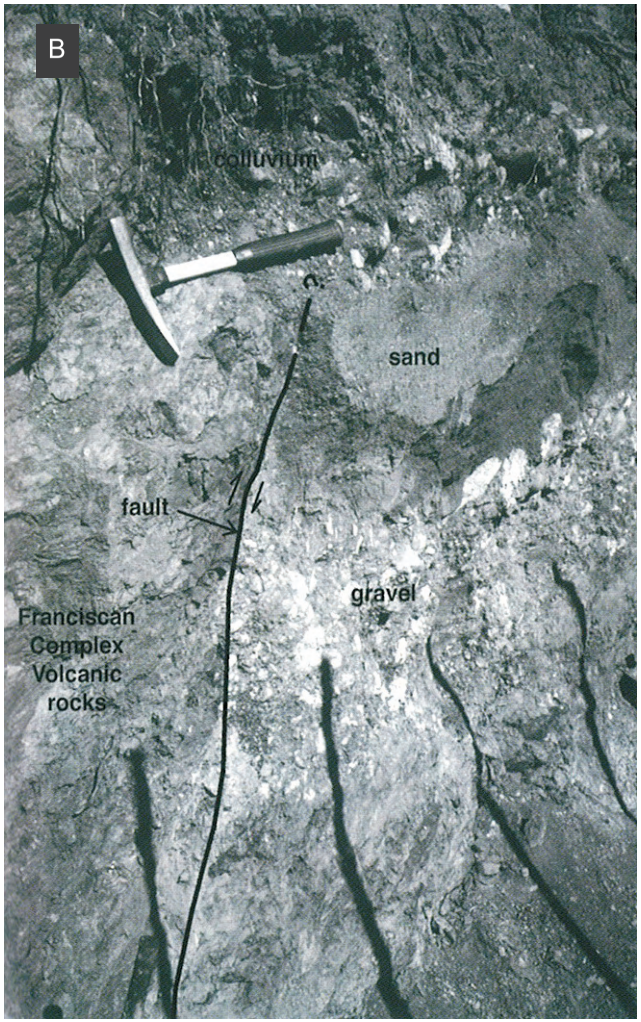


Figure A: Faulted Pleistocene fluvial gravel and sand along the Berrocal fault at construction site on Wood Road near downtown Los Gatos. Fault is up on southwest (left) side. Photograph taken in October 1989.

Figure B: Closeup of faulted fluvial deposits in Figure A.

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Photographs of Quaternary-Age Faulting Near Wood Road

110 Wood Road Los Gatos, CA

Project Number: 171-1-2

Figure Number: Figure 7

Date: September 2007

Drawn By: MGV

CORNERSTONE EARTH GROUP

TYPE OF SERVICES	Phase I Environmental Site Assessment and Preliminary Soil Quality Evaluation
LOCATION	110 Wood Road Los Gatos, California
CLIENT	Covia Communities
PROJECT NUMBER	1167-1-2
DATE	December 13, 2019



CORNERSTONE EARTH GROUP

Type of Services	**Phase I Environmental Site Assessment and Preliminary Soil Quality Evaluation**
Location	**110 Wood Road Los Gatos, California**
Client	**Covia Communities**
Client Address	**2185 North California Boulevard, #215 Walnut Creek, California 94596**
Project Number	**1167-1-2**
Date	**December 13, 2019**

DRAFT

Prepared by **Daysi Nemecio**
Senior Staff Geologist

Christopher J. Heiny, P.G.
Principal Geologist

CORNERSTONE EARTH GROUP

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CORNERSTONE EARTH GROUP

DRAFT

Type of Services	**Phase I Environmental Site Assessment and Preliminary Soil Quality Evaluation**
Location	**110 Wood Road Los Gatos, California**

SECTION 1: INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) and Preliminary Soil Quality Evaluation performed at 110 Wood Road in Los Gatos, California (Site) as shown on Figures 1 and 2. This work was performed for Covia Communities in accordance with our October 23, 2019 agreement (Agreement).

1.1 PURPOSE

The scope of work presented in the Agreement was prepared in general accordance with ASTM E 1527-13 titled, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard). The ASTM Standard is in general compliance with the Environmental Protection Agency (EPA) rule titled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule). The purpose of this Phase I ESA is to strive to identify, to the extent feasible pursuant to the scope of work presented in the Agreement, Recognized Environmental Conditions at the property.

As defined by ASTM E 1527-13, the term Recognized Environmental Condition means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not Recognized Environmental Conditions.

Cornerstone Earth Group, Inc. (Cornerstone) understands that the existing structures at the Site will be demolished and the planned development will consist of eight new three or four story residential buildings and a subterranean parking garage. The Site will also receive new underground utilities and exterior flatwork and landscaping and retaining walls. A "Hillevator" elevator is also planned. We performed this Phase I ESA to support Covia Communities in evaluation of Recognized Environmental Conditions at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site.

1.2 SCOPE OF WORK

As presented in our Agreement, the scope of work performed for this Phase I ESA included the following:

- A reconnaissance of the Site to note readily observable indications of significant hazardous materials releases to structures, soil or groundwater.
- Drive-by observation of adjoining properties to note readily apparent hazardous materials activities that have or could significantly impact the Site.
- Acquisition and review of a regulatory agency database report of public records for the general area of the Site to evaluate potential impacts to the Site from reported contamination incidents at nearby facilities.
- Review of readily available information on file at selected governmental agencies to help evaluate past and current Site use and hazardous materials management practices.
- Review of readily available maps and aerial photographs to help evaluate past and current Site uses.
- Interviews with persons reportedly knowledgeable of existing and prior Site uses.
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 10; the terms and conditions of our Agreement are presented in Appendix A.

1.3 ASSUMPTIONS

In preparing this Phase I ESA, Cornerstone assumed that all information received from interviewed parties is true and accurate. In addition, we assumed that all records obtained by other parties, such as regulatory agency databases, maps, related documents and environmental reports prepared by others are accurate and complete. We also assumed that the boundaries of the Site, based on information provided by Covia Communities, are as shown on Figure 2. We have not independently verified the accuracy or completeness of any data received.

1.4 ENVIRONMENTAL PROFESSIONAL

This Phase I ESA was performed by Stason I. Foster, P.E. and Mr. Christopher J. Heiny, P.G., Environmental Professionals who meet the qualification requirements described in ASTM E 1527-13 and 40 CFR 312 § 312.10 based on professional licensing, education, training and experience to assess a property of the nature, history and setting of the Site.

SECTION 2: SITE DESCRIPTION

This section describes the Site as of the date of this Phase I ESA. The location of the Site is shown on Figures 1 and 2. Tables 1 through 3 summarize general characteristics of the Site and adjoining properties. The Site is described in more detail in Section 7, based on our on-Site observations.

2.1 LOCATION AND OWNERSHIP

Table 1 describes the physical location, and ownership of the property, based on information provided by Covia Communities.

Table 1. Location and Ownership

Assessor's Parcel No. (APN)	510-47-038
Reported Address/Location	110 Wood Road, Los Gatos, California
Owner	Covina Senior Communities
Approximate Lot Size	10.84 acres

2.2 CURRENT/PROPOSED USE OF THE PROPERTY

The current and proposed uses of the property are summarized in Table 2.

Table 2. Current and Proposed Uses

Current Use	Los Gatos Meadows (recently vacated senior living facility)
Proposed Use	Senior living facility

2.3 SITE SETTING AND ADJOINING PROPERTY USE

Land use in the general Site vicinity appears to be a mix of commercial and residential properties. Based on our Site vicinity reconnaissance, adjoining Site uses are summarized below in Table 3.

Table 3. Adjoining Property Uses

North	Residential and Seventh-Day Adventist Church
South	Residential
East	Toll House Hotel and commercial office buildings
West	Residential and undeveloped land

SECTION 3: USER PROVIDED INFORMATION

The ASTM standard defines the User as the party seeking to use a Phase I ESA to evaluate the presence of Recognized Environmental Conditions associated with a property. For the purpose of this Phase I ESA, the User is Covia Communities. The "All Appropriate Inquiries" Final Rule (40 CFR Part 312) requires specific tasks be performed by or on behalf of the party seeking to qualify for Landowner Liability Protection under CERCLA (*i.e.*, the User).

Per the ASTM standard, if the User has information that is material to Recognized Environmental Conditions, such information should be provided to the Environmental Professional. This information includes: 1) specialized knowledge or experience of the User, 2) commonly known or reasonably ascertainable information within the local community, and 3) knowledge that the purchase price of the Site is lower than the fair market value due to contamination. A search of title records for environmental liens and activity and use limitations also is required.

3.1 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

An environmental lien is a financial instrument that may be used to recover past environmental cleanup costs. Activity and use limitations (AULs) include other environmental encumbrances,

such as institutional and engineering controls. Institutional controls (ICs) are legal or regulatory restrictions on a property's use, while engineering controls (ECs) are physical mechanisms that restrict property access or use.

The regulatory agency database report described in Section 4.2 did not identify the Site as being in 1) US EPA databases that list properties subject to land use restrictions (*i.e.*, engineering and institutional controls) or Federal Superfund Liens or 2) lists maintained by the California Department of Toxic Substances Control (DTSC) of properties that are subject to AULs or environmental liens where the DTSC is a lien holder.

A Commitment for Title Insurance issued by First American Title Insurance Company (dated September 19, 2019) was provided for our review. No environmental liens were listed in the title report.

3.2 SPECIALIZED KNOWLEDGE AND/OR COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Based on information provided by or discussions with Covia Communities, we understand that Covia Communities does not have specialized knowledge or experience, commonly known or reasonably ascertainable information regarding the Site, or other information that is material to Recognized Environmental Conditions.

SECTION 4: RECORDS REVIEW

4.1 PRIOR REPORTS

To help evaluate the presence of Recognized Environmental Conditions at the Site, Cornerstone reviewed and relied upon a prior Phase I ESA for the Site, dated September 17, 2007 that was prepared by Cornerstone.

Based on the findings of the prior Phase I ESA, the Site historically was occupied by a dwelling from at least 1904 until construction of the Los Gatos Meadows campus, which was completed in 1971. A circular concrete foundation was observed on the northwest, undeveloped portion of the Site. The purpose of this foundation is not known; however, based on its shape and hillside location, it may have been the location of a former water tank.

Chemical storage and use at the Site was reported to have consisted mainly of facility maintenance products including paints, janitorial supplies, laundry products and grounds-keeping supplies such as fertilizer and weed killer. Hydraulic oil also was present within 12 elevator systems, and diesel fuel was stored within an emergency generator. During the 2007 study, general housekeeping of chemical storage areas appeared orderly with no readily observable evidence of significant spills or leaks.

4.2 STANDARD ENVIRONMENTAL RECORD SOURCES

Cornerstone conducted a review of federal, state and local regulatory agency databases provided by Environmental Data Resources (EDR) to evaluate the likelihood of contamination incidents at and near the Site. The database sources and the search distances are in general accordance with the requirements of ASTM E 1527-13. A list of the database sources reviewed, a description of the sources, and a radius map showing the location of reported facilities relative to the project Site are attached in Appendix B.

The purpose of the records review was to obtain reasonably available information to help identify Recognized Environmental Conditions. Accuracy and completeness of record information varies among information sources, including government sources. Record information is often inaccurate or incomplete. The Environmental Professional is not obligated to identify mistakes or insufficiencies or review every possible record that might exist with the Site. The customary practice is to review information from standard sources that is reasonably available within reasonable time and cost constraints.

4.2.1 On-Site Database Listings

Los Gatos Meadows, at the Site address of 110 Wood Road, was listed on the HAZNET databases, which contains data extracted from the copies of hazardous waste manifests received each year by the DTSC. Listed wastes disposed between 2007 and 2017 were categorized as pharmaceutical waste; off-specification, aged or surplus organics; alkaline solution without metals; latex waste; liquids with pH <= 2; and asbestos containing waste. Los Gatos Meadows also was listed on the California Environmental Reporting System (CERS) database as a facility with permits for storage of hazardous materials. Los Gatos Meadows also was listed on the RCRA NonGen/NLR database. This database lists facilities that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. NLR means that the business is no longer registered. No violations were reported.

Episcopal Homes Foundation also was listed at the Site address on the HAZNET database. Listed wastes disposed between 2001 and 2002 were categorized as other organic solids and asbestos containing waste. In 2003, the HAZNET database indicates that asbestos containing waste was disposed from the Site by Precision Works, Inc.

The Site address also was listed on the California Hazardous Material Incident Report System (CHMIRS). The CHMIRS listing notes that an on-Site vehicle accident resulted in the release of 2 to 3 gallons of gasoline to a storm sewer in 2001.

4.2.2 Nearby Spill Incidents

Based on the information presented in the agency database report, no off-Site spill incidents were reported that appear likely to significantly impact soil, soil vapor or groundwater beneath the Site. The potential for impact was based on our interpretation of the types of incidents, the locations of the reported incidents in relation to the Site and the assumed groundwater flow direction.

4.3 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

The following additional sources of readily ascertainable public information for the Site also were reviewed during this Phase I ESA.

4.3.1 City and County Agency File Review

Cornerstone requested available files pertaining to 110 Wood Road at the following public agencies: the Los Gatos Building Department, Los Gatos Fire Department, and the Santa Clara County Department of Environmental Health (DEH). The DEH indicated that they have no files pertaining to the Site.

The Fire and Building Department files contained a large volume of documents that were dated between 1967 and the present. Due to the large number of documents, a detailed review of each document could not be reasonably performed within the scope of this investigation; thus, only a cursory review was conducted.

Most Fire Department documents appeared to be associated with fire and life safety systems within the on-Site retirement community (Los Gatos Meadows). The documents included plan review comments, fire and life safety inspection reports, and various plans and permits for building modifications. Proposed on-Site retirement residences were mentioned in a 1967 memorandum regarding fire safety issues. Similarly, a 1970 inspection report noted that the facility was "new."

Hazardous materials management plans (HMMPs) dated from 1992 and 1995 also were contained in Fire Department files. A declaration statement form dated in 2001 indicated that the 1995 HMMP was still accurate. The HMMPs indicated that approximately 110 gallons of elevator hydraulic oil and 3,000 cubic feet of compressed oxygen were stored on-Site. Fifty-five gallons per year of waste hydraulic oil were reportedly generated. Additionally, various documents noted the presence of an emergency generator, hazardous materials within a laundry room, a paint cabinet, a maintenance shop and a mechanical room.

The Building Department files generally consisted of permits, plans, building inspection reports, drawings, calculations, plan review comments and other general correspondence, which pertained mainly to various tenant improvement and remodeling projects at the on-Site Los Gatos Meadows facility. Permits dated between 1969 and 1971 appeared to be related to the initial facility construction and listed the prior Site use as vacant land; these permits noted the construction of ten, 2-story residential apartment buildings, eight cottage apartments, an administration building and a 2-story concrete parking structure.

4.3.2 Division of Oil, Gas and Geothermal Resources Maps

To evaluate the presence of oil or gas wells on-Site and in the immediate Site vicinity, maps available on-line at the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (http://www.consrv.ca.gov/dog) were reviewed. Review of the available map for the Site area did not show oil or gas wells on-Site or on the adjacent properties.

SECTION 5: PHYSICAL SETTING

We reviewed readily available geologic and hydrogeologic information to evaluate the likelihood that chemicals of concern released on a nearby property could pose a significant threat to the Site and/or its intended use.

5.1 RECENT USGS TOPOGRAPHIC MAP

A recent USGS 7.5 minute topographic map was reviewed to evaluate the physical setting of the Site. The Site's elevation ranges from approximately 450 to 700 feet above mean sea level. Topography on the western, undeveloped portion of the Site slopes downward steeply to the southeast. Although less steep, the eastern portion of the Site also slopes downward to the east or southeast.

5.2 HYDROGEOLOGY

Based on a map titled, "Depth to Historically Highest Ground Water and Locations of Boreholes used in Liquefaction and Ground Water Analyses," prepared by the California Geological Survey (2002) for the Los Gatos Quadrangle, the depth to highest ground water is not estimated in the area of the Site.

SECTION 6: HISTORICAL USE INFORMATION

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the property. The ASTM standard requires the identification of all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier, using reasonably ascertainable standard historical sources.

6.1 HISTORICAL SUMMARY OF SITE

The historical sources reviewed are summarized below. The results of our review of these sources are summarized in Table 4.

- **Historical Aerial Photographs:** We reviewed aerial photographs dated between 1939 and 2016 obtained from EDR of Shelton, Connecticut; copies of aerial photographs reviewed are presented in Appendix C.
- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historical topographic maps dated 1916, 1919, 1940, 1943, 1947, 1953, 1968, 1973, 1980 and 2012; copies of historical topographic maps reviewed are presented in Appendix C.
- **Historical Fire Insurance Maps:** We reviewed Sanborn fire insurance maps dated 1904, 1908, 1928, 1944 and 1959 obtained from EDR; copies of Sanborn maps are presented in Appendix C.
- **Local Street Directories:** We reviewed city directories obtained from EDR that were researched at approximately 5 year intervals between 1962 and 2014 to obtain information pertaining to past Site occupants. The city directory summary is presented in Appendix D.

Table 4. Summary of Historical Source Information for Site

Date	Source	Comment
1904,1908,1928 and 1959	Sanborn Maps	A dwelling and a private road are depicted on-Site. A detached garage is additionally depicted on the 1928, 1944 and 1959 maps.
1916 and 1919	Topographic map	An unimproved road and structure typical of a residence are depicted on-Site.
1939 to 1968	Aerial photographs	As depicted on the Sanborn maps, what appears to be a residence is shown on-Site. A second residence appears to have been constructed on-Site during the 1950s.

1940 to 1955	Topographic maps	No structures are depicted on-Site.
1968 to 1980	Topographic maps	The eastern portion of the Site is depicted as being within the urban developed area of Los Gatos.
1970	Aerial photograph	Construction of the existing structures appears to be in progress.
1971	City Directory	Occupant listed as Episcopal Homes Foundation Los Gatos Meadows
1974 to 2016	Aerial photographs	The existing on-Site structures are shown.
1975,1980 and 1986	City Directories	Occupant listed as Los Gatos Meadows
1990 to 2014	City Directories	Occupant listed as Episcopal Homes Foundation or Episcopal Senior Communities (and various individuals)

6.2 HISTORICAL SUMMARY OF SITE VICINITY

Based on our review of the information described in Section 6.1, the general Site vicinity historically consisted mainly of undeveloped land with widely spaced residences. By the 1920s, a lumber yard was present northeast of the Site (on the current Toll House Hotel property). The adjacent Toll Hose Hotel appears to have been constructed during the early 1980s. A church has been present adjacent to the north of the Site since at least the 1920s.

SECTION 7: SITE RECONNAISSANCE

We performed a Site reconnaissance to evaluate current Site conditions and to attempt to identify Site Recognized Environmental Conditions. The results of the reconnaissance are discussed below. Additional Site observations are summarized in Table 5. Photographs of the Site are presented in Section 7.2.1.

7.1 METHODOLOGY AND LIMITING CONDITIONS

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff Stason I. Foster, P.E. visited the Site on November 14, 2019. The Site reconnaissance was conducted by walking representative areas of the Site, including representative interior areas, the periphery of representative on-Site structures, and portions of the undeveloped on-Site hillside areas. Cornerstone staff only observed those areas that were reasonably accessible, safe, and did not require movement of equipment, materials or other objects. Physical obstructions that limited our ability to view the ground surface at the Site included the existing buildings and associated pavements. Additionally, not all undeveloped portions of the Site were viewed due to steep terrain.

7.2 OBSERVATIONS

At the time of our Site visit, the Site was occupied by Los Gatos Meadows. The main on-Site structures included ten, 2-story residential apartment buildings, eight cottage apartments, and an administration building with a 2-story concrete parking structure. The buildings had recently been vacated and were unoccupied at the time of our visit.

7.2.1 Administration Building and Parking Structure

The administration building consisted of lobby and office areas, kitchen facilities, a dining room, assembly and multi-purpose rooms, lounges and a library, plaza and atrium areas, a chapel, and therapy and medical facilities. A mechanical room was observed on the third floor to contain natural gas powered boilers and related heating/ventilation system equipment. An adjacent shop room contained various tools, work benches and equipment used by facility maintenance staff. Various building maintenance products, mainly paint in 1 and 5 gallon containers, along with boiler water corrosion inhibitors were observed to be stored on shelving and on the concrete floor slab within the maintenance area. No evidence of significant spills was readily apparent.

The lower two levels of the administration building consisted mainly of a parking garage, along with a main entrance and lobby area on the second floor. Near the main entrance were two storage rooms; one was used for the storage of compressed oxygen cylinders previously used for medical purposes and the other was used to store paint for facility maintenance. Paint related products were observed to be stored in two flammable materials storage cabinets. No evidence of significant spills was readily apparent.

Also on the second level of the parking structure was a room containing a grease trap/sump constructed of concrete. The grease trap was associated with kitchen facilities and reportedly was cleaned out by a service company on a regular basis.

Laundry rooms were observed within the lower level of the parking garage; laundry soaps and associated chemicals were stored in 5 to 15 gallon containers on the concrete floor slab. No evidence of significant spills was readily apparent.

An elevator equipment room also was present within the lower level of the parking garage. The elevator equipment powered two hydraulic elevators within the administration building, which were not operational; work to decommission the elevators appeared to be in progress.

7.2.2 Emergency Generator, Transformer and Elevators

At the exterior of the administration building, east of the main entrance, a diesel powered emergency generator and an electrical transformer were observed on concrete pads. The generator contained an integral, above ground, double-walled diesel fuel tank with a capacity of approximately 400 gallons. No evidence of leakage from the generator or transformer was observed.

In addition to the two elevators within the administration building, a hydraulic powered elevator was present in each of the ten apartment buildings. One representative elevator equipment room was observed; no evidence of significant hydraulic oil spills was apparent. As with the administration building elevators, work to decommission the elevators appeared to be in progress; hydraulic fluid and some of the associated mechanical equipment was observed to have been removed.

7.2.3 Other Site Areas

A storage shed was observed on the northeast portion of the Site, adjacent to one of the apartment buildings. This shed was used by the facility groundskeeper for storage of landscaping equipment and tools. Gardening products such as plant food, potting soil, weed

killer and fertilizer were observed to be stored in typical retail size containers. No evidence of significant spills was observed.

A circular concrete foundation was observed on the northwest, undeveloped portion of the Site. The purpose of this foundation is not known; however, based on its shape and hillside location, it may have been the location of a former water tank.

Electricity and/or natural gas fuel sources appeared to be used for building heating/cooling purposes. Potable water appeared to be supplied by the local water service provider. The buildings presumably are connected to the publically owned sanitary sewer system; no on-Site septic systems were obvious. On-Site storm water catch basins appeared to discharge via below ground piping to the City's storm water drainage system.

Table 5. Summary of Readily Observable Site Features

General Observation	Comments
Aboveground Storage Tanks	Diesel fuel stored in emergency generator.
Agricultural Wells	Not Observed
Air Emission Control Systems	Not Observed
Boilers	Observed as discussed above
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed
Chemical Storage Areas	Observed as discussed above
Clean Rooms	Not Observed
Drainage Ditches	Not Observed
Elevators	Observed as discussed above
Emergency Generators	Observed as discussed above
Equipment Maintenance Areas	Not Observed
Fill Placement	Not Observed
Groundwater Monitoring Wells	Not Observed
High Power Transmission Lines	Not Observed
Hoods and Ducting	Observed in kitchen
Hydraulic Lifts	Not Observed
Incinerator	Not Observed
Petroleum Pipelines	Not Observed
Petroleum Wells	Not Observed
Ponds or Streams	Not Observed
Railroad Lines	Not Observed
Row Crops or Orchards	Not Observed
Stockpiles of Soil or Debris	Not Observed
Sumps or Clarifiers	Grease trap for kitchen
Transformers	Observed as discussed above
Underground Storage Tanks	Not Observed
Vehicle Maintenance Areas	Not Observed
Vehicle Wash Areas	Not Observed
Wastewater Neutralization Systems	Not Observed

The comment "Not Observed" does not warrant that these features are not present on-Site; it only indicates that these features were not readily observed during the Site visit.

7.2.4 Site Photographs



Photograph 1. View of the Site entrance.



Photograph 2. View of typical on-Site structures.



Photograph 3. Parking structure



Photograph 4. Maintenance shop.



Photograph 5. Paint storage near maintenance shop.



Photograph 6. Emergency generator.



Photograph 7. Grounds maintenance shed.



Photograph 8. Circular foundation (likely former water tank).

SECTION 8: ENVIRONMENTAL QUESTIONNAIRE AND INTERVIEWS

8.1 ENVIRONMENTAL QUESTIONNAIRE / OWNER INTERVIEW

To help obtain information on current and historical Site use and use/storage of hazardous materials on-Site, we provided an environmental questionnaire to the Site owner. The completed questionnaire is attached in Appendix E. The information provided on the questionnaire appears generally consistent with our on-Site observations and information obtained from other data sources. No information indicative of Recognized Environmental Conditions was reported on the questionnaire.

8.2 INTERVIEWS WITH PREVIOUS OWNERS AND OCCUPANTS

Contact information for previous Site owners and occupants was not provided to us. Therefore, interviews with previous Site owners and occupants could not be performed.

SECTION 9: PRELIMINARY SOIL QUALITY EVALUATION

Cornerstone performed a soil quality evaluation to determine if the soil adjacent to the existing/former building foundations was impacted from lead-based paint weathering/flaking and/or termiticide applications. The subsurface evaluation consisted of the following sampling events:

- Collection of soil samples from the upper approximately 5 feet of soil from five geotechnical exploratory borings (EB-1, EB-2, EB-5, EB-7, and EB-8) on November 12 through 14, 2019.
- Collection of soil samples from the upper approximately 2 feet of soil from twenty sampling locations (GE-1 through GE-20) on November 12 through 15, 2019.

9.1 SOIL SAMPLE COLLECTION AND LABORATORY ANALYSES

On November 12 through 14, 2019, Cornerstone implemented the Geotechnical Investigation Scope of Work presented in our September 26, 2019 Agreement. Fifteen soil samples were collected from geotechnical borings EB-1, EB-2, EB-5, EB-7 and EB-8 from the upper approximately 1 foot of soil and from depths of approximately 3 to 3½ feet and 5 to 5½ feet. During the same mobilization, our field geologist used our standard hand sampling protocols to collect soil samples from the upper approximately 2 feet of soil at twenty locations (GE-1 through GE-20). The borings were located adjacent to existing/former structure foundations. The soil samples were collected in steel liners, fitted with plastic end caps, taped, and labeled with a unique sample identification number. Core-N-One capsules (in triplicate) were used to sample and transport approximately 5 grams of undisturbed soil per capsule for Volatile Organic Compound (VOC) analyses. Samples for laboratory analyses were placed in an ice-chilled cooler and transported to a state-certified laboratory with chain of custody documentation.

Selected soil samples were analyzed for California Assessment Manual (CAM) metals or pesticide related metals (lead, arsenic, and mercury) (EPA Test Method 6010B/7471A), total petroleum hydrocarbons in the diesel range (TPHd) and motor oil range (TPHo) (EPA Test Method 8015M), organochlorine pesticides (OCPs) (EPA Test Method 8081), polychlorinated biphenyls (PCBs) (EPA Test Method 8082), polynuclear aromatic hydrocarbons (PAHs) (EPA Test Method 8270 SIM) and VOCs and total petroleum hydrocarbons in the gasoline range (TPHg) (EPA Test Method 8260B), and asbestos (Carb Preparation Method 435; PLM using a 400-point counting grid).

9.2 SOIL ANALYTICAL RESULTS

The detected concentrations were compared to residential DTSC-SLs[1]. Where DTSC-SLs are not established in HHRA Note 3, the detected concentrations were compared to residential RSLs[2] using a Hazard Quotient = 1.0. Petroleum hydrocarbons and parameters without established RSLs or DTSC-SLs were compared to Tier 1 ESLs[3]. The detected concentrations for arsenic were compared to natural background/ambient concentrations (Duverge, 2011)[4].

Naturally occurring asbestos (NOA) concentration results were compared to CARB Asbestos Toxic Control Measure (ATCM) regulatory threshold of 0.25 percent for construction and grading projects.

The sample locations from this event are presented in Figure 2, and the results are presented in Table 1 (Metals and Asbestos) and Table 2 (Petroleum Hydrocarbons, SVOCs, OCPs, VOCs and PCBs). Chain of custody documentation and laboratory analytical reports are included in Appendix F. A summary of the analytical results is provided below:

- Pesticides were detected in several soil samples at concentrations below their respective screening criteria.

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[1] California Department of Toxic Substances Control Screening Level (DTSC-SL); DTSC Human and Ecological Health Risk Office (HERO) *Human Health Risk Assessment (HHRA) Note Number 3: DTSC-Modified Screening Levels,* April 2019.

[2] Regional Screening Levels (RSL), United States Environmental Protection Agency, Region 9, November 2019.

[3] Environmental Screening Level (ESL), San Francisco Bay, Regional Water Quality Control Board, January 2019.

[4] Duverge, 2011. Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region.

- Cobalt was detected exceeding the screening level of 23 milligrams per kilogram (mg/kg) in 9 of 10 samples analyzed at depths of up to 5½ feet.
- The concentrations of all other metals detected in the soil samples analyzed were below their respective residential screening criteria and/or within their documented background ranges.
- TPHd was detected exceeding the Tier 1 ESL at a concentration of 360 mg/kg in sample EB-2(0-0.5).
- TPHo was detected in 5 of 5 samples analyzed at concentrations below the Tier 1 ESL of 1,600 mg/kg.
- VOCs and TPHg were not detected in the soil samples analyzed.
- SVOCs were detected in the soil samples analyzed at concentrations below their respective screening criteria.
- PCBs were not detected in the soil samples analyzed.
- Asbestos was not detected above the laboratory reporting limit of 0.25%.

SECTION 10: FINDINGS, OPINIONS AND CONCLUSIONS (WITH RECOMMENDATIONS)

Cornerstone performed this Phase I ESA in general accordance with ASTM E1527-13 to support Covia Communities in evaluation of Recognized Environmental Conditions. Our findings, opinions and conclusions are summarized below.

10.1 HISTORICAL SITE USAGE

Based on the information obtained during this study, the Site was occupied by a residence since at least 1904. A second residence appears to have been constructed on-Site during the 1950s. The existing Los Gatos Meadows facility was completed in 1971. A circular concrete foundation was observed on the northwest, undeveloped portion of the Site. The purpose of this foundation is not known; however, based on its shape and hillside location, it likely was the location of a former water tank.

10.2 CHEMICAL STORAGE AND USE

Chemical storage and use at the Site was observed to consist mainly of facility maintenance products including paints, laundry products and grounds-keeping supplies. Diesel fuel is stored within an emergency generator. Twelve hydraulic elevators are present on-Site; decommissioning of the elevators and removal of the associated hydraulic oil appeared to be in progress at the time of our visit. General housekeeping of chemical storage areas appeared orderly with no readily observable evidence of significant spills or leaks.

10.3 POTENTIAL ENVIRONMENTAL CONCERNS WITHIN THE SITE VICINITY

Based on the information obtained during this study, no hazardous material spill incidents have been reported in the Site vicinity that would be likely to significantly impact the Site.

10.4 ASBESTOS CONTAINING BUILDING MATERIALS (ACBMS)

Due to the age of the on-Site structures, building materials may contain asbestos. Because demolition of the structures is planned, an asbestos survey will be required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb the ACBM.

10.5 LEAD-BASED PAINT

The Consumer Product Safety Commission banned the use of lead as an additive in paint in 1978. Based on the age of the buildings, lead-based paint may be present. The removal of lead-based paint isn't required prior to demolition if it is bonded to the building materials. However, if the lead-based paint is flaking, peeling, or blistering, it should be removed prior to demolition. In either case, applicable OSHA regulations must be followed; these include requirements for worker training, air monitoring and dust control, among others. Any debris or soil containing lead must be disposed appropriately.

10.6 SOIL QUALITY EVALUATION

Soil adjacent to structures painted with lead-containing paint can become impacted with lead as a result of the weathering and/or peeling of painted surfaces. Soil near wood framed structures also can be impacted by pesticides historically used to control termites. Cornerstone collected soil samples around the existing building foundations to determine if lead-based paints and/or termiticide use impacted soil quality. Results from these samples did not detect lead or OCPs above their respective residential screening criteria. As such, it does not appear that the past use of lead-based paints or termiticides, if any, significantly impacted the soil quality around the building foundations.

Cornerstone additionally collected soil samples from the geotechnical borings advanced on Site to determine the general soil quality in the areas sampled. Laboratory analyses of these soil samples analyzed did not detect SVOCs, TPHo, or OCPs above their respective residential environmental screening criteria. VOCs, PCBs, TPHg and asbestos were not detected in the samples analyzed. The concentration of TPHd exceeded its residential ESL in the approximately ½-foot sample collected from boring EB-2. Cobalt was detected exceeding the residential RSL in 9 of 10 samples analyzed at depths of up to 5½ feet. The detected concentrations of cobalt, chromium, and nickel were slightly elevated, but appear to be typical background for the Site. Elevated concentrations of these metals can occur in material that naturally contains asbestos (i.e., serpentinite rock). However, the laboratory analyses of these samples did not detect asbestos above the laboratory reporting limit. The past Site uses do not appear to have significantly impacted soil quality. Additional sampling and analyses may be required during Site development if excess soil is generated that requires off-Site disposal.

10.7 DATA GAPS

ASTM Standard Designation E 1527-13 requires the Environmental Professional to comment on significant data gaps that affect our ability to identify Recognized Environmental Conditions. A data gap is a lack of or inability to obtain information required by ASTM Standard Designation E 1527-13 despite good faith efforts by the Environmental Professional to gather such information. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No significant data gaps were identified during this Phase I ESA.

10.8 DATA FAILURES

As described by ASTM Standard Designation E 1527-13, a data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the historical research objectives have not been met. Data failures are not uncommon when attempting to identify the use of a Site at five year intervals back to the first use or to 1940 (whichever is earlier). ASTM Standard Designation E 1527-13 requires the Environmental Professional to comment on the significance of data failures and whether the data failure affects our ability to identify Recognized Environmental Conditions. A data failure by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No significant data failures were identified during this Phase I ESA.

10.9 RECOGNIZED ENVIRONMENTAL CONDITIONS

Cornerstone has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-13 of 110 Wood Road, Los Gatos, California. This assessment revealed no Recognized Environmental Conditions[5], Controlled Recognized Environmental Conditions[6] or Historical Recognized Environmental Conditions[7]; however, please read the entire report for an overview of the Site.

SECTION 11: LIMITATIONS

Cornerstone performed this Phase I ESA to support Covia Communities in evaluation of Recognized Environmental Conditions associated with the Site. Covia Communities understands that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. Covia Communities understands that the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

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[5] The presence or likely presence of hazardous substances or petroleum products on the Site: 1) due to significant release to the environment; 2) under conditions indicative of a significant release to the environment; or 3) under conditions that pose a material threat of a future significant release to the environment.

[6] A Recognized Environmental Condition that has been addressed to the satisfaction of the applicable regulatory agency with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls or restrictions.

[7] A past Recognized Environmental Condition has been addressed to the satisfaction of the applicable regulatory agency or meeting of unrestricted use criteria established by the applicable regulatory agency without subjecting the Site to required controls or restrictions.

Findings, opinions, conclusions and recommendations presented in this report are based on readily available information, conditions readily observed at the time of the Site visit, and/or information readily identified by the interviews and/or the records review process. Phase I ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from interviews of persons knowledgeable of Site use. In addition, publicly available information and field observations often cannot affirm the presence of Recognized Environmental Conditions; there is a possibility that such conditions exist. If a greater degree of confidence is desired, soil, groundwater, soil vapor and/or air samples should be collected by Cornerstone and analyzed by a state-certified laboratory to establish a more reliable assessment of environmental conditions.

Cornerstone acquired an environmental database of selected publicly available information for the general area of the Site. Cornerstone cannot verify the accuracy or completeness of the database report, nor is Cornerstone obligated to identify mistakes or insufficiencies in the information provided (ASTM E 1527-13, Section 8.1.3). Due to inadequate address information, the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

Covia Communities may have provided Cornerstone environmental documents prepared by others. Covia Communities understands that Cornerstone reviewed and relied on the information presented in these reports and cannot be responsible for their accuracy.

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Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.



CORNERSTONE EARTH GROUP

Vicinity Map

The Meadows Hillevator
110 Wood Road
Los Gatos, CA

Project Number	1167-1-1
Figure Number	Figure 1
Date	November 2019
Drawn By	FLL

Approximate Site Boundary

GE-8
GE-6
EB-8
GE-7
GE-9
GE-14
GE-10
GE-20
GE-19
GE-5
GE-13
EB-4
GE-11
GE-18
GE-4
GE-15
EB-7
GE-16
GE-3
GE-17
GE-12
EB-1
GE-1
GE-2
EB-3

Clifton Ave.

Broadway

Wood Road

South Santa Cruz Avenue

Base by Google Earth, dated 8/9/2018

0 120 240

APPROXIMATE SCALE (FEET)

Legend

Approximate location of exploratory boring (EB)

Approximate location of near surface boring (GE)

Site Plan

The Meadows Hillevator
110 Wood Road
Los Gatos, CA

CORNERSTONE EARTH GROUP

Project Number	Figure Number	Date	Drawn By
1167-1-2	Figure 2	November 2019	FLL

CORNERSTONE EARTH GROUP

Table 1. Analytical Results of Selected Soil Samples - Metals & Asbestos

(Concentrations in mg/kg)

Boring ID	Sample ID	Date	Depth (feet)	Antimony	Arsenic	Barium	Beryllium	Chromium	Cobalt	Copper	Lead	Mercury	Nickel	Vanadium	Zinc	Asbestos (%)
GE-1	GE-1(0-1)	11/12/2019	0-1	---	2.5	---	---	---	---	---	17	0.045	---	---	---	---
GE-2	GE-2(0-1)	11/12/2019	0-1	---	3.2	---	---	---	---	---	14	0.081	---	---	---	---
GE-3	GE-3(0-1)	11/12/2019	0-1	---	[illegible]	---	---	---	---	---	10	0.044	---	---	---	---
	GE-3(1-1.5)	11/12/2019	1-1½	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
GE-4	GE-4 (0-0.5)	11/14/2019	0-½	---	3	---	---	---	---	---	4.7	0.016	---	---	---	---
	GE-4 (1.5-2)	11/14/2019	1½-2	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
GE-5	GE-5(0-1)	11/12/2019	0-1	---	[illegible]	---	---	---	---	---	16	0.10	---	---	---	[illegible]
GE-6	GE-6 (0-0.5)	11/14/2019	0-½	---	3.2	---	---	---	---	---	9.5	0.064	---	---	---	[illegible]
GE-7	GE-7 (0-0.5)	11/14/2019	0-½	---	[illegible]	---	---	---	---	---	17	0.11	---	---	---	[illegible]
GE-8	GE-8 (0.5-1)	11/14/2019	½-1	---	9.1	---	---	---	---	---	16	0.08	---	---	---	---
	GE-8 (1-1.5)	11/14/2019	1-1½	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
GE-9	GE-9 (0.5-1)	11/13/2019	½-1	---	[illegible]	---	---	---	---	---	[illegible]	[illegible]	---	---	---	---
GE-10	GE-10 (0.5-1)	11/13/2019	½-1	---	2.8	---	---	---	---	---	8	0.042	---	---	---	---
GE-11	GE-11(0-1)	11/12/2019	0-1	---	4.4	---	---	---	---	---	13	0.13	---	---	---	[illegible]
GE-12	GE-12(0-1)	11/12/2019	0-1	---	[illegible]	---	---	---	---	---	23	0.11	---	---	---	---
GE-13	GE-13 (0-1)	11/15/2019	0-1	---	[illegible]	---	---	---	---	---	3.4	0.048	---	---	---	---
	GE-13 (1-1.5)	11/15/2019	1-1½	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
GE-14	GE-14 (0.5-1)	11/13/2019	½-1	---	[illegible]	---	---	---	---	---	9	[illegible]	---	---	---	---
GE-15	GE-15 (0.5-1)	11/13/2019	½-1	---	[illegible]	---	---	---	---	---	7	0.032	---	---	---	---
GE-16	GE-16 (0.5-1)	11/13/2019	½-1	---	[illegible]	---	---	---	---	---	3.6	0.028	---	---	---	[illegible]
GE-17	GE-17(0-1)	11/12/2019	0-1	---	2.9	---	---	---	---	---	15	0.083	---	---	---	[illegible]
GE-18	GE-18(0-1)	11/12/2019	0-1	---	[illegible]	---	---	---	---	---	7.0	0.11	---	---	---	---
	GE-18 (1.5-2)	11/12/2019	1½-2	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
GE-19	GE-19(0-1)	11/12/2019	0-1	---	4.3	---	---	---	---	---	14	0.06	---	---	---	---
	GE-19 (1.5-2)	11/12/2019	1½-2	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
GE-20	GE-20 (0-0.5)	11/14/2019	0-½	---	[illegible]	---	---	---	---	---	9.7	0.05	---	---	---	---
	GE-20 (1-1.5)	11/14/2019	1-1½	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
EB-1	EB-1(0-0.5)	11/12/2019	0-½	[illegible]	2.5	110	0.52	190	**28**	52	9.5	0.07	130	89	64	[illegible]
	EB-1(5-5.5)	11/12/2019	5-5½	[illegible]	[illegible]	130	0.66	240	**40**	66	7.3	0.023	180	110	76	---
EB-2	EB-2(0-0.5)	11/12/2019	0-½	[illegible]	3.2	150	0.57	140	**27**	39	43	0.12	110	86	88	---
	EB-2 (1-1.5)	11/12/2019	1-1½	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
	EB-2(5-5.5)	11/12/2019	5-5½	[illegible]	[illegible]	150	0.69	140	**25**	34	7.3	0.041	97	82	62	---
EB-4	EB-4 (0-0.5)	11/14/2019	0-½	1.7	5.5	76	0.31	77	14	25	11	0.092	51	52	48	---
	EB-4 (1-1.5)	11/14/2019	1-1½	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
	EB-4 (3-3.5)	11/14/2019	3-3½	[illegible]	[illegible]	250	0.74	160	**28**	44	3.0	0.034	110	110	43	---
EB-7	EB-7 (1-1.5)	11/13/2019	1-1½	5.7	4.8	170	[illegible]	240	**38**	51	15	0.028	220	98	87	---
	EB-7 (3-3.5)	11/13/2019	3-3½	6.2	3.8	180	[illegible]	260	**39**	53	9.5	0.031	230	97	83	---
	EB-7 (5-5.5)	11/13/2019	5-5½	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
EB-8	EB-8 (0-0.5)	11/14/2019	0-½	6.9	[illegible]	150	0.6	320	**47**	78	26	0.082	180	160	90	---
	EB-8 (3-3.5)	11/14/2019	3-3½	---	---	---	---	---	---	---	---	---	---	---	---	[illegible]
	EB-8 (5-5.5)	11/14/2019	5-5½	8.8	[illegible]	140	0.87	390	**54**	84	3.6	0.041	210	190	67	---
Screening Level				31	11	15,000	16	NE	23	3,100	80	1	490	390	23,000	0.25
Basis				RSL[1]	Devurge[2]	RSL[1]	DTSC[3]	NE	RSL[1]	RSL[1]	DTSC[3]	DTSC[3]	DTSC[3]	DTSC[3]	RSL[1]	ATCM[4]

1 Regional Screening Level (RSL), USEPA Region 9 - November 2019

2 Duverge, 2011. Establishing Backround Arsenic in Soil of the Urbanized San Francisco Bay Region.

3 Department of Toxic Substances Control (DTSC) Recommended Screening Level (SL), HERO HHRA Note 3 - April 2019

4 Bay Area Air Quality Management District (BAAQMD) Asbestos Airborne Toxic Control Measure (ATCM).

< Not detected at or above laboratory reporting limit

--- Not Analyzed

NE Not Established

CORNERSTONE EARTH GROUP

Table 2. Analytical Results of Selected Soil Samples - Petroleum Hydrocarbons, SVOCs, OCPs, VOCs, and PCBs

(Concentrations in mg/kg)

Boring ID	Sample ID	Date	Depth (feet)	TPHd	TPHo	TPHg	Benz(a)anthracene	Benzo[a]pyrene	Benzo[b]fluoranthene	Benzo[k]fluoranthene	Chrysene	Fluoranthene	Phenanthrene	Pyrene	4,4'-DDE	4,4'-DDT	DDT Total	cis-Chlordane	VOCs	PCBs
GE-1	GE-1(0-1)	11/12/2019	0-1	---	---	---	---	---	---	---	---	---	---	---						---
GE-2	GE-2(0-1)	11/12/2019	0-1	---	---	---	---	---	---	---	---	---	---	---	0.0028	0.0028	0.0056		---	---
GE-3	GE-3(0-1)	11/12/2019	0-1	---	---	---	---	---	---	---	---	---	---	---	<0.0019		<0.0019	<0.0019	---	---
GE-4	GE-4 (0-0.5)	11/14/2019	0-½	---	---	---	---	---	---	---	---	---	---	---					---	---
GE-5	GE-5(0-1)	11/12/2019	0-1	---	---	---	---	---	---	---	---	---	---	---				0.0037	---	---
GE-6	GE-6 (0-0.5)	11/14/2019	0-½	---	---	---	---	---	---	---	---	---	---	---					---	---
GE-7	GE-7 (0-0.5)	11/14/2019	0-½	---	---	---	---	---	---	---	---	---	---	---		0.027	0.027		---	---
GE-8	GE-8 (0.5-1)	11/14/2019	½-1	---	---	---	---	---	---	---	---	---	---	---					---	---
GE-9	GE-9 (0.5-1)	11/13/2019	½-1	---	---	---	---	---	---	---	---	---	---	---					---	---
GE-10	GE-10 (0.5-1)	11/13/2019	½-1	---	---	---	---	---	---	---	---	---	---	---				<0.0019	---	---
GE-11	GE-11(0-1)	11/12/2019	0-1	---	---	---	---	---	---	---	---	---	---	---					---	---
GE-12	GE-12(0-1)	11/12/2019	0-1	---	---	---	---	---	---	---	---	---	---	---					---	---
GE-13	GE-13 (0-1)	11/15/2019	0-1	---	---	---	---	---	---	---	---	---	---	---					---	---
GE-14	GE-14 (0.5-1)	11/13/2019	½-1	---	---	---	---	---	---	---	---	---	---	---					---	---
GE-15	GE-15 (0.5-1)	11/13/2019	½-1	---	---	---	---	---	---	---	---	---	---	---	0.0036	<0.0019			---	---
GE-16	GE-16 (0.5-1)	11/13/2019	½-1	---	---	---	---	---	---	---	---	---	---	---			<0.002	<0.002	---	---
GE-17	GE-17(0-1)	11/12/2019	0-1	---	---	---	---	---	---	---	---	---	---	---					---	---
GE-18	GE-18(0-1)	11/12/2019	0-1	---	---	---	---	---	---	---	---	---	---	---					---	---
GE-19	GE-19(0-1)	11/12/2019	0-1	---	---	---	---	---	---	---	---	---	---	---	0.0073				---	---
GE-20	GE-20 (0-0.5)	11/14/2019	0-½	---	---	---	---	---	---	---	---	---	---	---					---	---
EB-1	EB-1(0-0.5)	11/12/2019	0-½	45	190	---							0.024		0.0034			<0.0019	---	
	EB-1(5-5.5)	11/12/2019	5-5½	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	ND	ND
EB-2	EB-2(0-.5)	11/12/2019	0-½	**360**	440	---				<0.024				<0.02	0.017	0.016	0.033		---	---
	EB-2(5-5.5)	11/12/2019	5-5½	---	---		---	---	---	---	---	---	---	---	---	---	---	---	ND	ND
EB-4	EB-4 (0-0.5)	11/14/2019	0-½	68	150	---			0.025										---	---
	EB-4 (3-3.5)	11/14/2019	3-3½	---	---		---	---	---	---	---	---	---	---	---	---	---	---	ND	ND
EB-7	EB-7 (1-1.5)	11/13/2019	1-1½	23	69	---	0.0049		0.013		0.006		0.013	0.0081	0.0023				---	---
	EB-7 (3-3.5)	11/13/2019	3-3½	---	---		---	---	---	---	---	---	---	---	---	---	---	---	ND	ND
EB-8	EB-8 (0-0.5)	11/14/2019	0-½	230	330	---	0.095	0.084	0.2	0.07	0.11	0.21	0.098	0.29		<0.002			---	---
	EB-8 (5-5.5)	11/14/2019	5-5½	---	---	<0.54	---	---	---	---	---	---	---	---	---	---	---	---	ND	ND
Screening Level				260	1,600	100	0.63	0.11	1.1	11	110	2,400	7.8	1,800	2	1.9	NE	1.7	Varies	Varies
Basis				ESL[1]	ESL[1]	ESL[1]	ESL[1]	DTSC[2]	DTSC[2]	DTSC[2]	DTSC[2]	DTSC[2]	ESL[1]	DTSC[2]	DTSC[2]	DTSC[2]	NE	DTSC[2]	Varies	Varies

1 Environmental Screening Level (ESL). RWQCB. San Francisco Bay Region - January 2019.
2 Department of Toxic Substances Control (DTSC) Recommended Screening Level (SL), HERO HHRA Note 3 - April 2019
< Not detected at or above laboratory reporting limit
--- Not Analyzed
ND Not Detected

CORNERSTONE
EARTH GROUP

APPENDIX A – TERMS AND CONDITIONS

CORNERSTONE
EARTH GROUP

APPENDIX B – DATABASE SEARCH REPORT

CORNERSTONE EARTH GROUP

APPENDIX C – HISTORICAL AERIAL PHOTOGRAPHS AND TOPOGRAPHIC MAPS

CORNERSTONE EARTH GROUP

APPENDIX D – LOCAL STREET DIRECTORY SEARCH RESULTS

CORNERSTONE
EARTH GROUP

APPENDIX E – QUESTIONNAIRE

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

November 25, 2020
LG6020

TO: Corvell Sparks
Assistant Engineer
TOWN OF LOS GATOS
Parks and Public Works Department
41 Miles Avenue
Los Gatos, California 95030

SUBJECT: **Geotechnical Peer Review**
RE: Covia Communities; Los Gatos Meadows - Senior Living Community
FY202194
110 Wood Road

At your request, we have completed a geotechnical peer review of the proposed site improvements using:

- Geotechnical Investigation and Geologic Hazards Evaluation (draft report) prepared by Cornerstone Earth Group, Inc., dated January 17, 2020;
- Phase 1 Environmental Site Assessment and Preliminary Soil Quality Evaluation (report) prepared by Cornerstone Earth Group, Inc., dated December 13, 2019; and
- Written Description of Proposed Project (letter) updated June, 2020.

In addition, we have reviewed a preliminary plan-set, as well as pertinent maps and technical documents from our office files, and completed a site reconnaissance from the property perimeter.

DISCUSSION

We understand the applicant proposes to demolish the existing 10 residential buildings and existing site improvements to construct a new residential care facility with 174 apartment units, as well as dining, health and support centers for specialized care. We also understand the proposed improvements will be generally located within the

portions of the property that have been previously developed. The proposed construction includes relatively deep excavations and potential ground improvement measures. Additional site improvements include a hill-elevator for mobility and site access as well as parking areas. Proposed new building heights range from 59 to 85.5 feet tall (3 to 4 stories). Drainage improvements include bioretention swales. Preliminary estimates of project grading include 122,620 cubic yards of off-haul, and 6,300 cubic yards of earth work for the proposed project.

SITE CONDITIONS

The subject property is accessed by a Wood Lane, and is generally defined as steep to very steep east facing slopes. Drainage across the site can be characterized by east directed sheetflow as well as incised seasonal drainage channels. Topography and drainage in the vicinity of proposed construction has been modified during prior construction. We understand these structures are proposed to be demolished to allow for construction of the proposed improvements. During our site reconnaissance we observed outcrops of Franciscan complex bedrock units, as well as alluvial deposits, generally consistent with the detailed mapping completed by Project Engineering Geologist.

We understand the Project Geologic and Geotechnical Consultant has completed a site investigation that included geologic trenching and test pits, as well as 15 small-diameter borings. The applicant's Consultant also completed engineering geologic mapping, cross sections, geotechnical laboratory testing, site specific spectral response analysis, as well as other geologic and geotechnical analysis to provide recommendations for the proposed project. We note that as part of the global slope stability analysis, a relatively low laboratory shear strength test result was rejected due to the potential for sample disturbance, and non-site-specific strength parameters were used in its place to initially analyze potential slope instability concerns. Typically, strengths used and reported within State Hazard Zone Reports are not recommended for use in site-specific studies.

The subject property is partially located within a State seismic hazard zone associated with the potential for earthquake-induced landsliding. The Town Geologic Map (compiled by Nolan Associates, 1999) also maps a thrust fault alignment along the base of the property. This fault alignment is not included on the Town Fault, Lineament and Coseismic deformation map. Based on the plans provided for our review we understand that no habitable structures are proposed within approximately 100 feet of the mapped fault trace alignment. The San Andreas Fault is located approximately 2.7 miles southwest of the site. The applicant's Geologic and Geotechnical Consultant provides recommendations for a habitable space fault set-back from the mapped thrust fault trace, and concludes that upper site hillslopes are subject to localized instances of creep, ravel and erosion but not deep-seated or shallow landsliding based on their analysis. The

applicant's Consultant concludes that alluvial deposits located on the lower slopes of the property are potentially unstable and recommends ground improvement measures to mitigate the identified conditions.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed site improvements are potentially constrained by undocumented fill, potentially compressible alluvial materials, expansive soils, existing excavations and site improvements, steep slopes, and strong seismic ground shaking. The Project Engineering Geologist and Project Geotechnical Consultant have completed an initial investigation to provide preliminary recommendations for the proposed project (ground improvement, grading, temporary shoring, foundations and retaining walls, etc.). Based on the information provided to us, and the results of our peer review, we conclude that the initial recommendations provided appear to be generally consistent with the prevailing standard of practice in the area. **However, we recommend submittal of a signed and stamped, final draft of the subject report with clarifications, supplemental laboratory testing, and associated supplemental analysis results.**

To complete a final report, we anticipate the Consultant will need to complete additional investigative tasks (i.e., supplemental laboratory testing and analysis) to confirm preliminary findings. Specifically, the Consultant should further discuss and support the geotechnical basis for strengths used in the completed Slope Stability Analysis. We note that a laboratory testing result yielded a significantly lower strength (assumed sample disturbance) than that used in the analysis. We recommend that the Consultant complete addition sample collection, if necessary, and laboratory shear strength testing to derive site-specific parameters for the slope stability analysis. Given the anticipated updates and changes to the draft report, the final report should also be peer reviewed by the Town Geotechnical Consultant prior to geotechnical approval of the current permit submittal.

We also note that the Consultant provides recommendations at an early stage of the project, and that shoring and ground improvement consultants will also be necessary based on the findings and recommendations currently presented. The continued involvement of the Project Geologic and Geotechnical Consultant to review shoring and ground improvement designs and plans, as well as reviewing ground improvement testing procedures and results will be critical to the successful performance of the proposed project. The design criteria and performance testing provided by the Project Geologic and Geotechnical Consultant should be reviewed and used by the ground improvements design/build Contractor unless more conservative values are recommended. Prior to geotechnical approval of the subject permit applications we recommend completion of the following item 1:

1. **Final Geologic and Geotechnical Investigation** – The Project Geotechnical Consultant should complete additional investigative tasks and analysis, as necessary, to complete the final report. A signed and stamped final report should be submitted to the Town for supplemental peer review. The final report should include a discussion and the results of the reported L-pile analysis, including unit weights, friction angle/strengths, and behavior model used. We recommend the final report also include supplemental slope stability analysis using site specific shear strength values. To develop site specific shear strength values, we anticipate the Project Consultant may need to perform additional subsurface exploration to collect representative samples for additional laboratory shear strength testing. The Final report and recommendations should be revised, if necessary, based on the results of the supplemental slope stability analysis.

   The Final Geologic and Geotechnical Investigation should be compiled by the applicant's Engineering Geologic and Geotechnical Consultant and submitted to the Town for supplemental peer review by the Town Geotechnical Consultant prior to geotechnical approval of the current permit submittal. Our office is available to discuss proposed laboratory testing procedures and analysis with the applicant's Consultant, if necessary.

LIMITATIONS

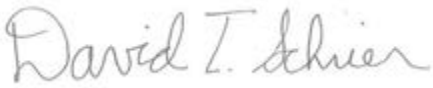
This geotechnical peer review has been performed to provide technical advice to assist the Town with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT



Craig Stewart
Senior Geologist
PG 9786



David T. Schrier
Principal Geotechnical Engineer
GE 2334

DTS:CS:TS:SWN

CORNERSTONE EARTH GROUP

TYPE OF SERVICES	Geotechnical Investigation and Geologic Hazards Evaluation
PROJECT NAME	Los Gatos Meadows
LOCATION	110 Wood Road Los Gatos, California
CLIENT	Covia Communities
PROJECT NUMBER	1167-1-1
DATE	December 30, 2020



CORNERSTONE EARTH GROUP

Type of Services	**Geotechnical Investigation and Geologic Hazards Evaluation**
Project Name	**Los Gatos Meadows**
Location	**110 Wood Road Los Gatos, California**
Client	**Covia Communities**
Client Address	**2185 North California Boulevard, #215 Walnut Creek, California**
Project Number	**1167-1-1**
Date	**December 30, 2020**



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CORNERSTONE EARTH GROUP

Type of Services	**Geotechnical Investigation and Geologic Hazards Evaluation**
Project Name	**Los Gatos Meadows**
Location	**110 Wood Road** **Los Gatos, California**

SECTION 1: INTRODUCTION

This geotechnical and geological report was prepared for the sole use of Covia Communities and their design consultants for the Los Gatos Meadows project in Los Gatos, California. The location of the site is shown on the Vicinity Map, Figure 1. For our use, we were provided with the following documents:

- An untitled site grading plan by Kimley Horn, dated December 16, 2019.
- A planning submittal package titled "Los Gatos Meadows, 110 Wood Road, Los Gatos, CA, 95030," prepared by Perkins – Eastman, dated September 25, 2019.

As you know, in 2007, we prepared a Preliminary Geologic and Geotechnical Evaluation of the (then) potential development of the site as a residential development and presented our findings in our report titled "Draft Preliminary Geologic and Geotechnical Evaluation for Los Gatos Meadows, 110 Wood Road, Wood Road and North Santa Cruz Avenue, Los Gatos, California," dated September 17, 2007. That report and study provided preliminary conclusions regarding the geotechnical aspects of the project as well as a review of published geologic maps and observations from our site reconnaissance. Findings and recommendations within that report were preliminary and this report should be referred for the current project and design-level plans.

Additionally, prior to completion of this final report, we issued a draft report dated January 17, 2020 for the currently proposed development. We received a geotechnical peer review letter from Cotton, Shires and Associates, Inc. dated November 25, 2020 regarding this previously issued draft report. On December 17, 2020 we participated in a meeting with Cotton, Shires and Associates, Inc. and have incorporated the requested information and additional explanation within this final report (see Section 3.2.2, and Section 4.5.1). This meeting resulted

in the mutual agreement to forgo additional sample collection and laboratory and slope stability analyses for reasons that are discussed in Section 4.5.3 of this report.

1.1 PROJECT DESCRIPTION

The approximately 8-acre site is currently occupied by Los Gatos Meadows, which consists of 12 apartment and support buildings, paved driveways and parking areas, sidewalks and landscaped areas. The project will consist of demolishing and removing the existing development and buildings from the site. The existing site access roads will be incorporated into the new site layout and the site will receive eight new three- to five-story residential buildings constructed above a ground floor level (podium) extending generally beneath and connecting all the residential buildings. The ground floor level will serve as a parking garage as well as a health center, wellness area with pool, lobby, food service, administration, office, etc. Based on the provided grading plan and our understanding of the project, the project can be divided into generally five components: north/northwest slope grading, east/northeast slope grading, south/southwest/southeast slope grading, below-grade lower garage/ground floor/first floor excavation, and Hillevator construction.

The ground floor will be at approximate Elevation 489 feet (datum unspecified). Due to the sloping nature of the site, the ground floor will essentially be a basement cut into the hillside on the south/southwest/west/northwest (rear) sides of the structure while the southeast/east/northeast (front) sides of the structure will essentially daylight at the surrounding outside grades. Additionally, the south/southwestern portion of the structure will also have a lower garage level below the ground floor level at approximate Elevation 478 feet. Further, in the north/northwestern portion of the development, the ground floor level will not extend fully to the western/northwestern extent of the buildings. However, due to the sloping nature of the site, the first floor, which will step up to Elevation 505 feet, will also be below-grade within this area of the structure.

The site will also receive new underground utilities, exterior flatwork and landscaping. Various site retaining walls ranging from about 2 to 17 feet in height will be constructed around the structure as part of site grading. Retaining walls will also be constructed along generally the southwest/west/northwest sides of the building as part of the lower garage level, ground floor level, and first floor that are cut into the hillside. Additionally, a "Hillevator" elevator is planned for on the lower slope, eastern/northeastern side of the site. The Hillevator is not currently shown on the Site Plan, Figure 2, and Site Plan and Geologic Map, Figure 2A. We understand this is just a potential option and not currently part of the design. We understand the upper Hillevator landing and lower Hillevator landing will be in the approximate location of our Boring EB-1 and EB-2, respectively, as shown on Figure 2 and 2A.

The north/northwest portion of the site will be graded to generally a 2:1 maximum slope. The slope adjacent to one of the access points to the building will be near vertical. An up to about six- to eight-foot retaining wall will be constructed north of the back access road between the road and the slope. Retaining walls ranging up to about 17 feet will be constructed to tier the site from the access road down to the access points into the structures first floor level. Cuts of up to approximately 10 feet are anticipated.

The east/northeast portion of the site will be graded to slopes less than 2:1 but also up to about a 1:1 grade. A driveway will be built on the west side of Farwell Lane, which will wrap around the north/northeast side of the building where it will enter the podium parking garage. Some about 4- to 8-foot retaining walls will be built along the north/northeastern driveway. A retaining wall ranging up to about 15 feet will also be constructed on the east side of Farwell Lane between Farwell Lane and the lower slope. Cuts of up to approximately 20 feet are anticipated in this area.

The south/southwest/southeast portion of the site will be graded to a 2:1 slope and greater adjacent to walkway access points to the structure. The southwest slope consists of several tiers of retaining walls to facilitate a grade change of up to approximately 40 feet from the south side of the rear access road to the first floor of the proposed building. Retaining wall heights range up to about 13 feet. Cuts of up to approximately 25 feet are anticipated to reach plan elevations in this area.

As mentioned above, according to the grading plan provided, the ground floor level will be at approximately Elevation 489 feet, the lower garage level will be at about Elevation 478 feet, and the first floor level will be at about Elevation 505 feet. Cuts of up to about 45 to 55 feet will be required to reach these elevations. Based on correspondence with the Structural Engineer, kpff, column loads will have combined dead plus live loads ranging up to 1,090 kips. Additionally, we understand rough estimates of the structure periods are 0.05 seconds for the podium and 0.3 to 0.5 seconds for the three- to five-story buildings.

As mentioned, a Hillevator will potentially be constructed on the lower slope in the eastern/northeastern portion of the site between Farwell Lane and Wood Road. The Hillevator is proposed to span approximately 215 feet with an elevation change of approximately 60 feet. We anticipate the Hillevator would be supported by drilled pier foundations. Concrete flatwork and landing pads would also be planned for the Hillevator portion of the project.

1.2 SCOPE OF SERVICES

Our scope of services was presented in the consultant agreement dated October 23, 2019 and consisted of field and laboratory programs to evaluate physical, engineering and geologic properties of the subsurface soils and bedrock, a fault investigation by our certified engineering geologist, slope stability analysis, engineering analysis to prepare recommendations for site work and grading, building foundations, flatwork, retaining walls, and pavements, and preparation of this report. Brief descriptions of our exploration and laboratory programs are presented in the sections below.

1.3 FAULT EXPLORATION PROGRAM

The fault rupture hazard investigation consisted of excavating three fault trenches (Trenches T-1, T-1A and T-2) between October 31, 2019 and November 6, 2019 using a track-mounted excavator. The location and layout of the downhill portion of the trenches were tightly constrained by the presence of large heritage oak trees and by the retaining wall and backwall drainage system in that northern portion of the site. The trenches were excavated to depths of

approximately 7 to 9 feet. The trench walls were cleaned of clayey smear and the exposed profile was logged in detail at a scale of 1" = 5 feet. Upon completion of the trench logging activities, the trenches were loosely backfilled and the loose fills will need to be re-worked during site grading unless the trenches are outside the limits of sensitive improvements.

The approximate locations of our trenches are shown on the Site Plan, Figure 2, and Site Plan and Geologic Map, Figure 2A. Details regarding our field program are included in Appendix A.

1.4 GEOTECHNICAL EXPLORATION PROGRAM

Field exploration consisted of sixteen borings drilled on November 12, 13, 14, 19, and 21, 2019 and December 2, 2019 with truck-mounted and limited-access hollow-stem and solid-stem auger drilling equipment. The borings were drilled to depths ranging from 7 to 26½ feet. The borings were backfilled with cement grout in accordance with local requirements.

As a supplement to our drilling program, one test pit was excavated to a depth of 5 feet. The test pit was loosely backfilled and the loose fills will need to be re-worked during site grading unless the pit is outside the limits of sensitive improvements.

The approximate locations of our exploratory borings and test pit are shown on the Site Plan, Figure 2, and Site Plan and Geologic Map, Figure 2A. Details regarding our field program are included in Appendix A.

1.5 LABORATORY TESTING PROGRAM

In addition to visual classification of samples, the laboratory program focused on obtaining data for foundation design, slope stability analysis, and seismic ground deformation estimates. Testing included moisture contents, dry densities, washed sieve analyses, Plasticity Index tests, an R-value test, and triaxial shear strength tests. Details regarding our laboratory program are included in Appendix B.

1.6 CORROSION EVALUATION

Three samples from our borings at depths from 2 to 3 feet were tested for saturated resistivity, pH, and soluble sulfates and chlorides. In general, the soils tested can be characterized as moderately to very severely corrosive to buried metal, and non-corrosive to buried concrete.

1.7 ENVIRONMENTAL SERVICES

Cornerstone Earth Group also provided environmental services for this project, including Phase 1 and 2 site assessments; environmental findings and conclusions are provided under separate covers.

SECTION 2: REGIONAL SETTING

2.1 REGIONAL GEOLOGIC SETTING

Los Gatos Meadows is located in the east-central foothills of the Santa Cruz Mountains, a range within the California Coast Ranges extending southeastward from San Francisco to the Pajaro River. The southern end of the Santa Cruz Mountains terminates at the San Andreas rift zone, a major tectonic feature extending nearly the length of California. The San Andreas fault parallels the Santa Cruz Mountains, crossing from the western side of the crest south of Loma Prieta to the eastern side north of this peak.

The San Andreas fault is the principal through-going feature of the tectonic margin between the North American plate to the east and the Pacific plate on the west. This margin is known as the San Andreas fault system and in the region surrounding Los Gatos Meadows comprises many active and potentially active faults ranging from the San Gregorio near the coastline to the Coast Ranges-Central Valley blind thrust at the western edge of the San Joaquin Valley as shown on Regional Fault Map, Figure 3. Although overall movement is dominantly right lateral, southwest-dipping thrusting oriented subparallel to the San Andreas and merging with it at depth is common. The role of active thrusting is only now being fully recognized because many of these faults are buried or "blind" thrusts manifest at the ground surface as warped rather than offset features. Numerous additional faults that are not presently active are also included in the San Andreas system; these commonly share a northwest orientation and reflect a tectonic history that stretches back over 30 million years and encompasses hundreds of miles of offset.

Movement on the San Andreas fault has juxtaposed rock of considerably different character in the Santa Cruz Mountains. Southwest of the fault, granitic basement rock of Cretaceous age is capped locally by a discontinuous sequence of sedimentary and volcanic rocks dating from the Paleocene. The land northeast of the San Andreas fault is underlain by a mixture of volcanic and sedimentary, Jurassic- and Cretaceous-age rock metamorphosed to varying degrees in the Pacific/North American plate subduction zone. These rocks comprise the Franciscan Complex. They too are capped locally by Tertiary age sediments and volcanics.

The Franciscan in the immediate area is identified as the “Permanente terrane” of Cretaceous age. Locally the Franciscan complex consists of volcanic rocks (map unit “fpv”: principally basalt) and Mélange with minor amounts of chert and a characteristic limestone. A portion of the published map of McLaughlin et al. (2001) is included as Figure 4.

2.2 REGIONAL SEISMICITY

The San Francisco Bay area region is one of the most seismically active areas in the country. While seismologists cannot predict earthquake events, geologists from the U.S. Geological Survey have recently updated (in 2015) earlier estimates from their 2014 Uniform California Earthquake Rupture Forecast (Version 3) publication. The estimated probability of one or more magnitude 6.7 earthquakes (the size of the destructive 1994 Northridge earthquake) expected to occur somewhere in the San Francisco Bay Area has been revised (increased) to 72 percent

for the period 2014 to 2043 (Aagaard et al., 2016). The faults in the region with the highest estimated probability of generating damaging earthquakes between 2014 and 2043 are the Hayward (33%), Rodgers Creek (33%), Calaveras (26%), and San Andreas Faults (22%). During such an earthquake the danger of fault surface rupture at the sites is slight, but very strong to severe ground shaking can occur. The Greenville Fault Zone is assigned a 16 percent probability.

UCERF3 estimates that each region of California will experience a magnitude 6.7 or larger earthquake in the next 30 years. Additionally, there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake occurring in the Bay Area region before the year 2043.

The faults considered capable of generating significant earthquakes are generally associated with the well-defined areas of crustal movement, which trend northwesterly. The table below presents the active faults within 25 kilometers of the site as measured from the USGS Fault and Fold Database KML File and Google Earth® measuring tool. The state's definition of an "Active" fault specifies a fault with the most recent rupture event occurring within approximately the last 11,700 years.

Table 1: Approximate Fault Distances

Fault Name	Distance	
	(miles)	(kilometers)
Monte Vista-Shannon (middle of state zone)	1.6	2.2
San Andreas (Peninsula)	2.7	4.4
Sargent	8.7	14.0
Zayante-Vergeles	8.2	13.2
Hayward (Southeast Extention)	14.4	24.0

A regional fault map is presented as Figure 3, illustrating the relative distances of the site to significant fault zones.

SECTION 3: SITE CONDITIONS

3.1 SURFACE DESCRIPTION

The Los Gatos Meadows is a 12-acre retirement residential community located at 110 Wood Road west of North Santa Cruz Avenue in Los Gatos, California. The development is situated on a moderately steep to locally steep hillside inclinations with grades up 1:1 (H:V). The site is surrounded with commercial and residential properties.

The area occupied by the existing Los Gatos Meadows development below (east of) the fire access road which borders the eastern perimeter of the developed portion of the site has been largely modified by construction of the facility. Aerial photographs taken in 1968 or before show

the land east of this line more gently sloping than above, apparently smoothed by alluvial fan deposition. A knob was located in the area where Buildings A and B now stand, and a ravine was cut down through the alluvium to the south. Some structures were built in the area at that time but are not parts of the present layout. By the time of the 1974 aerial photographs, the ground was graded in order to create a relatively flat terrace with minor terracing through minor cut-and fill pads, which step down the slope. A new Wood Road alignment was constructed across the now-filled ravine and extending farther upslope behind (west of) the Los Gatos Meadows. No substantial changes to this configuration were shown on the 1980 aerial photos.

Where our field explorations were performed within existing pavement areas, the existing pavements generally consisted of 1 or 4 inches of asphalt concrete over 8 inches of aggregate base (AB) or 5½ to 6 inches of Portland cement concrete over 8 inches of AB or 3 inches of sand, respectively.

3.2 LOCAL GEOLOGY

3.2.1 Published Mapping

Los Gatos Meadows is located at the base of the Santa Cruz Mountains where the range front transitions into the alluvial terrace that forms the alluvial flats of the town of Los Gatos. The available published geologic maps covering the region show the site in an area where two bedrock subunits of the Franciscan Complex forms the basement. The Franciscan complex is broken out into two primary mapping units in this area: volcanics ("fpv") and Melange ("fm": primarily highly sheared sandstone) (Nolan & Associates, 1999; McLaughlin et al., 1991, 2001). A moderate sized alluvial fan forms an apron of material overlying the Franciscan Complex bedrock across the majority of the developed portion of the site. McLaughlin shows Pleistocene alluvial fan deposits (Qpf) covering the hillside and much of the terrace that is occupied by Los Gatos. Nolan & Associates, however, do not show alluvial deposits occurring at the site but show the site as underlain only by Franciscan complex bedrock. Nolan shows Pleistocene terrace deposits (Qto: "Older fluvial terrace deposits") occurring on the flat-lying surface that occurs just beyond the east edge where the hillside transitions into the alluvial plan just within the western edge of the Toll House property on the east of the subject site. Based on the stratigraphic scheme presented by Nolan, it is apparent the Qto unit represents a younger unit near the top of the stratigraphic columns that designated the Pleistocene Alluvial fan deposits. The Qto unit can be taken as the upper portion of the alluvial fan deposits (Qpf of McLaughlin) that were reworked by fluvial processes with ancestral Los Gatos creek and elevated above the present channel by tectonism across the base of the foothills.

Our mapping and explorations have resulted in our offering a somewhat different mapping of the site than is depicted by either of the McLaughlin or the Nolan mapping (see Sections 3.2.2, 3.3, as well as Figure 2A). We infer that the Franciscan Complex forms a more complex pattern than is shown on the published mapping. The shears that juxtaposes volcanic from Mélange forms strands that cross the site with a northwesterly rend. The Qpf unit forms an apron across the site. This alluvial fan appears to have originated at the drainage gully that is located just upslope of the fire access road at the upslope edge of the development. High energy flows and channelizing within the Qpf unit has created cut-and-fill depositional structures as encountered

locally in our trenches. Some warping of the alluvial fan may have occurred near the eastern property line where a Pleistocene fault was previously identified by McLaughlin (see Section 4.2.1).

The alluvial is overlain by the Qto unit at the transition from the hillside to the alluvial plain (terrace) that occurs just beyond the eastern property line. This natural transition has been modified by cutting that was made for the establishment of the access road and parking lot for the adjacent Toll House Property.

3.2.2 Surface reconnaissance

Roadcuts located just beyond the southern and western (upslope) perimeters of the site expose soils overlying Franciscan bedrock (Mélange and volcanics). The Mélange consists primarily of sandstone but with minor shale, and the volcanics consist of mafic volcanic flows. Both bedrock types are generally moderately strong. Whereas the bedrock units are fractured and locally contain joint sets, these discontinuities are typically discontinuous and were not observed to be part of a through-going structural pattern within the bedrock units. Other more pervasive discontinuities (bedding within the sandstone unit) and flow foliations (volcanic unit) were observed to be part of a through-going structural trend. These discontinuities (as well as the major lithologic contacts) appear to be oriented such that these structural features dip generally into the hillside. The access road within the interior of the site is overgrown with ivy and does not expose the earth materials, however our Test Pit TP-1 excavated along the roadcut for the interior access road encountered Franciscan volcanic rock at a very shallow depth adjacent to the inboard edge of the road. Exposures of the bedrock indicate a dip (bedding and flow foliations) generally toward the west into the larger hillside. The existing surface improvements generally lack evidence of settlement of underlying fills. Other observations relevant to other aspects of the site are included in subsequent sections of this report.

Our observations of surface features and encountered geologic field relations within our explorations were used in compiling the Site Plan and Geologic Map, Figure 2A, as well as the Geologic Cross Sections A-A', B-B', C-C', D-D', E-E', and F-F' included on Figures 7 to 9.

3.3 SUBSURFACE CONDITIONS

Our explorations consisted of drilling and logging sixteen exploratory borings. Additionally, we excavated and logged two exploratory Trenches T-1 and T-2, an offset Trench T-1A, and a Test Pit TP-1. The borings were for the purpose of geotechnical characterization and sampling and the trenches were for the purpose of addressing the fault surface rupture (see report Sections 4.1.1 and 4.1.2). The test pit was excavated for the purpose of exposing and exploring bedrock structure locally along the interior access road.

The borings encountered combinations of either alluvial fan deposits (Qpf) overlying bedrock, undocumented fill overlying bedrock, undocumented fill overlying alluvial fan deposits overlying bedrock, colluvial native soils overlying alluvial fan deposits overlying bedrock, or undocumented fill overlying colluvial native soils overlying alluvial fan deposits overlying bedrock. The borings conducted within the upslope areas of the site generally revealed thinner

surficial soils overlying bedrock at shallower depths. However, some borings did not encountered bedrock to the maximum depth explored (Borings EB-2, EB-6, EB-10, EB-12, and EB-14). Borings EB-2 and EB-6 extended to greater depths of 26½ and 25 feet, respectively, and did not encounter the underlying bedrock to these depths. Boring EB-2 is in the farthest downsloped portion of the site near the lower Hillevator platform. However, Boring EB-6 was farther upslope within the proposed building area and is judged to be in an area of an infilled older swale where the alluvial fan deposits form a locally thicker accumulation.

The fills encountered were found to be generally loose to very dense sands or stiff to hard clays. The colluvial soils were found to be generally loose to medium dense sands. The alluvial fan deposits were found to be medium dense to very dense sands and stiff to hard clays. Blow counts, drilling rates, and observed features indicate the Mélange (fm) generally varies from weak to moderately strong whereas the volcanic rock (fpv) is generally moderately strong to strong.

3.3.1 Hillevator Boring Specific Subsurface Conditions

Borings EB-1 and EB-2 were performed in the approximate locations of the Upper Hillevator platform and Lower Hillevator platform, respectively. Boring EB-1 encountered 5 feet of undocumented fill consisting of loose to medium dense clayey sand with gravel underlain by alluvial fan deposits consisting of very stiff sandy lean clay to a depth of 9 feet. We note that our experience in the Los Gatos area indicates that gravel sized rock up to 3 inches in dimension, cobble sized rock up to 8 inches in dimension, and boulder sized rocks up to 24 inches or larger in dimension may be encountered within the soils at the site. The clay was underlain by moderately hard volcanic rock (fpv) to the maximum depth explored of 14 feet. Boring EB-2 encountered about 5½ feet of colluvial soil consisting of loose to medium dense clayey sand, underlain by alluvial fan deposits to the maximum depth explored of 26½ feet. The alluvial fan deposits consisted of very dense clayey gravel to a depth of about 10½ feet underlain by dense to very dense clayey sand with gravel.

3.3.2 Proposed Building and Surrounding Areas Boring Specific Subsurface Conditions

Borings EB-3, EB-7, and EB-15 were performed in the north/northeast portion of the proposed development. Boring EB-3 encountered organic laden topsoil in the upper 1 foot of the boring underlain by moderately hard sandstone to the maximum depth explored of about 14½ feet. Boring EB-6 encountered very dense clayey sand undocumented fill to a depth of 4 feet. The fill is underlain by Alluvial fan deposits (Qpf) which can be described as alternating layers of stiff lean clay with sand, hard sandy lean clay and stiff fat clay to a depth of at least 25 feet (the maximum depth explored). Beneath the surface pavements, Boring EB-15 encountered undocumented fill consisting of very stiff to hard sandy lean clay to a depth of 3½ feet underlain by alluvial fan deposits consisting of medium dense clayey sand with gravel to a depth of about 7½ feet. We note that our experience in the Los Gatos area indicates that gravel sized rock up to 3 inches in dimension, cobble sized rock up to 8 inches in dimension, and boulder sized rocks up to 24 inches or larger in dimension may be encountered within the soils at the site. This is underlain by moderately hard and strong volcanic rock to the maximum depth explored of about 15 feet.

Borings EB-12, EB-13, EB-14, and EB14A were performed in the southern portion of the proposed development. Boring EB-12 encountered undocumented fills consisting of medium stiff to stiff sandy lean clay and loose poorly graded sand to the maximum depth explored of 7 feet. The boring was terminated due to underground utility conflicts below the depth of 7 feet. Beneath the surface pavements, Borings EB-13, EB-14, and EB-14A encountered undocumented fills consisting of medium stiff to hard sandy lean clay and loose to medium dense silty and clayey sands to depths of 4 to 7½ feet. The fill in Boring EB-13 was underlain by low hardness sandstone to the maximum depth explored of 15 feet. At the location of EB-14, the fill was underlain by alluvial fan deposits consisting of medium dense clayey sand with gravel to a depth of 11 feet. We note that our experience in the Los Gatos area indicates that gravel sized rock up to 3 inches in dimension, cobble sized rock up to 8 inches in dimension, and boulder sized rocks up to 24 inches or larger in dimension may be encountered within the soils at the site. In Boring EB-14A the 7-foot thick layer of fill is underlain by alluvial fan deposits to a depth of 11 feet. Underlying the Qpf unit, low strength sandstone was encountered to a depth of at least 19.5 feet (the maximum depth explored).

Borings EB-8, EB-9, EB-10, and EB-11 were performed in the western, most upslope portion of the site. Boring EB-8 encountered colluvial soils consisting of loose to medium dense clayey sand with gravel to a depth of 5 feet which is underlain by 3½ feet of alluvial fan deposits consisting of dense clayey sand with gravel. The alluvial fan deposits were underlain by low hardness sandstone with some shale to the maximum depth explored of about 24 feet. Beneath the surface pavements, Boring EB-9 encountered alluvial fan deposits consisting of medium dense to very dense clayey sand with gravel to a depth of 13½ feet. We note that our experience in the Los Gatos area indicates that gravel sized rock up to 3 inches in dimension, cobble sized rock up to 8 inches in dimension, and boulder sized rocks up to 24 inches or larger in dimension may be encountered within the soils at the site. These Qpf unit deposits are underlain at by low hardness shale to the maximum depth explored of about 14½ feet. Boring EB-10 and EB-11 encountered undocumented fill consisting of loose to medium dense clayey sand with gravel and hard sandy lean clay to a depth of 3 to 6 feet. The fill was underlain by gravel alluvial fan deposits consisting of very stiff sandy lean clay and medium dense clayey sand to a depth of 6 feet in Boring EB-11 and the maximum depth explored of 15 feet in Boring EB-10. The alluvial soil in Boring EB-11 was underlain by low hardness sandstone to the maximum depth explored of about 24½ feet.

Borings EB-4, EB-5, and EB-6 were more centrally located within the proposed building development area. These borings encountered undocumented fills consisting of loose clayey sand with gravel, stiff lean clay with sand, or topsoil ranging from depths of about ½ to 4 feet beneath the surface. The fill in Boring EB-4 was underlain by 6 feet of highly expansive alluvial fan fat clay. Beneath the fat clay in Boring EB-4 and fill in Borings EB-5, alluvial fan deposits consisting of medium dense to dense clayey sand with gravel and poorly graded sand with clay and gravel were encountered to a depth of 12 to 15½ feet underlain by moderately hard sandstone to the maximum depth explored of 17½ and 17 feet, respectively. We note that our experience in the Los Gatos area indicates that gravel sized rock up to 3 inches in dimension, cobble sized rock up to 8 inches in dimension, and boulder sized rocks up to 24 inches or larger in dimension may be encountered within the soils at the site. Beneath the fill in Boring EB-6,

alluvial fan deposits consisting of stiff to hard lean clay with varying amounts of sand were encountered to a depth of 22 feet underlain by stiff highly expansive alluvial fat clay to the maximum depth explored of 25 feet.

The aerial distribution of earth materials at the site are mapped on Figure 2A, Site Plan and Geologic Map. Our Geologic Cross-Sections A-A', B-B', C-C', D-D', E-E', and F-F' were generated from the site geologic map as well as exploratory boring data (Figures 7 to 9).

3.3.3 Plasticity/Expansion Potential

We performed four Plasticity Index (PI) tests on representative samples. Test results were used to evaluate expansion potential of surficial soils. The tests resulted in PIs ranging from 10 to 34, indicating low to high expansion potential to wetting and drying cycles.

3.3.4 In-Situ Moisture Contents

Laboratory testing indicated that the in-situ moisture contents within the soils overlying the bedrock range from about 5 percent below to 15 percent over the estimated laboratory optimum moisture.

3.4 GROUNDWATER

Based on the Seismic Hazard Zone report for the Los Gatos Quadrangle (CGS, 2002) the depth to highest groundwater is not depicted in the area of the site as the site is on elevated ground above the valley bottom and underlain by generally hard Franciscan bedrock which is not generally considered a groundwater bearing unit. An easterly trending ravine located just upslope of the development flows during the rainy season. This runoff is collected in a catch basin in the perimeter road at the west perimeter of the development and transmitted to drainage facilities at the base of the overall hill. We encountered localized groundwater seepage within the rock at Boring EB-15 and locally in our Trench T-1. We also encountered localized perched groundwater directly above the contact with the underlying bedrock at Boring EB-5 and EB-9. Our experience in the area indicates that groundwater seepage will flow from the bedrock fractures in an unpredictable pattern and may vary throughout the year and localized subsurface seepage and perched groundwater may be encountered. These occurrences are considered to be localized seepage emanating from the bedrock and perched water above the bedrock rather than a laterally continuous groundwater table. Fluctuations in groundwater levels occur due to many factors including seasonal fluctuation, underground drainage patterns, regional fluctuations, and other factors.

3.5 CORROSION SCREENING

We tested three samples collected at depths of 2 to 3½ feet for resistivity, pH, soluble sulfates, and chlorides. The laboratory test results are summarized in Table 2A.

Table 2A: Summary of Corrosion Test Results

Sample Location	Depth (feet)	Soil pH[1]	Resistivity[2] (ohm-cm)	Chloride[3] (mg/kg)	Sulfate[3,4] (mg/kg)
EB-4	2	6.5	968	45	165
EB-11	2	6.5	2448	8	15
EB-15	3.5	6.6	4382	7	16

Notes: [1]ASTM G51
[2]ASTM G57 - 100% saturation
[3]ASTM 4327
[4]1 mg/kg = 0.0001 % by dry weight

Many factors can affect the corrosion potential of soil including moisture content, resistivity, permeability, and pH, as well as chloride and sulfate concentration. Typically, soil resistivity, which is a measurement of how easily electrical current flows through a medium (soil and/or water), is the most influential factor. In addition to soil resistivity, chloride and sulfate ion concentrations, and pH also contribute in affecting corrosion potential.

3.5.1 Preliminary Soil Corrosion Screening

Based on the laboratory test results summarized in Table 2A and published correlations between resistivity and corrosion potential, the soils tested may be considered moderately to very severely corrosive to buried metallic improvements (Chaker and Palmer, 1989).

In accordance with the 2019 CBC Section 1904.1, alternative cementitious materials shall be determined in accordance with ACI 318-14 Table 19.3.1.1, Table R19.3.1, and Table 19.3.2.1. Based on the laboratory sulfate test results, no cement type restriction is required, although, in our opinion, it is generally a good idea to include some sulfate resistance and to maintain a relatively low water-cement ratio. We have summarized applicable design values and parameters from ACI 318-14, Chapter 19 below in Table 2B.

Table 2B: ACI Sulfate Soil Corrosion Design Values and Parameters

Category	Water-Soluble Sulfate (SO4) in Soil (% by weight)	Sulfate (S) Class	Cementitious Materials (2)
S, Sulfate	< 0.10	S0	no type restriction

Notes: (1) above values and parameters are from on ACI 318-14, Table 19.3.1.1, Table R19.3.1, and Table 19.3.2.1
(2) cementitious materials are in accordance with ASTM C150, ASTM C595, and ASTM C1157

We recommend the structural engineer and a corrosion engineer be retained to confirm the above information and provide additional recommendations, as needed.

SECTION 4: GEOLOGIC HAZARDS

A qualitative evaluation of certain geologic hazards was made during this investigation. Our comments concerning these hazards are presented below.

4.1 FAULT SURFACE RUPTURE HAZARD

Surface-fault rupture is a manifestation of the fault displacement at the ground surface and is usually associated with moderate to large-magnitude earthquakes (M_W > 6.5) however more recent paleoseimologic studies suggest that in some scenarios, earthquake magnitudes as low as M_W 5.0 can produce fault surface rupture (Tang, et al., 2015, Champenois et al., 2017). The amount of surface-fault displacement depends on the earthquake magnitude and other factors. The displacements associated with surface fault rupture can have devastating effects to structures and lifelines situated astride the zone of rupture.

As discussed in Section 2, several significant faults are located within 25 kilometers of the site. The San Andreas Fault, located about 2.7 miles southwest of the site, is the most active fault in the area and capable of producing the highest magnitude earthquake. However, a series of secondary, subparallel faults (belonging to the range front system) passes through the area between the San Andreas fault and the valley floor as shown on Figure 3, Vicinity Geologic Map (extracted from McLaughlin et al., 2001). These are identified, from southwest to northeast, as the Soda Spring, Lime Kiln, Berrocal, and Monte Vista-Shannon fault zones. The Shannon fault zone extends to the northwest, the Monte Vista to the southeast, and the two meet in the vicinity of Los Gatos. The Los Gatos Meadows development is situated proximal to a mapped surface trace (a short splay) associated with the Berrocal fault zone (McLaughlin 1991 and 2001; Nolan and Associates, 1999; CDMG 2006; Jennings and Bryant, 2010). This particular trace was first identified by R.L. McLaughlin based on a temporarily exposed cut for the construction of a retaining wall adjacent to Wood Road in 1989.

Santa Clara County Planning Department has delineated Fault Rupture Hazard Zones within about 500 feet of individual fault surface traces of the Berrocal, Shannon, and Monte Vista fault zones. These zones are established along faults showing displacement of Quaternary age formations (formed within the last 1.6 million years) and each of the named faults has offset Pliocene and Pleistocene strata of the Santa Clara Formation (0.3 to 4.8 million years old) at numerous locations (McLaughlin and Clark, 2004). Due to the sites' proximity to mapped traces of the Berrocal Fault zone, the entire Los Gatos Meadows property lies in a regulatory county-designated zone for fault surface rupture.

As noted in our 2007 preliminary site evaluation, in 1989 McLaughlin identified a fault exposure in a retaining wall excavation along or adjacent to Wood Road in the general area of the site. McLaughlin observed that this fault cut Franciscan volcanic rock, displacing it upward "0.7 meters or more" over the overlying terrace deposits (Qto). The Qto unit is younger than the alluvial fan deposits (Qpf) and overlies and onlaps onto the slightly older alluvial fan surface (Qpf). This onlapping contact of the Qto and the Qpf would be expected to be encountered near the base of the hillside, near the transition from the hillside terrain into the flat-lying terrace of Los Gatos.

Based on that observation, McLaughlin mapped a short fault trending through the far eastern portion of the site. Although the scale of the mapping (1:24,000) makes it difficult to determine the exact trend of the fault, it appears to coincide with an obvious break-in-slope near the eastern property line. This fault is projected as connecting with a longer surface trace of the Berrocal fault zone just north of the site. Later published maps by Nolan and Associates (1999), McLaughlin et al, 2001, and the USGS Fault and Fold database (2006) largely adopted the earlier mapping (1991) of McLaughlin. One projected fault trace shown projecting though the western portion of the site by McLaughlin occurs within the Franciscan Complex and does not exhibit evidence of displacement of Quaternary units (i.e., it is Pre-Quaternary in terms of recency of activity). This Franciscan fault and similar ones immediately to the southwest form lens-shaped units within the Franciscan Complex that pinch out to the north and are mapped extending down to the active stream channel of Los Gatos Creek but do not extend south of the creek. These Franciscan faults therefore do not pose a hazard for fault surface rupture. Additional fault-related lithologic contacts within the Franciscan Complex at the site have been inferred as a result of our site mapping and exploration (see subsequent sections of this report).

There are some differences between the published sources (McLaughlin, 1991 and 2001, versus Nolan, 1999) regarding the geologic field relations associated with this Quaternary fault mapped at the site. The Town of Los Gatos geologic map (Nolan & Associates, 1999) shows this same fault cutting through Franciscan Mélange at and adjacent to the subject site. This implies the fault predates the Quaternary Epoch; however it should be noted that the Nolan map does not show Pleistocene deposits at the site at all. The Nolan mapping does not show this fault as cutting Pleistocene deposits (Qto) on the south side of Los Gatos Creek, however just north of the site the Nolan map shows the fault juxtaposing Mélange on the west against older fluvial terrace deposits (Qto) to the east and this therefore implies it is a Quaternary fault with most recent offset occurring in the middle Pleistocene. This same fault is shown by McLaughlin (1991, 2001) as being concealed by Pleistocene alluvium (Qpf) both north and south of the site. Therefore, this fault meets the definition of a Quaternary fault but does not show evidence of being Holocene active. McLaughlin's observation that the fault has offset the roughly 120,000 years old Qpf geologic unit by approximately 0.7 meters suggests a minimum geologic slip rate of 0.006 millimeter /year, a very low rate in comparison to other faults in the region. At Broadway Avenue (located 270 feet north of the north property line) the fault is truncated by a longer, concealed fault belonging to the Berrocal Fault system.

Our 2007 preliminary report for the subject site, which did not include any explorations projected this fault 100 feet west of the McLaughlin mapped trace and well west of the prominent break-in-slope at the east property line. The fault is shown within the Figure 2 of the Cornerstone (2007) report as cutting Franciscan subunits (in part) as well as cutting the terrace deposits (Qt) as well as the alluvial fan deposits (Qpf). With the benefit of the recent exploration, we no longer have this interpretation and have established the fault location along the base of the hillside as shown in Figure 2A.

4.1.1 Fault Trenching Investigation

Due to the published mapping and the fact that the site is located within a county-designated Fault Rupture Hazard Zone, we explored the general area of the projected fault noted by

McLaughlin in his 1989 observation and subsequent mapping. This projected fault trends through the same general area of the proposed Hillevator. Our fault exploration program consisted of two continuous fault Trenches T-1 and T-2, and a short offset Trench T-1A. We located trench T-1 in the area of the proposed Hillevator on the forested area located within the eastern (lower elevation) portion of the site. The eastern extent of our field exploration (Trenches T-1, T-1A and T-2) was constrained by the presence of large heritage Oak trees which, in order to avoid the root systems, required the excavation of an offset trench (Trench 1A) on the eastern end. An additional Trench T-2 was excavated on trend with the inferred fault projection further to the north of Trench T-1A. Trench T-1A and T-2 were constrained on the east end by the presence of large heritage Oak trees, as well as the retaining wall and associated behind-wall drainage system. The locations of the trenches are depicted on Figures 2 and 2A and the graphic logs for the trenches are included on Figures 10 and 11. The trenches ranged in length from 115 feet (Trench T-1), 13 feet (Trench T-1A), and 33 feet (Trench T-2). The trenches varied in depth from 7 to 9 feet in depth.

The trenches encountered a surficial layer of colluvium (and locally fill) overlying alluvial fan deposits (Qpf), which overlie Franciscan bedrock (Mélange). Residual soils have formed on the ground surface along the slope. The exposed alluvial fan deposits consist of a heterogeneous mixture of moderately consolidated sands, clays, gravels and sparse cobbles. We note that our experience in the Los Gatos area indicates that gravel sized rock up to 3 inches in dimension, cobble sized rock up to 8 inches in dimension, and boulder sized rocks up to 24 inches or larger in dimension may be encountered within the soils at the site. The fan deposits are crudely stratified with locally distinct fluvial sedimentary structures (channelizing and bottom-set bedding). Localized fine-grained overbank deposits are present (i.e., Unit 2d). The clasts are typically subrounded and vary from fine to very coarse and include some cobbles and boulders to 20 inches in diameter. The Mélange bedrock consisted of sandstone and matrix-supported pebble conglomerate and rare interbedded shale. The sandstone was typically pervasively fractured with closely spaced fracturing, weak to moderately strong (friable but locally cemented) and severely weathered.

The alluvial fan deposits display stratigraphic patterns consistent with sporadic fluvial deposition within an alluvial fan surface which forms an apron across the site area on the lower portion of the overall hillside. The alluvial section appears to thicken near the base of the hillside as would be expected in the toe area of a moderately sloping fan. Horizons of gravels and other stratigraphic features include: bedding (bottomset beds) and channelized structures were present. Locally scour "cut and fill" depositional relationships are evident (i.e. Trench T-1 at Station 0+5). These scour locations correspond with areas where high energy flows have scoured the underlying material and backfilled against the resulting eroded edges. While the Franciscan bedrock deepened when going from west to east within the trenches, we noted a consistent pattern of depositional structures throughout the exposed, middle Pleistocene geologic unit. Given that the fault exposure photographed by McLaughlin (depicted in Figure 6) appears to abruptly truncate or juxtapose Volcanic rocks against the Qpf unit and extends to within approximately 2.5 feet to 3.5 feet of the ground surface, it would have offset the alluvial fan deposits exposed within our trenches. We did not encounter evidence of the fault within our explorations. A subtle warping of the beds was apparent toward the eastern termination of Trench T-1, which may reflect secondary deformation of the unit in proximity to the unnamed

reverse fault mapped along the base of the hillside. We infer the unnamed splay fault that McLaughlin first identified and described at a temporary vertical cut into the base of the hillside for the construction of a retaining wall is located just beyond our exploratory trenches. The original (pre-grading) break-in-slope along the transition between the hillside terrain and the terrace on the east is most probably a geomorphic expression of this reverse fault.

4.1.2 Results of Fault Rupture Hazard Investigation

Based on the results of our investigation, we conclude that the sequence of Pleistocene deposits which overlie the Franciscan bedrock are not cut or offset by faulting and the fault is projected along the obvious slope-break at the base of the hillside near the east property line which coincides with the area of the retaining wall which separates the subject site from the adjacent Toll House site on the east. The fault was described by McLaughlin as dipping between 58 and 60 degrees toward the southwest. This geometry indicates that although the Berrocal fault is considered a thrust fault, the geometry of this particular subsidiary trace has a reverse geometry. It is noteworthy that although McLaughlin did not identify the exact location of the retaining wall cut exposure he visited in 1989, we believe it was the retaining wall located along the east property line which divides the meadow property from the adjacent Toll House property.

Based on the previously identified geologic field relations described by McLaughlin, we conclude that this fault is consistent with the state's definition of a "potentially active" fault with a reverse movement geometry. We have established a 25-foot wide building setback line along the west side of the projected fault. This building setback pertains to habitable structures. It is not clear of the landing facility for the proposed Hillevator would be considered a habitable structure or would maintain occupancy ratings typical for habitable structures. Foundations for habitable structure proposed for the project should adhere to a building setback as described in the "Conclusions" section of this report.

4.2 LIQUEFACTION POTENTIAL

The site is not located within a State-designated Liquefaction Hazard Zone (CGS, Los Gatos Quadrangle, 2002) as shown on Figure 5, Seismic Hazard Map, as well as a Santa Clara County Liquefaction Hazard Zone (Santa Clara County, 2002). However, we screened the site for liquefaction during our site exploration by retrieving samples from the site, performing visual classification on sampled materials, and performing various tests to further classify the soil properties.

During strong seismic shaking, cyclically induced stresses can cause increased pore pressures within the soil matrix that can result in liquefaction triggering, soil softening due to shear stress loss, potentially significant ground deformation due to settlement within sandy liquefiable layers as pore pressures dissipate, and/or flow failures in sloping ground or where open faces are present (lateral spreading) (NCEER 1998). Limited field and laboratory data is available regarding ground deformation due to settlement; however, in clean sand layers settlement on the order of 2 to 4 percent of the liquefied layer thickness can occur. Soils most susceptible to

liquefaction are loose, non-cohesive soils that are saturated and are bedded with poor drainage, such as sand and silt layers bedded with a cohesive cap.

The seismic hazard zone report for the Los Gatos 7.5 Minute Quadrangle (Table 1.3) indicates late Pleistocene alluvial fan deposits to have low liquefaction susceptibility for groundwater depths shallower than 30 feet and very low to no liquefaction susceptibility for groundwater depths between 30 and 50 feet (Los Gatos 7.5 Minute Quadrangle, CGS, 2002). Additionally, based on our exploration data, we primarily encountered medium stiff to hard cohesive soils and medium dense to very dense granular soils underlain by bedrock. Some loose sandy soils were encountered however these were generally isolated to the near surface undocumented fills and near surface colluvial soils. As mentioned, groundwater depths are to be generally deep and will most likely infiltrate through joints and fractures in the underlying bedrock except for limited areas of perched groundwater above the bedrock surface below the loose granular soils encountered. As such, based on the above and our engineering judgement, the potential for liquefaction is considered low during seismic shaking.

4.3 LATERAL SPREADING

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. As failure tends to propagate as block failures, it is difficult to analyze and estimate where the first tension crack will form.

As the potential for liquefaction to occur at the site is judged to be low, in our opinion, the potential for lateral spreading to impact the project site is low.

4.4 SEISMIC SETTLEMENT

Loose unsaturated sandy soils can settle during strong seismic shaking, resulting in settlement of the ground surface and building foundations. Seismic compression of unsaturated sands occurs due to rearrangement of soil particles during shaking and compression of the void space. The magnitude of volumetric compression of unsaturated sands is a largely function of seismic loading (effective shear strain and number of cycles) and the state of the soil (relative density and degree of saturation).

Our borings encountered medium stiff to hard cohesive and loose to very dense sandy fills, colluvium and alluvial fan deposits (Qpf). We evaluated the potential magnitude of seismically-induced settlement using the Pradel (1998) procedure, which estimates the seismic dry sand settlement based on the design ground motion (Magnitude and acceleration) and the SPT N-value for sandy soils. Based on the finished elevations provided for the proposed structure and surrounding grading, provided undocumented fills are removed and replaced as engineered fill, our analyses indicate total seismic settlements of the unsaturated sand layers ranging up to about ½ inch could occur after strong seismic shaking, except at Boring EB-2 and EB-8 where total seismic settlements are estimated to be on the order of about 1¼ to 1½ inches due to the loose surficial colluvial soils. Provided the upper approximate 3 feet of colluvial soils are

reworked within the area of Boring EB-2 and EB-8, total settlements would be reduced to less than ¼ inch within these locations. To be discussed below in later sections of this report, we recommend where building foundations are underlain by soil (not directly in bedrock), ground improvement be performed beneath the foundation or the foundation deepened into bedrock. Provided this is performed, the potential for dry sand settlement affecting building foundations would be low. Provided grades are cut to the approximate elevations provided for the proposed structure, and grading including undocumented fill and loose colluvial soil removal is performed as discussed in the "Earthwork" and "Foundations" sections of this report, total seismic settlements beneath the structure's slab-on-grade as well as the surrounding structure areas and improvements are anticipated to be on the order of ½ inch or less.

4.5 LANDSLIDING AND SLOPE STABILITY

4.5.1 General

Various available published sources do not show the site within a mapped, or interpreted landslide (Nolan Associates, 1999; McLaughlin et al., 2001; CGS, 2002a; CGS, 2016). The site is included within a state-designated and also a county-designated regulatory zone for landslide hazards (CGS, 2002a; SCCO, 2003). These interpretive resources are not based on site specific evaluations but are interpretive in nature and broadly applied across the jurisdictions. As such they serve as a triggering mechanism for planners in recommending the need for evaluations of slope stability.

The CGS map shows the steep, western portion of the site located above the development as within a seismic hazard zone designated as "areas having a potential for permanent ground displacement from earthquake-induced landslides." A portion of the State of California Seismic Hazard Zones Map for the Los Gatos Quadrangle is reproduced as Figure 5. Two small landslide features were shown on the Site Map from our 2007 preliminary report for the project. It should be noted that the 2007 preliminary evaluation did not include any subsurface explorations. These mapped features were designated in the 2007 report as "possible" landslides. Although these areas are convex-upward in shape, our explorations revealed these areas are underlain at very shallow depths by intact bedrock. For example, Boring EB-11 was drilled in the location of one of the landslides on the interior site access road and encountered a thin section of undocumented fill and alluvial fan deposits overlying sandstone bedrock. There is no evidence for the existence of landslides in this area. The other mapped landslide located just upslope of this feature is in an area near continuous outcrops of intact bedrock. Our explorations and observations at roadcuts surrounding the site indicates bedding and flow foliations within the bedrock units serve as the through-going structural pattern on this hillside. Fractures and joints within the bedrock exposures are relatively randomly oriented and do not appear to extend through larger sections of bedrock and probably do not extend more than a few feet in any particular direction. Our judgement is that the bedrock structural patterns are generally favorable in terms of gross slope stability. This may be the reason that the hillside lacks evidence of previous instability despite the challenging seismic setting.

Due to the fact that the upper portion of the hillside located above the fire access road is located within a state-designated seismic hazard zone and that the proposed development is situated

within a hillside, we performed a global stability analyses along Geologic Cross Sections A-A' and C-C', Figures 7 and 8, and which trend down the hillside and through the site. Our stability analysis is presented in the following sections.

4.5.2 Stability Method of Analysis

Since the proposed building will be built on an existing slope and the hillside located above the site is within a state-designated seismic hazard zone, we performed static and seismic slope stability analyses for the proposed site grading along Geologic Cross Sections A-A' and C-C' (Figures 7 and 8). The stability of a slope is influenced by many factors including but not limited to the geologic structure and composition, inclination, height of slope, groundwater, surcharges, and climatic factors such as rainfall and irrigation. In geotechnical engineering, "stability" is expressed as a ratio of resisting moments and forces divided by driving moments and forces termed the factor of safety (FS). Factors of safety can be calculated for static and seismic conditions. In performing the slope stability analyses, we followed the guidelines set forth by California Geologic Survey in Special Publication 117A (2008).

Computer assisted slope stability analysis was performed using the computer program SLIDE Version 8.016, which uses circular and block modes of failure. The program consisted of input of: slope geometry, the different soil layers or geologic layers, unit weights, location of groundwater, and strength parameters. For our slope angles, soil and bedrock layers, soil and bedrock properties, and groundwater locations, assumptions were interpreted based on our review of our boring information, laboratory testing, site reconnaissance, grading information by Kimley Horn, and our experiences.

SLIDE uses a "pseudo-static" method of analysis which models the effects of transient or pulsating earthquake loading on a potential slide mass by using an "equivalent" static horizontal acceleration acting on the mass of the potential landslide. The ground motion parameter used in a pseudo-static analysis is referred to as the seismic coefficient "k". CGS (2008) has published recommendations for the selection of the "k" value in a publication titled, "Guidelines for Evaluation and Mitigation of Seismic Hazards in California, Special Publication 117A." The site is located adjacent to the San Andreas Fault and faults discussed previously and strong ground shaking can be expected during a seismic event near the site. In accordance with the CGS Guidelines, we have performed our pseudo-static analysis using simplified design procedures in accordance with Stewart and others (2003) to develop a "screen analysis procedure," based on a pseudo-static approach that accounts for the anticipated seismicity at the site and allows for different levels of acceptable displacements. For this site, we determined our "k" value of 0.384g for our analysis. This was obtained from limiting displacements to a 5 cm threshold and a maximum horizontal acceleration at the site for a soft rock site condition and a 475-year return period (10% probability of exceedance in 50 years) value of 0.657g, which was obtain from the USGS Unified Hazard Tool website (https://earthquake.usgs.gov/hazards/interactive/).

4.5.3 Soil and Bedrock Properties

The proposed building will be cut into an existing slope. The slope generally consists of alluvial fan deposits underlain by shallow bedrock. For our slope stability analysis, we utilized five soil and bedrock materials: clayey sand with gravel (SC) alluvial fan deposits, clayey sand with gravel (SC) colluvium, engineered fill, sandstone bedrock (fm), and volcanic bedrock (fpv). The soil and bedrock properties used in our slope stability analysis are shown below on Table 3.

For the alluvial fan deposit clayey sand with gravel (SC) soils, we used a $\phi = 38°$ and C = 50 psf for both the long-term (static) analysis and short-term (seismic) analysis. The selection of $\phi = 38°$ was based on SPT "N" values obtained at our borings and correlations by Peck and Meyerhoff. The selection of C = 50 psf was based on engineering judgement considering the cohesive nature of the clayey sand alluvial soils.

For the colluvial clayey sand with gravel (SC) soils, we used a $\phi = 37°$ and C = 50 psf for both the long-term (static) analysis and short-term (seismic) analysis. The selection of $\phi = 37°$ was based on SPT "N" values obtained at our borings and correlations by Peck and Meyerhoff. The selection of C = 50 psf was based on engineering judgement considering the cohesive nature of the clayey sand colluvial soils. It is noted that there is a very limited amount of these soils in the cross section analyzed.

For our engineered fill soil properties, bulk samples were collected during our exploration from the soil cuttings at our borings. The composite of these bulk samples were determined to be a representative sample of the soil material that would be generated during site grading and used as engineered fill material for grading the site. To establish the shear strength of these materials that are anticipated to be used as engineered fill, we had three samples remolded to 92 percent relative compaction at approximately 2 percent above optimum moisture and performed triaxial tests with pore pressure measurements to estimate the total stress strength and effective stress strength envelopes. For short-term (seismic) analysis, we used the total stress strength parameters of $\phi = 13.6°$ and C = 950 psf. For long-term (static) analysis, we used the effective stress strength parameters of $\phi = 31°$ and C = 350 psf. These strength parameters are shown as the interpreted strength parameters on the ICU triaxial laboratory test summary sheet in Appendix B.

The strength parameters of the sandstone bedrock (fm) material were based on published geologic strength data and our engineering judgement. The Seismic Hazard Zone Report (SHZR) for the Los Gatos Quadrangle (2002) provides shear strength parameters for the sandstone bedrock material. The sandstone formation symbol in the SHZR is fm and notes a friction angle $\phi = 34°$ and a median cohesion C = 444 psf for stability analyses. For our analyses, we used $\phi = 34°$ and C = 444 psf for both the long-term (static) and short-term (seismic) analyses.

The strength parameters of the volcanic rock (fpv) material were also based on published geologic strength data and engineering judgement. The Seismic Hazard Zone Report (SHZR) for the Los Gatos quadrangle provides shear strength parameters for the volcanic rock material. The volcanic formation symbol in the SHZR is fpv and notes a friction angle $\phi = 31°$ and a

median cohesion C = 599 psf for stability analyses. For our analyses, we used $\phi = 31°$ and C = 599 psf for both the long-term (static) and short-term (seismic) analyses.

As part of our investigation, we also performed CU triaxial testing on samples collected within the bedrock material. This testing was performed in an attempt to obtain site specific strength parameters for the bedrock and resulted in a friction angle of $\phi = 25°$ and a cohesion C = 200 psf. In our opinion, obtaining relatively undisturbed bedrock samples that represent the intact bedrock composition and strength is problematic. Even with highly expensive and the least invasive sampling methods, testing performed on those samples will likely not result in the actual intact rock strength. Based on observation of the samples obtained, the samples we tested were disturbed and, in our opinion, resulted in a lower friction angle and cohesion than the intact rock would have. Therefore, for our analyses, the results of our triaxial testing on the samples obtained were not used and the published SHZR parameters we used instead. Additionally, based on our site observations of structurally favorable bedrock patterns (bedding, flow foliations), drilling explorations and blow counts, in our opinion, the intact rock at the site will likely have strengths greater than the parameters provided within the SHZR. Therefore, in our opinion, the values provided for our specific site conditions are sufficiently conservative.

Unit weights for the colluvium, alluvial fan deposits, and bedrock were determined from laboratory moisture and density testing of samples from our borings and our engineering judgement. Average unit weights were taken to represent an approximate unit weight for each layer since the materials vary within each soil layer. The unit weight for the engineered fill was estimated based on moisture-density relationship testing results from the composited bulk samples collected from our borings and our engineering judgement.

Table 3: Summary of Soil and Bedrock Strength Properties

Material Description	Total Unit Weight (pcf)	Short Term or Seismic Condition		Long Term or Static Condition	
		Cohesion (psf)	Friction Angle (degrees)	Cohesion (psf)	Friction Angle (degrees)
Clayey Sand with Gravel - Qpf	135	50	38	50	38
Clayey Sand with Gravel - Colluvium	112	50	37	50	37
Engineered Fill	135	950	13.6	350	31
Sandstone Bedrock (fm)	135	444	34	444	34
Volcanic Bedrock (fpv)	135	599	31	599	31

4.5.4 Groundwater

As discussed in the "Groundwater" section, we encountered localized groundwater seepage within the rock at Boring EB-15 and locally in our Trench T-1. We also encountered perched groundwater directly above the contact with the underlying bedrock at Boring EB-5 and EB-9. We anticipate groundwater would be present within the bedrock fractures and perched directly above the bedrock surface. Therefore, for our analysis, we modeled the groundwater level on the surface of the bedrock layer under static conditions.

4.5.5 Surficial Loads

For our stability models, based on the proposed development, we have estimated an approximate 1,000 pounds per square foot (psf) area pressure at the bottom of the structure. Further, there are various roads around the development. For our analyses, an approximate load distribution of 100 psf has been utilized.

4.5.6 Static Analysis

Using the subsurface profile and topography depicted on Geologic Cross Sections A-A' and C-C', we performed static slope stability analysis using the computer program SLIDE. The objective of our analysis was to evaluate the potential failure of the slopes above and below the planned building, and whether the slope would yield factors of safety greater than 1.5 under static conditions implying that the slopes are relatively stable under static conditions from a global stability view point. The Bishop Simplified method of analyses was used in our static slope stability analyses to evaluate the global stability of the slopes using potential circular type failure surfaces. In these methods, the computer program was allowed to search for the circular failure surface corresponding to the lowest factor of safety for the slope.

The results of our static analysis for Cross Section A-A' indicate factors of safety of 2.351 and 1.855 for the global stability case of the upper (above the structure) and lower (below the structure) portions of the slope, respectively. The factor of safety of the lower slope reflects removing and replacing the existing alluvial deposits within the location of the retaining wall paralleling the east side of Farewell Lane. The results of our static analysis for Cross Section C-C' indicate a factor of safety of 1.996 for the global stability case. The results of our static analysis for the both cross sections indicate a factor of safety of greater than 1.5. On this basis, it is our opinion that the factor of safety for global stability condition (i.e. potential failure surfaces) for the slopes with the proposed layout of site retaining walls is acceptable from a geotechnical viewpoint. Copies of the stability output for the sections analyzed are provided in Appendix C.

4.5.7 Seismic Analysis

For our seismic analysis, we estimated our ground motion seismic coefficient, k, using calculation taken from the Earthquake Spectra Journal (Stewart, 2003). The seismic coefficient is calculated as a product of maximum horizontal acceleration and a factor that represents the maximum slope displacement from local seismic activities.

We performed seismic slope stability analysis using a "pseudo-static method analysis" for Cross Sections A-A' and C-C'. The results from our SLIDE model analysis show the factor of safety with respect to the global stability of the upper portion of the slope in Cross Section A-A' is 1.175. With the existing alluvial fan deposits left in-place in the location of the proposed retaining wall along the east side of Farewell Lane, our seismic analysis indicates a factor of safety less than 1.0. As such, we recommend the alluvial fan deposits within the location of the proposed retaining wall be removed to bedrock and replaced as compacted engineered fill. With the material replaced as engineered fill, the results of our seismic analysis indicate a factor of safety greater than 1.0. For Cross Section C-C', the results from our analysis show a factor of safety with respect to global stability is 1.031. For the seismic analysis, the factor of safety is greater than 1.0 for both Cross Section A-A' and C-C' (provided the alluvial soils are removed and replaced as engineered fill) implying the proposed slopes are relatively stable under seismic conditions from a global stability perspective. Copies of the stability output from the models, which illustrate the subsurface and surface geometry, and low factor-of-safety surface, is attached in Appendix C.

4.6 FLOODING

Based on our internet search of the Federal Emergency Management Agency (FEMA) flood map public database, the site is located within Zone X, described as "areas of 0.2% annual chance flood hazard; areas of 1% annual chance flood with average depth less than 1 foot or with drainage areas of less than one square mile; and areas protected by levees from 1% annual chance flood." However, the topographic characteristics and of site and its location on a high hilltop far above any nearby bodies of water precludes it from being impacted by flooding from any stream sources or bodies of water. Several catch basins collect surface runoff water from Wood Road and South Santa Cruz Avenue east of the property line. We recommend the project civil engineer be retained to confirm this information.

SECTION 5: CONCLUSIONS

5.1 SUMMARY

From a geotechnical viewpoint, the project is feasible provided the concerns listed below are addressed in the project design. Descriptions of each concern with brief outlines of our recommendations follow the listed concerns.

- Fault surface rupture
- Building foundations on rock and soil
- Stability of slopes
- Presence of undocumented fill and loose surficial colluvial soils
- Expansive soils
- Potential for unsaturated sand seismic settlements
- Building setback from adjacent slopes
- Potential for difficult excavation

- Oversized materials
- Potential for caving sandy soils
- Presence of perched and localized groundwater seepage
- Differential movement at on-grade to on-structure transitions
- Soil corrosion potential

5.1.1 Fault Surface Rupture

Due to regional scale published geologic mapping (McLaughlin et al., 1999, 2001; Nolan & Associates, 1999; USGS Fault and Fold Database, 2006), the Los Gatos Meadows property is within a Santa Clara County Fault Rupture Hazard Zone. A fault identified by McLaughlin in 1989 appears to trend along very near the east property line in the general area of the proposed lower Hillevator (downhill) landing. Although various logistical challenges prevented us from directly encountering and exposing this fault, it is inferred to trend along the area of the retaining wall near the eastern property line as generally projected on our Figure 2A. Based on McLaughlin's description of the fault, in our judgment it should be considered a potentially active fault with a reverse geometry with the upthrown side on the west. Observations made at the original fault exposure by McLaughlin suggest the fault has a very low geologic slip rate. We estimated a minimum rate of 0.006 mm/year and although further study may modify that estimate, due to the geologic field relations determined at the original fault exposure, it is unlikely that it would exceed that rate significantly. We propose a 25-foot setback be established from the mapped surface trace of this fault, and no new construction for human occupancy would be allowed within this zone.

5.1.2 Building Foundations on Rock and Soil

Based on the grading plans, proposed finished floor elevations for the building, and our explorations, it appears large portions of the building foundations will be supported within the underlying sandstone or volcanic bedrock material. However, there will also be areas where the building foundations will be underlain by soil materials. Shallow foundations constructed over soil versus bedrock may experience differential movements under static and seismic loading conditions. To reduce the potential for differential movement beneath the building foundations, were bedrock is not encountered at the bottom of footing, the foundation should be underlain by ground improvement or the foundation should be deepened so that the bottom of foundation is within bedrock. Our estimate of the lateral extent of soil beneath the basement level footings is shown on Figure 19. Additional discussion and detailed recommendations addressing this concern are presented in the "Foundations" and "Retaining" walls section of this report.

5.1.3 Stability of Slopes

Portions of the site are located within a State of California Earthquake-Induced Landslide Hazard Zone. As part of our 2007 preliminary evaluation of the site, two small "possible" landsides were previously mapped based solely on a surface reconnaissance. Our more recent explorations and updated site mapping indicates these slope forms are not related to landsliding. In general, the existing natural and cut and fill slopes appear to be performing well

with some localized signs of creep, surficial raveling and erosion. The proposed development will create relatively deep vertical, retained cuts into the terrace that encompasses the developed portion of the site. Some of these cuts will extend through the alluvial fan deposits (and any existing fills) and into the underlying bedrock. Based on the information available at this time, localized groundwater seepage may be encountered where the cuts intersect the bedrock surface. Designing for localized groundwater seepage conditions including installing a network of subdrains and water proofing should be anticipated for the project.

As discussed, based on the proposed grading including site retaining walls and structure layout, our stability analysis generally indicate acceptable factors of safety other than the lower slope (below the proposed structure) as shown on Cross Section A-A'. For this lower slope, our stability analysis does not indicate the slope to be stable with the existing alluvial fan deposit soils in-place. As such, we recommend these alluvial fan deposits be removed down to bedrock and replaced as engineered fill. Removal of the existing soils should be performed to the east of the proposed retaining wall along the east side of Farewell Lane for a minimum horizontal distance of 15 feet to the east of the proposed retaining wall. Detailed recommendations are provided in the "Earthwork" section of this report.

5.1.4 Presence of Undocumented Fill and Loose Surficial Colluvial Soils

As discussed, some of our borings encountered undocumented fills ranging up to about 7½ feet. Additionally, some loose surficial colluvial soils were encountered to a depth of about 3 feet in Borings EB-2 and EB-8. In areas of improvements and grading activities, all undocumented fills and loose surficial colluvial soils should be removed and replaced as engineered fill. Detailed recommendations are provided in the "Earthwork" section of this report.

5.1.5 Expansive Soils

Low to highly expansive surficial soils are present at the site. Expansive soils can undergo significant volume change with changes in moisture content. They shrink and harden when dried and expand and soften when wetted. To reduce the potential for damage to the planned structure, slabs-on-grade should have sufficient reinforcement and be supported on a layer of non-expansive fill; footings should extend below the zone of seasonal moisture fluctuation. In addition, it is important to limit moisture changes in the surficial soils by using positive drainage away from buildings as well as limiting landscaping watering. Detailed grading and foundation recommendations addressing this concern are presented in the following sections.

5.1.6 Potential for Unsaturated Sand Seismic Settlements

As discussed, provided undocumented fills and loose surficial colluvial soils are removed and grading is performed as recommended in the "Earthwork" section of this report, our analysis of the unsaturated sand layers indicate there is a potential for up to about ½ inch of settlement of localized sand layers during a significant seismic event. Provided ground improvement is performed beneath building foundations not supported directly in bedrock (to be discussed in additional sections of this report), the potential for settlement of the sand layers beneath

foundations would be low, however about ½ inch of settlement beneath the building slab and surrounding improvements should be anticipated.

5.1.7 Building Setback from Adjacent Slopes

The new buildings are located at the bottom of a slope. Buildings should be setback from slopes in accordance with the 2019 California Building Code Section 1808.7 titled "Foundations on or Adjacent to Slopes". Since the slopes will be retained, set-back requirements for buildings adjacent to slopes in the building code do not apply and are superseded by the recommendations in the report. Further recommendations are provided in the "Earthwork" section of this report.

5.1.8 Potential for Difficult Excavation

Our borings encountered sandstone exhibiting a generally low to moderate hardness and volcanic rock of moderately hard to hard condition. Grading will include excavations into the bedrock. In our opinion, softer areas of bedrock would be excavatable with heavy-duty excavating equipment (such as large backhoes or excavators). However, more competent bedrock areas can be expected to be encountered, and these areas may require breaking with a hoe ram. Contractors should anticipate that drilling into bedrock maybe difficult and should anticipate needing to use rock core barrels, air percussion drills, and/or other rock coring and drilling methods to drill into the bedrock shown on the boring logs. Additional recommendations are provided in the "Earthwork" section of this report.

5.1.9 Oversized Materials

Grading will include excavating into the underlying bedrock. Excavated bedrock material may be oversized and contain rock pieces that will need to be further crushed or separated prior to reuse as fill. Additionally, the bedrock material may need to be mixed with soil material to enable the material to be used as engineered fill. Additional recommendations regarding reuse of onsite materials is provided in the "Earthwork" section of this report.

5.1.10 Potential for Caving Sandy Soils

The artificial fill, colluvial, and alluvial deposits encountered during our subsurface exploration consisted of clayey sand with varying amounts of gravel, poorly graded sands with varying amounts of gravel, and lean clays with varying amounts of sand and gravel. The sandy soil may not stand vertical when excavated (i.e. foundation, utility trench, retaining wall, and drilled pier excavations). The contractor will need to address this issue. Grading and excavation contractors should be made aware of this condition and plan on forming footings, sloping trench sidewalls, preparing slab-on-grade subgrade just prior to concrete placement, and other similar construction issues as relates to temporary shoring, utility excavations, drilled pier excavations, etc. These issues are addressed further within the "Earthwork" and "Foundations" sections of this report.

5.1.11 Presence of Perched and Localized Groundwater Seepage

As mentioned above, localized groundwater seepage was encountered in Boring EB-15 and Trench T-1. Additionally, perched groundwater was encountered directly above the bedrock in Boring EB-5 and EB-9. We anticipate groundwater could be encountered within the bedrock and overlying soils during grading. If groundwater and/or highly wet soils/bedrock are encountered, grading and underground construction may be significantly impacted. Dewatering may be required in some areas of the site and difficulties related to achieving compaction and underground utility installation may be encountered. Additionally, design for localized groundwater seepage conditions include installing a network of subdrains behind the garage basement level and behind the retaining walls should be anticipated. The contractor should anticipate encountering issues related to groundwater and highly wet soils/bedrock.

5.1.12 Differential Movement At On-grade to On-Structure Transitions

We anticipate some improvements will transition from on-grade support to overlying portions of the lower garage, ground floor, and first floor of the structure. Where the improvements transition from on-grade to on-structure, varying amounts of settlement can be anticipated between the structure and the joining improvements supported on-grade due to difficulty in compacting retaining wall backfill, seasonal soil movement, differing response to loading, as well as other causes. If surface improvements are included that are highly sensitive to differential movement, additional measures may be necessary.

5.1.13 Soil Corrosion Potential

Corrosion testing was performed on three samples from our borings at depths of 2 to 3½ feet. Testing on these samples indicate sulfate exposure is low and therefore sulfate resistant concrete is not required per published ACI guidelines. Additionally, corrosion potential for buried metallic structures, such as metal pipes, is considered moderately to very severely corrosive. Based on the results of the preliminary soil corrosion screening, special requirements for corrosion control will likely be required to protect metal pipes if metal material is planned for the improvements. We recommend the structural engineer and corrosion engineer review the results, provide additional recommendations, and perform additional testing as deemed necessary for the proposed site development.

5.2 PLANS AND SPECIFICATIONS REVIEW

We recommend that we be retained to review the geotechnical aspects of the project structural, civil, and landscape plans and specifications, allowing sufficient time to provide the design team with any comments prior to issuing the plans for construction.

5.3 CONSTRUCTION OBSERVATION AND TESTING

As site conditions may vary significantly between the small-diameter borings performed during this investigation, we also recommend that a Cornerstone representative be present to provide geotechnical observation and testing during earthwork and foundation construction. This will

allow us to form an opinion and prepare a letter at the end of construction regarding contractor compliance with project plans and specifications, and with the recommendations in our report. We will also be allowed to evaluate any conditions differing from those encountered during our investigation, and provide supplemental recommendations as necessary. For these reasons, the recommendations in this report are contingent of Cornerstone providing observation and testing during construction. Contractors should provide at least a 48-hour notice when scheduling our field personnel.

SECTION 6: EARTHWORK

6.1 SITE DEMOLITION

All existing improvements are not to be reused for the current development, including all foundations, flatwork, pavements, utilities, and other improvements should be demolished and removed from the site. Recommendations in this section apply to the removal of these improvements, which are currently present on the site, prior to the start of mass grading or the construction of new improvements for the project.

Cornerstone should be notified prior to the start of demolition and should be present on at least a part-time basis during all backfill and mass grading as a result of demolition. Occasionally, other types of buried structures (wells, cisterns, debris pits, etc.) can be found on sites with prior development. If encountered, Cornerstone should be contacted to address these types of structures on a case-by-case basis.

6.1.1 Demolition of Existing Slabs, Foundations and Pavements

All slabs, foundations, and pavements should be completely removed from within planned building areas and slope grading areas.

Special care should be taken during the demolition and removal of existing floor slabs, foundations, utilities and pavements to minimize disturbance of the subgrade. Excessive disturbance of the subgrade, which includes either native or previously placed engineered fill, resulting from demolition activities can have serious detrimental effects on planned foundation and paving elements.

Existing foundations are typically mat-slabs, shallow footings, or piers/piles. If slab or shallow footings are encountered, they should be completely removed. If drilled piers are encountered, they should be cut off at an elevation at least 60-inches below proposed footings or the final subgrade elevation, whichever is deeper. The remainder of the drilled pier could remain in place. Foundation elements to remain in place should be surveyed and superimposed on the proposed development plans to determine the potential for conflicts or detrimental impacts to the planned construction. Following review, additional mitigation or planned foundation elements may need to be modified.

6.1.2 Abandonment of Existing Utilities

All utilities should be completely removed from within planned development areas. For any utility line to be considered acceptable to remain within development areas, the utility line must be completely backfilled with grout or sand-cement slurry (sand slurry is not acceptable), the ends outside the development area capped with concrete, and the trench fills either removed and replaced as engineered fill with the trench side slopes flattened to at least 1:1, or the trench fills are determined not to be a risk to the structure. The assessment of the level of risk posed by the particular utility line will determine whether the utility may be abandoned in place or needs to be completely removed. The contractor should assume that all utilities will be removed from within development areas unless provided written confirmation from both the owner and the geotechnical engineer.

Utilities extending beyond the development areas may be abandoned in place provided the ends are plugged with concrete, they do not conflict with planned improvements, and that the trench fills do not pose significant risk to the planned surface improvements.

The risk for owners associated with abandoning utilities in place include the potential for future differential settlement of existing trench fills, and/or partial collapse and potential ground loss into utility lines that are not completely filled with grout.

6.2 SITE CLEARING AND PREPARATION

6.2.1 Site Stripping

The site should be stripped of all surface vegetation, and surface and subsurface improvements to be removed within the proposed development area. Demolition of existing improvements is discussed in the prior paragraphs. Surface vegetation and topsoil should be stripped to a sufficient depth to remove all material greater than 3 percent organic content by weight. Based on our site observations, surficial stripping should extend about 4 to 6 inches below existing grade in vegetated areas.

6.2.2 Tree and Shrub Removal

Trees and shrubs designated for removal should have the root balls and any roots greater than ½-inch diameter removed completely. Mature trees are estimated to have root balls extending to depths of 2 to 4 feet, depending on the tree size. Significant root zones are anticipated to extend to the diameter of the tree canopy. Grade depressions resulting from root ball removal should be cleaned of loose material and backfilled in accordance with the recommendations in the "Compaction" section of this report.

6.3 REMOVAL OF EXISTING UNDOCUMENTED FILLS AND LOOSE SURFICIAL COLLUVIAL SOILS

As discussed, some of our borings encountered undocumented fills ranging up to about 7 ½ feet beneath the surface. Additionally, some loose surficial colluvial soils were encountered to a

depth of about 3 feet in Borings EB-2 and EB-8. All fills and loose surficial colluvial soils should be completely removed with building areas and within areas of improvements and grading prior to placement of additional fill. The contractor should anticipate over-excavating any existing fills and loose colluvial soils across the entire site. Provided the fills meet the "Material for Fill" requirements below, the fills may be reused when backfilling the excavations. Based on review of the samples collected from our borings, it appears that the fill may be reused. If materials are encountered that do not meet the requirements, such as debris, wood, trash, those materials should be screened out of the remaining material and be removed from the site. Backfill of excavations should be placed in lifts and compacted in accordance with the "Compaction" section below.

As mentioned, some of the existing roadways will be used for the proposed development. Fills extending into planned pavement areas where significant slope grading will not be performed as part of site grading activities may be left in place provided they are determined to be a low risk for future differential settlement and that the upper 12 to 18 inches of fill below pavement subgrade is re-worked and compacted as discussed in the "Compaction" section below.

6.3.1 Removal of Soils Along East Side of Farewell Lane

As mentioned in the slope stability and conclusion sections above, our stability analysis indicates the lower slope along the east side of Farewell Lane is not stable with the existing in-place soils. As such, we recommend the alluvial soil deposits be removed down to the bedrock and replaced as engineered fill. The removal of the existing soils should be performed for a minimum horizontal distance of 15 feet to the east of the proposed retaining wall along the east side of Farewell Lane. The over-excavation should be benched, keyed, and backfilled in accordance with additional recommendations of this report.

6.4 TEMPORARY CUT AND FILL SLOPES

The contractor is responsible for maintaining all temporary slopes and providing temporary shoring where required. Temporary shoring, bracing, and cuts/fills should be performed in accordance with the strictest government safety standards. On a preliminary basis, the upper 20 feet of soil at the site may be classified as OSHA Soil Type C materials and the upper 20 feet of bedrock may be classified as OSHA Soil Type B materials. Recommended soil parameters for temporary shoring are provided in the "Temporary Shoring" section of this report.

6.5 BELOW-GRADE EXCAVATIONS

Below-grade excavations may be constructed with temporary slopes in accordance with the "Temporary Cut and Fill Slopes" section above if space allows. Alternatively, temporary shoring may support the planned basement and site retaining wall cuts of up to about 40 feet. We have provided geotechnical parameters for shoring design in the section below. The choice of shoring method should be left to the contractor's judgment based on experience, economic considerations and adjacent improvements such as utilities, pavements, and foundation loads. Temporary shoring should support adjacent improvements without distress and should be the contractor's responsibility. A pre-condition survey including photographs and installation of

monitoring points for existing site improvements should be included in the contractor's scope. We should be provided the opportunity to review the geotechnical parameters of the shoring design prior to implementation; the project structural engineer should be consulted regarding support of adjacent structures and improvements.

6.5.1 Temporary Shoring

Based on the site conditions encountered during our investigation, the cuts may be supported by soldier beams and tie-backs, braced excavations, soil nailing, or potentially other methods. Where shoring will extend more than about 10 feet, restrained shoring will most likely be required to limit detrimental lateral deflections and settlement behind the shoring. In addition to soil earth pressures, the shoring system will need to support adjacent loads such as construction vehicles and incidental loading, existing structure foundation loads, and street loading. We recommend that heavy construction loads (cranes, etc.) and material stockpiles be kept at least 15 feet behind the shoring where shoring will be about 15 feet in height or less. Where this loading cannot be set back, the shoring will need to be designed to support the loading. Where shoring will be greater than about 15 feet in height, heavy construction loads and material stockpiles should be kept at distances greater than 15 feet from the shoring or the shoring will need to be designed to support the loading. The setback distance should be further evaluated based on the height of shoring and loading. The shoring designer should provide for timely and uniform mobilization of soil pressures that will not result in excessive lateral deflections. Minimum suggested geotechnical parameters for shoring design are provided in the table below.

Table 4: Suggested Temporary Shoring Design Parameters

Design Parameter	Design Value
Minimum Lateral Wall Surcharge (upper 5 feet)	120 psf
Cantilever Wall – Triangular Earth Pressure	40 pcf (1) (3) / 60 pcf (2) (3)
Restrained Wall – Uniform Earth Pressure	25H psf (1) (3) (4) / 31H psf (2) (3) (4)
Passive Pressure – Starting at 2 feet below the bottom of the adjacent excavation (5)	500 pcf up to 3,000 psf maximum uniform pressure

(1) Level grade behind wall
(2) Sloping grade up to about 2:1 (horizontal:vertical) behind wall
(3) H equals the height of the excavation; passive pressures are assumed to act over twice the soldier pile diameter
(4) The cantilever and restrained pressures are for drained designs. If undrained shoring is designed, an additional 62.4 pcf should be added for hydrostatic pressures.
(5) Bottom of adjacent excavation is bottom of mass excavation or bottom of footing excavation, whichever is deeper directly adjacent to the shoring element.

If shotcrete lagging is used for the shoring facing, the permanent retaining wall drainage materials, as discussed in the "Wall Drainage" section of this report, will need to be installed during temporary shoring construction. At a minimum, 2-foot-wide vertical panels should be placed between soil nails or tiebacks that are spaced at 6-foot centers. For 8-foot centers, 4-foot-wide vertical panels should be provided. A horizontal strip drain connecting the vertical

panels should be provided, or pass-through connections should be included for each vertical panel.

We performed our borings with small diameter solid-stem and hollow-stem auger drilling equipment and as such were not able to evaluate the potential for caving soils, which can create difficult conditions during soldier beam, tie-back, or soil nail installation; caving soils can also be problematic during excavation and lagging placement. The contractor is responsible for evaluating excavation difficulties prior to construction.

In addition to anticipated deflection of the shoring system, other factors such as voids created by soil sloughing, and erosion of granular layers due to perched water conditions can create adverse ground subsidence and deflections. The contractor should attempt to cut the excavation as close to neat lines as possible; where voids are created they should be backfilled as soon as possible with sand, gravel, or grout.

As previously mentioned, we recommend that a monitoring program be developed and implemented to evaluate the effects of the shoring on adjacent improvements. All sensitive improvements should be located and monitored for horizontal and vertical deflections and distress cracking based on a pre-construction survey. For multi-level excavations, the installation of inclinometers at critical areas may be desired for more detailed deflection monitoring. The monitoring frequency should be established and agree to by the project team prior to start of shoring construction.

The above recommendations are for the use of the design team; the contractor in conjunction with input from the shoring designer should perform additional subsurface exploration they deem necessary to design the chosen shoring system. A California-licensed civil or structural engineer must design and be in responsible charge of the temporary shoring design. The contractor is responsible for means and methods of construction, as well as site safety.

6.6 SUBGRADE PREPARATION

After site clearing and demolition is complete, and prior to backfilling any excavations resulting from fill removal or demolition, the excavation subgrade and subgrade within areas to receive additional site fills, slabs-on-grade and/or pavements should be scarified to a depth of 6 inches, moisture conditioned, and compacted in accordance with the "Compaction" section below. The building slab subgrade in undisturbed bedrock and bottom of keyways and benches in undisturbed bedrock do not need to be scarified.

6.7 SUBGRADE STABILIZATION MEASURES

Soil subgrade and fill materials, especially soils with high fines contents such as clays and silty soils, can become unstable due to high moisture content, whether from high in-situ moisture contents or from winter rains. As the moisture content increases over the laboratory optimum, it becomes more likely the materials will be subject to softening and yielding (pumping) from construction loading or become unworkable during placement and compaction.

The soils appear to range from about 5 percent below optimum to about 15 percent above optimum content at the time of drilling. During winter and spring, the soils may be significantly wetter. The contractor should anticipate needing to moisture condition some soils and dry other soils prior to reusing them as fill, especially if construction is undertaken during the winter, spring, or wet periods. When the soils are wetter, repetitive rubber-tire loading, or other heavy or repetitive loads may de-stabilize the soils.

There are several methods to address potential unstable soil conditions and facilitate fill placement and trench backfill. Some of the methods are briefly discussed below. Implementation of the appropriate stabilization measures should be evaluated on a case-by-case basis according to the project construction goals and the particular site conditions.

6.7.1 Scarification and Drying

The subgrade may be scarified to a depth of 12 inches and allowed to dry to near optimum conditions if enough dry weather is anticipated to allow sufficient drying. More than one round of scarification may be needed to break up the soil clods.

6.7.2 Removal and Replacement

As an alternative to scarification, the contractor may choose to over-excavate the unstable soils and replace them with dry on-site or import materials. A Cornerstone representative should be present to provide recommendations regarding the appropriate depth of over-excavation, whether a geosynthethic (stabilization fabric or geogrid) is recommended, and what materials are recommended for backfill.

6.7.3 Chemical Treatment

Where the unstable area exceeds about 5,000 to 10,000 square feet and/or site winterization is desired, chemical treatment with quicklime (CaO), kiln-dust, or cement may be more cost-effective than removal and replacement. Recommended chemical treatment depths will typically range from 12 to 18 inches depending on the magnitude of the instability.

6.7.4 Below-Grade Excavation Stabilization

Based on the grading plans provided, significant cuts are planned. Free groundwater is not anticipated to be encountered. However, perched groundwater may be encountered at the basement excavation level or may develop after the completion of construction and cannot be adequately dewatered with temporary dewatering methods and if soils are present at the basement level within these areas of perched groundwater, the excavation may become unstable under the weight of track-mounted or rubber-tired construction equipment within these areas. A network of subdrains may be needed to address perched groundwater conditions. In these areas, to provide a firm base for construction of the foundation and slab, it may be necessary to remove an additional approximately 12 to 18 inches of native soil below the foundation level and replace it with a bridging layer, such as crushed rock. The crushed rock should be consolidated in place with light vibratory equipment. Rubber-tire equipment should

not be allowed to operate on the exposed subgrade; the crushed rock should be stockpiled and pushed out over the stabilization fabric. Otherwise, a layer of lean cement-sand slurry layer ("rat slab") may be considered, or a combination of the two.

6.8 MATERIAL FOR FILL

6.8.1 Re-Use of On-site Soils

On-site soils with an organic content less than 3 percent by weight may be reused as general fill. General fill should not have lumps, clods or cobble pieces larger than 6 inches in diameter; 85 percent of the fill should be smaller than 2½ inches in diameter. Minor amounts of oversized material (smaller than 12 inches in diameter) may be allowed provided the oversized pieces are not allowed to nest together and the compaction method will allow for loosely placed lifts not exceeding 12 inches.

6.8.2 Re-Use of On-Site Site Improvements

Asphalt concrete (AC) grindings and aggregate base (AB) may be generated during site demolition. If the AC grindings are mixed with the underlying AB to meet Class 2 AB specifications, they may be reused within the new pavement and flatwork structural sections outside the building. AC/AB grindings may not be reused beneath the occupied building areas, including the basement levels. Laboratory testing will be required to confirm the grindings meet project specifications.

If the site area allows for on-site pulverization of PCC and provided the PCC is pulverized to meet the "Material for Fill" requirements of this report, it may be used as select fill within the building areas, excluding the capillary break layer; as typically pulverized PCC comes close to or meets Class 2 AB specifications, the recycled PCC may likely be used within the pavement structural sections. PCC grindings also make good winter construction access roads, similar to a cement-treated base (CTB) section.

6.8.3 Potential Import Sources

Imported and non-expansive material should be inorganic with a Plasticity Index (PI) of 15 or less, and not contain recycled asphalt concrete where it will be used within the habitable building areas. To prevent significant caving during trenching or foundation construction, imported material should have sufficient fines. Samples of potential import sources should be delivered to our office at least 10 days prior to the desired import start date. Information regarding the import source should be provided, such as any site geotechnical reports. If the material will be derived from an excavation rather than a stockpile, potholes will likely be required to collect samples from throughout the depth of the planned cut that will be imported. At a minimum, laboratory testing will include PI tests. Material data sheets for select fill materials (Class 2 aggregate base, ¾-inch crushed rock, quarry fines, etc.) listing current laboratory testing data (not older than 6 months from the import date) may be provided for our review without providing a sample. If current data is not available, specification testing will need to be completed prior to approval.

Environmental and soil corrosion characterization should also be considered by the project team prior to acceptance. Suitable environmental laboratory data to the planned import quantity should be provided to the project environmental consultant; additional laboratory testing may be required based on the project environmental consultant's review. The potential import source should also not be more corrosive than the on-site soils, based on pH, saturated resistivity, and soluble sulfate and chloride testing.

6.9 COMPACTION REQUIREMENTS

All fills, and subgrade areas where fill, slabs-on-grade, and pavements are planned, should be placed in loose lifts 8 inches thick or less and compacted in accordance with ASTM D1557 (latest version) requirements as shown in the table below. In general, clayey soils should be compacted with sheepsfoot equipment and sandy/gravelly soils with vibratory equipment; open-graded materials such as crushed rock should be placed in lifts no thicker than 18 inches and consolidated in place with vibratory equipment. Each lift of fill and all subgrade should be firm and unyielding under construction equipment loading in addition to meeting the compaction requirements to be approved. The contractor (with input from a Cornerstone representative) should evaluate the in-situ moisture conditions, as the use of vibratory equipment on soils with high moistures can cause unstable conditions. General recommendations for soil stabilization are provided in the "Subgrade Stabilization Measures" section of this report. Where the soil's PI is 20 or greater, the expansive soil criteria should be used.

Table 5: Compaction Requirements

Description	Material Description	Minimum Relative[1] Compaction (percent)	Moisture[2] Content (percent)
General Fill (within upper 5 feet)	On-Site Expansive Soils	87 – 92	>3
	Low Expansion Soils	90	>1
General Fill (below a depth of 5 feet)	On-Site Expansive Soils	95	>3
	Low Expansion Soils	95	>1
Basement Wall Backfill	Without Surface Improvements	90	>1
Basement Wall Backfill	With Surface Improvements	95[4]	>1
Trench Backfill[5]	On-Site Expansive Soils	87 – 92	>3
Trench Backfill[5]	Low Expansion Soils	90	>1
Trench Backfill (upper 6 inches of pavement subgrade)	On-Site Low Expansion Soils	95	>1
Crushed Rock Fill	¾-inch Clean Crushed Rock	Consolidate In-Place	NA

Table 5 Continues

Table 5: Compaction Requirements (Continued)

Description	Material Description	Minimum Relative[1] Compaction (percent)	Moisture[2] Content (percent)
Non-Expansive Fill	Imported Non-Expansive Fill	90	Optimum
Flatwork Subgrade6	On-Site Expansive Soils	87 - 92	>3
Flatwork Subgrade6	Low Expansion Soils	90	>1
Flatwork Aggregate Base[6]	Class 2 Aggregate Base[3]	90	Optimum
Pavement Subgrade[6]	On-Site Expansive Soils	87 - 92	>3
Pavement Subgrade[6]	Low Expansion Soils	95	>1
Pavement Aggregate Base[6]	Class 2 Aggregate Base[3]	95	Optimum
Asphalt Concrete[6]	Asphalt Concrete	91 – 97 (Caltrans)	NA

1 – Relative compaction based on maximum density determined by ASTM D1557 (latest version)
2 – Moisture content based on optimum moisture content determined by ASTM D1557 (latest version)
3 – Class 2 aggregate base shall conform to Caltrans Standard Specifications, latest edition, except that the relative compaction should be determined by ASTM D1557 (latest version)
4 – Using light-weight compaction or walls should be braced
5 – Trench backfill in the City Right of Way should be backfilled and compacted in accordance with the Town of Los Gatos recommendations. Typically, trenches in the City Right of Way are backfilled with Class II aggregate base compacted to 95 percent or CDF; Civil Engineer to specify as needed.
6 – Subgrade and Aggregate base within City Right of Way should be compacted in accordance with the Town of Los Gatos standard specifications

6.9.1 Construction Moisture Conditioning

Expansive soils can undergo significant volume change when dried then wetted. The contractor should keep all exposed expansive soil subgrade (and also trench excavation side walls) moist until protected by overlying improvements (or trenches are backfilled). If expansive soils are allowed to dry out significantly, re-moisture conditioning may require several days of re-wetting (flooding is not recommended), or deep scarification, moisture conditioning, and re-compaction.

6.10 TRENCH BACKFILL

Utility lines constructed within public right-of-way should be trenched, bedded and shaded, and backfilled in accordance with the local or governing jurisdictional requirements. Utility lines in private improvement areas should be constructed in accordance with the following requirements unless superseded by other governing requirements.

All utility lines should be bedded and shaded to at least 6 inches over the top of the lines with crushed rock (⅜-inch-diameter or greater) or well-graded sand and gravel materials conforming to the pipe manufacturer's requirements. Open-graded shading materials should be consolidated in place with vibratory equipment and well-graded materials should be compacted to at least 90 percent relative compaction with vibratory equipment prior to placing subsequent backfill materials.

General backfill over shading materials may consist of on-site native materials provided they meet the requirements in the "Material for Fill" section, and are moisture conditioned and compacted in accordance with the requirements in the "Compaction" section.

Where utility lines will cross perpendicular to strip footings, the footing should be deepened to encase the utility line, providing sleeves or flexible cushions to protect the pipes from anticipated foundation settlement, or the utility lines should be backfilled to the bottom of footing with sand-cement slurry or lean concrete. Where utility lines will parallel footings and will extend below the "foundation plane of influence," an imaginary 1:1 plane projected down from the bottom edge of the footing, either the footing will need to be deepened so that the pipe is above the foundation plane of influence or the utility trench will need to be backfilled with sand-cement slurry or lean concrete within the influence zone. Sand-cement slurry used within foundation influence zones should have a minimum compressive strength of 75 psi.

6.11 PERMANENT CUT AND FILL SLOPES

All permanent cut and fill slopes in soil should have a maximum inclination of 2:1 (horizontal:vertical) for slopes up to 10 feet high; we should review slopes greater than 10 feet. Permanent cuts in suitable bedrock with inclination of 1:1 are possible depending on their location and proximity to building footings and should be observed and reviewed by Cornerstone Earth Group. We should review the grading plans once they are near-finished to confirm the design slope inclination. Fill slopes should be overbuilt and trimmed back, exposing engineered fill when complete. Refer to the "Erosion Control" section of this report for a discussion regarding protection of slope surfaces. A keyway and drainage plan should be incorporated to the civil construction documents, and should be reviewed by Cornerstone Earth Group for general conformance with our recommendations prior to submittal for building department review.

6.11.1 Keyways and Benches

Fill placed on existing ground inclined at 5:1 or greater should be benched into the existing slope and a keyway constructed at the toe of the fill. Benches should be angled slightly into the slope and be spaced vertically at no greater than 5 feet between benches, and be at least 10 feet wide. Depending on the colluvial and alluvial soils and bedrock encountered, benches may need to be widened beyond the minimum width to extend into suitable soil or bedrock. Keyways should also be angled slightly into the slope (minimum 2 percent inclination), extend a minimum 3 feet into suitable soil and/or bedrock, and be at least 10 feet wide. A typical bench and keyway detail is depicted in Figure 13. We should be retained to assist the civil engineer in preparing additional keyway and subdrain plans, as needed, once near final grading plans have been determined.

6.11.2 Fill Drainage

A permanent subsurface drainage system consisting of a series of perforated gravity pipes or drainage strips should be constructed between engineered fill placed against a bedrock slope and within all keyways. This system is intended to intercept perched water flowing through the

bedrock and transmit it to suitable outlet structures and reduce the potential for hydrostatic pressures building up behind the fills, and causing slope instability. The drain lines should be placed at the back of the keyways and benches. Bench drains should be spaced vertically at no greater than 10 feet.

The drainage system should be constructed in a minimum 24 inch wide trench placed as fill against the back of keyway or bench as shown in Figure 14, and will consist of a minimum 6-inch-diameter perforated SDR 35 PVC (perforations placed downward), bedded and shaded in Caltrans Class 2 Permeable Material (latest version) or ½- to ¾-inch crushed rock; if crushed rock is used, the rock should be encapsulated in filter fabric (Mirafi 140N or equivalent). The bedding should be at least 4 inches thick, and the trench should be at least 24 inches in width and 36 inches in height or depth. All drainage lines should slope towards suitable outlet structures at an inclination of at least 1.0 percent. Suitable outlet structures may consist of connecting the drainage lines to a storm drain system, with a sump if required; if the drain lines will outlet overland at the toe of the slope, an appropriate rock spill pad should be provided; the drain lines should not outlet onto the slope. Vertical cleanouts should be provided at all upslope ends of the drainage lines and at all 90-degree bends.

6.11.3 Plan Review and Construction Monitoring

We should be retained to review the conceptual grading and sub-drainage plans and we can provide more specific input regarding the location of keyways and fill drainage for the final plans. A Cornerstone representative should be on site during keyway and fill slope construction. Field modifications to the planned keyway and benching may be required based on encountered field conditions.

We recommend that the project civil engineer or land surveyor be retained to survey in place all keyways, sub-drainage lines, solid pipes, and cleanouts, and create an as-built plan. This plan will be of use for any future maintenance or repair work.

6.12 BEDROCK EXCAVATION

As discussed, site grading will include excavating into the underlying bedrock which was found to vary considerably in terms of relative hardness, ranging from low hardness to high hardness. We anticipate softer areas of the underlying bedrock can be excavated using conventional excavating equipment (heavy duty backhoes and excavators). However, localized areas of more competent rock may exist and should be expected. If encountered, these areas of stronger rock may require the use of hoe rams to excavate or a different excavation technique. Additional handling and separation of oversized rock or materials may also be required prior to reusing for backfill. The contractor should be made aware of potential difficult excavation conditions and other excavation methods should be planned for. Contractors should anticipate that drilling into bedrock may be difficult and should anticipate needing to use rock core barrels, air percussion drills, and/or other rock coring and drilling methods to drill into the bedrock shown on the boring logs.

6.13 SITE DRAINAGE

6.13.1 Surface Drainage

Surface runoff should not be allowed to flow over the top of or pond at the top or toe of engineered slopes or retaining walls. Ponding should also not be allowed on or adjacent to building foundations, slabs-on-grade, or pavements. Hardscape surfaces should slope at least 2 percent towards suitable discharge facilities; landscape areas should slope at least 3 percent towards suitable discharge facilities. Roof runoff should be directed away from building areas in closed conduits, to approved infiltration facilities, or on to hardscaped surfaces that drain to suitable facilities. Retention, detention or infiltration facilities should be spaced at least 10 feet from buildings, and preferably at least 5 feet from slabs-on-grade or pavements. These facilities are not recommended where stormwater infiltration may affect slopes at lower elevations on or adjacent to the site. However, if slopes are not present at lower elevations that could potentially be affected, and if retention, detention or infiltration facilities are located within these zones, we recommend that these treatment facilities meet the requirements in the Storm Water Treatment Design Considerations section of this report.

Lined v-ditches should be included at the top of slopes, and at the toe of slopes or behind retaining walls adjacent to planned or existing development. All v-ditches and drain inlets should be sized to accommodate the design storm events for the upslope tributary area. Concrete-lined v-ditches should be reinforced as required and have adequate control and construction joints, and should be constructed neat in excavations; backfill around formed ditches should not be allowed.

Upslope sources of water should be evaluated. If upslope irrigation of is present or planned, additional surface and subsurface drainage, or construction of drained buttress fills may be needed to protect site improvements. We should be consulted if this issue will affect the project.

6.13.2 Subsurface Drainage

As discussed in the "Permanent Cut and Fill Slopes" section, subsurface drainage improvements should be installed as part of earthwork for fill construction. These improvements should include positive surface gradients for keyways and benches and the installation of a subdrain system consisting of perforated pipe and permeable gravel or drain rock. If drain rock is used, the rock and pipe should be entirely wrapped with a geotextile fabric (Mirafi 140N or approved equal). Subdrains should also be installed at the toe of any proposed cut slopes depending on the actual conditions observed during construction. A typical trench subdrain detail is shown on Figure 14. As previously discussed, a subdrain plan should be prepared once more finalized grading plans are produced. The actual location of subdrains should be determined in the field at the time of construction by the geotechnical engineer.

6.14 LOW-IMPACT DEVELOPMENT (LID) IMPROVEMENTS

The Municipal Regional Permit (MRP) requires regulated projects to treat 100 percent of the amount of runoff identified in Provision C.3.d from a regulated project's drainage area with low

impact development (LID) treatment measures onsite or at a joint stormwater treatment facility. LID treatment measures are defined as rainwater harvesting and use, infiltration, evapotranspiration, or biotreatment. A biotreatment system may only be used if it is infeasible to implement harvesting and use, infiltration, or evapotranspiration at a project site.

Technical infeasibility of infiltration may result from site conditions that restrict the operability of infiltration measures and devices. Various factors affecting the feasibility of infiltration treatment may create an environmental risk, structural stability risk, or physically restrict infiltration. The presence of any of these limiting factors may render infiltration technically infeasible for a proposed project. To aid in determining if infiltration may be feasible at the site, we provide the following site information regarding factors that may aid in determining the feasibility of infiltration facilities at the site.

- The soils at the site are generally clayey, and categorized as Hydrologic Soil Group D, and are expected to have infiltration rates of less than 0.2 inches per hour. In our opinion, these clayey soils will significantly limit the infiltration of stormwater.

- The site area is underlain by bedrock with depths beneath the surface varying across the site. Groundwater could be perched above the bedrock and be present within fractures within the rock.

- The project will include grading the hillsides surrounding the proposed building. Stormwater infiltration into or adjacent to the engineered fill and cut slopes is not recommended as this could cause a geotechnical hazard and slope instability.

6.14.1 Storm Water Treatment Design Considerations

If storm water treatment improvements, such as shallow bio-retention swales, basins or pervious pavements, are required as part of the site improvements to satisfy Storm Water Quality (C.3) requirements, we recommend the following items be considered for design and construction.

6.14.1.1 General Bioswale Design Guidelines

- If possible, avoid placing bioswales or basins within 10 feet of the building perimeter or within 5 feet of exterior flatwork or pavements. If bioswales must be constructed within these setbacks, the side(s) and bottom of the trench excavation should be lined with 10-mil visqueen to reduce water infiltration into the surrounding expansive clay.

- Bioswales constructed within 3 feet of proposed building may be within the foundation zone of influence for perimeter wall loads. Therefore, where bioswales will parallel foundations and will extend below the "foundation plane of influence," an imaginary 1:1 plane projected down from the bottom edge of the foundation, the foundation will need to be deepened so that the bottom edge of the bioswale filter material is above the foundation plane of influence.

- The bottom of bioswale or detention areas should include a perforated drain placed at a low point, such as a shallow trench or sloped bottom, to reduce water infiltration into the surrounding soils near structural improvements and within and adjacent to the fill slopes. As mentioned, we do not recommend stormwater infiltration into or adjacent to the engineered fill slopes. We should review the location of all proposed stormwater infiltration facilities.

6.14.1.2 Bioswale Infiltration Material

- Gradation specifications for bioswale filter material, if required, should be specified on the grading and improvement plans.

- Compaction requirements for bioswale filter material in non-landscaped areas or in pervious pavement areas, if any, should be indicated on the plans and specifications to satisfy the anticipated use of the infiltration area.

- If required, infiltration (percolation) testing should be performed on representative samples of potential bioswale materials prior to construction to check for general conformance with the specified infiltration rates.

- It should be noted that multiple laboratory tests may be required to evaluate the properties of the bioswale materials, including percolation, landscape suitability and possibly environmental analytical testing depending on the source of the material. We recommend that the landscape architect provide input on the required landscape suitability tests if bioswales are to be planted.

- If bioswales are to be vegetated, the landscape architect should select planting materials that do not reduce or inhibit the water infiltration rate, such as covering the bioswale with grass sod containing a clayey soil base.

- If required by governing agencies, field infiltration testing should be specified on the grading and improvement plans. The appropriate infiltration test method, duration and frequency of testing should be specified in accordance with local requirements.

- Due to the relatively loose consistency and/or high organic content of many bioswale filter materials, long-term settlement of the bioswale medium should be anticipated. To reduce initial volume loss, bioswale filter material should be wetted in 12 inch lifts during placement to pre-consolidate the material. Mechanical compaction should not be allowed, unless specified on the grading and improvement plans, since this could significantly decrease the infiltration rate of the bioswale materials.

- It should be noted that the volume of bioswale filter material may decrease over time depending on the organic content of the material. Additional filter material may need to be added to bioswales after the initial exposure to winter rains and periodically over the life of the bioswale areas, as needed.

6.14.1.3 Bioswale Construction Adjacent to Pavements

If bio-infiltration swales or basins are considered adjacent to proposed parking lots or exterior flatwork, we recommend that mitigative measures be considered in the design and construction of these facilities to reduce potential impacts to flatwork or pavements. Exterior flatwork, concrete curbs, and pavements located directly adjacent to bio-swales may be susceptible to settlement or lateral movement, depending on the configuration of the bioswale and the setback between the improvements and edge of the swale. To reduce the potential for distress to these improvements due to vertical or lateral movement, the following options should be considered by the project civil engineer:

- Improvements should be setback from the edge of a bioswale, assuming a sloping bioswale) such that there is at least 1 foot of horizontal distance between the edge of improvements and the top edge of the bioswale excavation for every 1 foot of vertical bioswale depth, or

- Concrete curbs for pavements, or lateral restraint for exterior flatwork, located directly adjacent to a bioswale, or not meeting the above setback, should be designed to resist lateral earth pressures in accordance with the recommendations in the "Retaining Walls" section of this report, or concrete curbs or edge restraint should be adequately keyed into the native soil or engineered to reduce the potential for rotation or lateral movement of the curbs.

6.15 PERMANENT EROSION CONTROL MEASURES

Hillside grading will require periodic maintenance after construction to reduce the potential for erosion and sloughing. At a minimum all slopes should be vegetated by hydroseeding or other landscape ground cover. The establishment of vegetation will help reduce runoff velocities, allow some infiltration and transpiration, trap sediment within runoff, and protect the soil from raindrop impact. Depending on the exposed material type and the slope inclination, more aggressive erosion control measures may be needed to protect slopes for one or more winter seasons while vegetation is establishing. For slopes with inclinations of 2:1 (horizontal:vertical) or greater, erosion control may consist of jute netting, straw matting, or erosion control blankets used in combination with hydroseeding.

Both construction and post-construction Storm Water Pollution Prevention Plans (SWPPPs) should be prepared for the project-specific requirements. We recommend that final grading plans be provided for our review.

6.16 LANDSCAPE CONSIDERATIONS

Since moderately to highly expansive soils are present at the site, we recommend reducing the amount of surface water infiltrating these soils near foundations and exterior slabs-on-grade. This can typically be achieved by:

- Using drip irrigation
- Avoiding open planting within 3 feet of the building perimeter or near the top of existing slopes
- Regulating the amount of water distributed to lawns or planter areas by using irrigation timers
- Selecting landscaping that requires little or no watering, especially near foundations.

We recommend that the landscape architect consider these items when developing landscaping plans.

SECTION 7: 2019 CBC SEISMIC DESIGN CRITERIA

We developed site-specific design parameters in accordance with Chapter 16, Chapter 18 and Appendix J of the 2019 California Building Code (CBC) and Chapters 11, 12, 20 and 21 and Supplement No. 1 of ASCE 7-16.

7.1 SITE LOCATION AND PROVIDED DATA FOR 2019 CBC SEISMIC DESIGN

The project is located at longitude 37.220967° and latitude -121.987088°, which is based on Google Earth (WGS84) coordinates at the center of the site at 110 Wood Road, Los Gatos, California. The structural engineer has not yet provided the Risk Category for the building or Hillevator. However, we have been informed the podium structural period will be roughly 0.05 seconds and the three- to five-story building periods will be roughly 0.3 to 0.5 seconds. The period of the Hillevator is not known at this time. For our analysis, we have assumed the structures to be Risk Category II, resulting in Seismic Importance Factors (I_e) of 1.00 in accordance with Table 1.5-2 of ASCE 7-16. When the Risk Categories are determined and provided, we will revise our analysis accordingly.

7.2 SITE CLASSIFICATION – CHAPTER 20 OF ASCE 7-16

Code-based site classification and ground motion attenuation relationships are based on the time-weighted average shear wave velocity of the top approximately 100 feet (30 meters) of the soil profile, or V_{S30}.

Based on our explorations, review of local geology, and proposed grading and finished floor elevations for the building, a large portion of the building foundations will be underlain directly by sandstone or volcanic bedrock with typical SPT "N" values greater than 50 blows per foot, however there will be areas of the building footings also underlain by soil with typical SPT "N" values less than 50 blows per foot. As mentioned and to be further discussed in the "Foundations" section below, where the building foundations are not directly supported on bedrock, we recommend ground improvement be performed to stiffen the underlying soils or the foundations be deepened into bedrock to reduce the potential for differential settlement. As such, if ground improvement is performed beneath foundations not directly supported on

bedrock, it is our opinion the soils would be stiffened such that the average SPT "N" values for the top approximately 100 feet of the profile beneath the foundations would be greater than 50 blows per foot. Therefore, provided ground improvement is performed in the areas discussed above, we have classified the material beneath the building and site retaining walls as Site Class C, which is considered acceptable for the project per Chapter 20 of ASCE 7-16. Our site-specific ground motion hazard analysis considered a V_{S30} of 537 m/s (1761 ft/s), based on correlations with the "N" values from our explorations.

As discussed, a Hillevator is proposed in the location of our explorations, Borings EB-1 and EB-2. Our explorations encountered primarily medium dense to dense stiff alluvial soils to a depth ranging from 9 to 26½ feet, the maximum depth explored. Based on the conditions encountered in our borings, and available geologic data, the Hillevator location (eastern/northeastern side of the site) may be classified as Site Class D, described as a "stiff soil" profile. Because we used site-specific data from our explorations and laboratory testing, the site class should be considered as "determined" for the purposes of estimating the seismic design parameters from the code outlined below. Our site-specific ground motion hazard analysis considered a V_{S30} of 230 m/s (754 ft/s).

Effects of local soil conditions are incorporated in the initial (i.e., before any ground shaking) average shear wave velocity for the upper 30 m (100 ft) of the site soils.

7.3 CODE-BASED SEISMIC DESIGN PARAMETERS

Code-based spectral acceleration parameters were determined based on mapped acceleration response parameters adjusted for the specific site conditions. Mapped Risk-Adjusted Maximum Considered Earthquake (MCE_R) spectral acceleration parameters (S_S and S_1) were determined using the ATC Hazards by Location website (https://hazards.atcouncil.org).

The mapped acceleration parameters were adjusted for local site conditions based on the average soil conditions for the upper 100 feet (30 meters) of the soil profile. Code-based MCE_R spectral response acceleration parameters adjusted for site effects (S_{MS} and S_{M1}) and design spectral response acceleration parameters (S_{DS} and S_{D1}) are presented in Tables 6A and 6B.

In accordance with CBC Section 1613.2.5, Risk Category I, II, or III structures with mapped spectral response acceleration parameter at the 1-second period (S_1) equal to or greater than 0.75, are assigned Seismic Design Category E. In accordance with Section 11.4.8 of ASCE 7-16, structures on Site Class D sites with mapped 1-second period spectral acceleration (S_1) values greater than or equal to 0.2 require a site-specific ground motion hazard analysis be performed in accordance with Section 21.2 of ASCE 7-16. We also assumed that the Structural Engineer will not take the "Exceptions" listed in Section 11.4.8 of ASCE 7-16. ***Our recommended design site-specific seismic parameters are presented in Tables 9A and 9B, Section 7.5. The values in Table 6A could be used for design, however, we have performed a ground motion hazard analysis for Site Class C and have found the values are slightly lower than the code based values from the ATC hazards website. The values in Table 6B should not be used for design unless the Structural Engineer decides to take Exception 2 listed in Section 11.4.8 of ASCE 7-16***. *Values summarized in Tables 6A and 6B*

are only used to determine Seismic Design Category and comparison with minimum code requirements in our site-specific ground motion hazard analysis (Section 7.4 to follow).

Table 6A: Site Class C – Proposed Buildings and Site Retaining Walls: 2019 CBC Site Categorization and Site Coefficients

Classification/Coefficient	Design Value
Site Class	C
Site Latitude	37.220967°
Site Longitude	-121.987088°
Risk Category	II*
0.2-second Period Mapped Spectral Acceleration[1], S_S	2.563g
1-second Period Mapped Spectral Acceleration[1], S_1	0.882g
Short-Period Site Coefficient – Fa	1.2
Long-Period Site Coefficient – Fv	1.4
0.2-second Period, Maximum Considered Earthquake Spectral Response Acceleration Adjusted for Site Effects - S_{MS}	3.076g
1-second Period, Maximum Considered Earthquake Spectral Response Acceleration Adjusted for Site Effects – S_{M1}	1.235g
0.2-second Period, Design Earthquake Spectral Response Acceleration – S_{DS}	2.05g
1-second Period, Design Earthquake Spectral Response Acceleration – S_{D1}	0.823g
Long-Period Transition – T_L	12 seconds
Mapped MCEG Peak Ground Acceleration – PGA	1.049g
Site Coefficient – F_{PGA}	1.2
MCEG Mapped Adjusted for Site Effects – PGA_M	1.259g

*Assumed, to be confirmed by Structural Engineer

Table 6B: Site Class D – Proposed Hillevator: 2019 CBC Site Categorization and Site Coefficients

Classification/Coefficient	Design Value
Site Class	D
Site Latitude	37.220967°
Site Longitude	-121.987088°
Risk Category	II*
0.2-second Period Mapped Spectral Acceleration[1], S_S	2.563g
1-second Period Mapped Spectral Acceleration[1], S_1	0.882g

Table 6B Continues

Table 6B: Site Class D – Proposed Hillevator: 2019 CBC Site Categorization and Site Coefficients (Continued)

Classification/Coefficient	Design Value
Short-Period Site Coefficient – Fa	1.0
Long-Period Site Coefficient – Fv	2.5
0.2-second Period, Maximum Considered Earthquake Spectral Response Acceleration Adjusted for Site Effects - S_{MS}	2.563g
1-second Period, Maximum Considered Earthquake Spectral Response Acceleration Adjusted for Site Effects – S_{M1}	**null
0.2-second Period, Design Earthquake Spectral Response Acceleration – S_{DS}	1.709g
1-second Period, Design Earthquake Spectral Response Acceleration – S_{D1}	**null
Long-Period Transition – T_L	12 seconds
Mapped MCEG Peak Ground Acceleration – PGA	1.049g
Site Coefficient – F_{PGA}	1.1
MCEG Mapped Adjusted for Site Effects – PGA_M	1.154g

*Assumed, to be confirmed by Structural Engineer
**Site-specific analysis required per Section 11.4.8 of ASCE 7-16.

7.4 SITE-SPECIFIC GROUND MOTION HAZARD ANALYSIS

In accordance with Section 11.4.8 of ASCE 7-16, we performed a ground motion hazards analysis (GMHA) in accordance with Chapter 21, Section 21.2 of ASCE 7-16. Following the methodology outlined in Section 21.2, we evaluated both Probabilistic MCE_R Ground Motions in accordance with Method 1 and Deterministic MCE_R Ground Motions to generate our recommended design response spectrum for the project.

We performed a site-specific GMHA in accordance with ASCE 7-16 Chapter 21.2 and 2019 CBC Section 1803.6. Our analyses were performed using the USGS interface Unified Hazard Tool (UHT) based on the UCERF 3 Data Set, Business Seismic Safety Council (BSSC) Scenario Catalog 2014 event set (BSSC 2014), and the 2014 National Seismic Hazard Maps – Source Parameters (NSHMP deterministic event set). Additionally, we utilized the USGS program Response Spectra Plotter with combined models (Combined: WUS 2014 (4.1)).

Our analysis utilized the mean ground motions predicted by four of the Next Generation Attenuation West 2 (NGA-West 2) relationships: Boore-Atkinson (2013), Campbell-Bozognia (2013), Chiou-Youngs (2013), and Abrahamson-Silva (2013). Rotation factors (scale factors) were determined as specified in ASCE 7-16 Chapter 21, Section 21.2, to calculate the maximum rotated component of ground motions (ASCE, 2016).

7.4.1 Probabilistic MCE_R

We performed a probabilistic seismic hazard analysis (PSHA) in accordance with ASCE 7-16 Section 21.2.1. The probabilistic MCE acceleration response spectrum is defined as the 5 percent damped acceleration response spectrum having a 2 percent probability of exceedance in a 50 year period (2,475-year return period). The probabilistic MCE spectrum was multiplied by Risk Coefficients (C_R) to determine the probabilistic MCE_R. We used Risk Coefficients (C_{RS} and C_{R1}) of 0.901 and 0.886, respectively, based on ASCE 7-16 Section 21.2.1.1 - Method 1 and the ATC website. Risk coefficients for the various periods are presented in Tables 7A and 7B, Column 3.

The resulting probabilistic MCE_R for site class C and D are presented on Figures 13 and 15 (red line), respectively. Spectral ordinates are tabulated in Tables 7A and 7B, Column 6.

7.4.2 Deterministic MCE_R

We performed deterministic seismic hazard analyses in accordance with ASCE 7-16 Section 21.2.2 and ASCE 7-16 Supplement No. 1. As the largest probabilistic spectral response acceleration was determined to be 3.007 for Site Class C and 2.951 for Site Class D which is greater than 1.2 F_a, where F_a is taken as 1.0 from Table 11.4-1 in ASCE 7-16 Supplement No. 1, the 84th percentile rotated response spectrum was calculated as part of the deterministic analyses.

The deterministic MCE_R acceleration response spectrum is calculated as the largest 84th percentile ground motion in the direction of maximum horizontal response for each period for characteristic earthquakes on all known active faults within the region. As shown in Table 1, the site is located within approximately 25 kilometers of five major fault sources. The largest deterministic ground motion for all periods resulted from a M_w 8.05 earthquake on the San Andreas Fault, located approximately 4.4 kilometers from the site

In accordance with Supplement No. 1 of ASCE 7-16, when the largest spectral response acceleration of the resulting deterministic ground motion response spectrum is less than 1.5F_a than the largest 84th percentile rotated response spectrum (Tables 7A and 7B, Column 4) shall be scaled by a single factor such that the maximum response spectral acceleration equals 1.5F_a. For Site Classes A, B, C and D, F_a is determined using Table 11.4.1 with the value of S_s taken as 1.5; for Site Class E, F_a shall be taken as 1.0. When the largest spectral response acceleration of the probabilistic ground motion response of 21.2.1 is less than 1.2F_a, the deterministic ground motion response does not need to be calculated.

The deterministic MCE spectrum are tabulated in Tables 7A and 7B, Column 5. The deterministic MCE_R for Site Class C and Site Class D are presented graphically on Figures 13 and 15 (blue line), respectively.

7.4.3 Site-Specific MCE_R

The site-specific MCE_R is defined by ASCE 7-16 Section 21.2.3 as the lesser of the deterministic and probabilistic MCE_R's at each period. The site-specific MCE_R spectrum was calculated by taking the lesser of the deterministic MCE_R and the probabilistic MCE_R. Spectral ordinates for the site-specific MCE_R for Site Class C and Site Class D are tabulated in Tables 7A and 7B, Column 7 and shown graphically on Figure 13 and 15 (dashed black line), respectively.

Table 7A: Site Class C – Proposed Buildings and Site Retaining Walls: Development of Site-Specific MCE_R Spectrum

Period (seconds)	CBC General Spectrum (g)	Risk Coefficient	Det. 84th Percentile Rotated	Deterministic MCE_R (g)	Probabilistic MCE_R (g)	Site-Specific MCE_R (g)
0.000	0.820	0.901	1.092	1.092	1.192	1.092
0.050	1.586	0.901	1.391	1.391	1.786	1.391
0.080	2.046	0.901	1.752	1.752	2.142	1.752
0.100	2.050	0.901	1.993	1.993	2.380	1.993
0.150	2.050	0.901	2.344	2.344	2.693	2.344
0.200	2.050	0.901	2.474	2.474	3.007	2.474
0.250	2.050	0.900	2.488	2.488	2.954	2.488
0.300	2.050	0.899	2.382	2.382	2.900	2.382
0.400	2.050	0.897	2.213	2.213	2.669	2.213
0.401	2.050	0.897	2.211	2.211	2.667	2.211
0.500	1.646	0.895	2.054	2.054	2.427	2.054
0.750	1.098	0.891	1.631	1.631	1.922	1.631
1.000	0.823	0.886	1.371	1.371	1.582	1.371
2.000	0.412	0.886	0.738	0.738	0.797	0.738
3.000	0.274	0.886	0.557	0.557	0.552	0.552
4.000	0.206	0.886	0.444	0.444	0.420	0.420
5.000	0.165	0.886	0.375	0.375	0.341	0.341

Table 7B: Site Class D – Proposed Hillevator: Development of Site-Specific MCE_R Spectrum

Period (seconds)	CBC General Spectrum (g)	Risk Coefficient	Det. 84th Percentile Rotated	Deterministic MCE_R (g)	Probabilistic MCE_R (g)	Site-Specific MCE_R (g)
0.000	0.683	0.901	1.134	1.134	1.063	1.063
0.050	0.981	0.901	1.116	1.116	1.370	1.116
0.100	1.279	0.901	1.621	1.621	1.678	1.621
0.150	1.577	0.901	1.998	1.998	1.958	1.958
0.172	1.708	0.901	2.068	2.068	2.082	2.068
0.200	1.709	0.901	2.158	2.158	2.239	2.158
0.250	1.709	0.900	2.287	2.287	2.459	2.287
0.300	1.709	0.899	2.338	2.338	2.678	2.338
0.400	1.709	0.897	2.465	2.465	2.815	2.465
0.500	1.709	0.895	2.525	2.525	2.951	2.525
0.750	1.709	0.891	2.232	2.232	2.696	2.232
0.860	1.709	0.889	2.148	2.148	2.606	2.148
1.000	1.470	0.886	2.042	2.042	2.491	2.042
2.000	0.735	0.886	1.302	1.302	1.555	1.302
3.000	0.490	0.886	0.979	0.979	1.122	0.979
4.000	0.368	0.886	0.740	0.740	0.842	0.740
5.000	0.165	0.886	0.375	0.375	0.341	0.341

7.4.4 Design Response Spectrum

The site-specific Design Response Spectrum (DRS) is defined in ASCE 7-16 Section 21.3 as two-thirds of the site-specific MCE_R, but not less than 80% of the general design response spectrum. Spectral accelerations corresponding to two-thirds of the MCE_R are tabulated in Tables 8A and 8B, Column 2. Ordinates corresponding to 80% of the general Site Class C response spectrum are tabulated in Tables 8A and 8B, Column 3. Ordinates of the site-specific DRS are tabulated in Tables 8A and 8B, Column 4. Development of the site-specific DRS for Site Class C and Site Class D are presented graphically on Figures 14 and 16 (dashed black line), respectively.

Table 8A: Site Class C – Proposed Buildings and Site Retaining Walls: Development of Site-Specific Design Response Spectrum

Period (seconds)	2/3 Site-Specific MCE_R (g)	80% CBC Site Class C Spectrum (g)	Design Response Spectrum (g)
0.000	0.728	0.656	0.728
0.050	0.927	1.269	1.269
0.080	1.168	1.637	1.637
0.100	1.329	1.640	1.640
0.150	1.563	1.640	1.640
0.200	1.649	1.640	1.649
0.250	1.659	1.640	1.659
0.300	1.588	1.640	1.640
0.400	1.475	1.640	1.640
0.401	1.474	1.640	1.640
0.500	1.369	1.317	1.369
0.750	1.087	0.878	1.087
1.000	0.914	0.659	0.914
2.000	0.492	0.329	0.492
3.000	0.368	0.220	0.368
4.000	0.280	0.165	0.280
5.000	0.228	0.132	0.228

Table 8B: Site Class D – Proposed Hillevator: Development of Site-Specific Design Response Spectrum

Period (seconds)	2/3 Site-Specific MCE_R (g)	80% CBC Site Class D Spectrum (g)	Design Response Spectrum (g)
0.000	0.709	0.547	0.709
0.050	0.744	0.785	0.785
0.100	1.081	1.023	1.081
0.150	1.306	1.262	1.306
0.172	1.379	1.367	1.379
0.200	1.439	1.367	1.439
0.250	1.524	1.367	1.524

Table 8B Continues

Table 8B: Site Class D – Proposed Hillevator: Development of Site-Specific Design Response Spectrum (Continued)

Period (seconds)	2/3 Site-Specific MCE_R (g)	80% CBC Site Class D Spectrum (g)	Design Response Spectrum (g)
0.300	1.558	1.367	1.558
0.400	1.643	1.367	1.643
0.500	1.683	1.367	1.683
0.750	1.488	1.367	1.488
0.860	1.432	1.367	1.432
1.000	1.361	1.176	1.361
2.000	0.868	0.588	0.868
3.000	0.652	0.392	0.652
4.000	0.493	0.294	0.493
5.000	0.398	0.235	0.398

7.5 DESIGN ACCELERATION PARAMETERS

Site-specific design acceleration parameters (S_{DS} and S_{D1}) were determined in accordance with Section 21.4 of ASCE 7-16. S_{DS} is defined as the design spectral acceleration at 90% of the maximum spectral acceleration, S_a, obtained from the site-specific spectrum, at any period within the range from 0.2 and 5 seconds, inclusive. S_{D1} is defined as maximum value of the product, TS_a, for periods from 1 to 2 seconds for sites with $v_{s,30}$ > 1,200 ft/s ($v_{s,30}$ > 365.76 m/s) and for periods from 1 to 5 seconds for sites with $v_{s,30}$ ≤ 1,200 ft/s ($v_{s,30}$ ≤365.76 m/s).

Site-specific MCE_R spectral response acceleration parameters (S_{MS} and S_{M1}) are calculated as 1.5 times the S_{DS} and S_{D1} values, respectively, but not less than 80% of the code-based values presented in Tables 6A and 6B. Site-specific design acceleration parameters are summarized in Tables 9A and 9B.

When using the Equivalent Lateral Force Procedure, ASCE 7-16 Section 21.4 allows using the spectral acceleration at any period (T) in lieu of S_{D1}/T in Eq. 12.8-3 and $S_{D1}T_L/T^2$ in Eq. 12.8-4. The site-specific spectral acceleration at any period may be calculated by interpolation of the spectral ordinates in Tables 8A and 8B, Column 4.

Table 9A: Site Class C – Proposed Buildings and Site Retaining Walls: Site-Specific Design Acceleration Parameters

Parameter	Value
S_{DS}	1.640
S_{D1}	1.138
S_{MS}	2.460
S_{M1}	1.707

Table 9B: Site Class D – Proposed Hillevator: Site-Specific Design Acceleration Parameters

Parameter	Value
S_{DS}	1.515
S_{D1}	1.990
S_{MS}	2.272
S_{M1}	2.986

7.6 SITE-SPECIFIC MCE_G PEAK GROUND ACCELERATION

7.6.1 Site Class C – Proposed Buildings and Site Retaining Walls: Site-Specific MCE_G Peak Ground Acceleration

We calculated the Site-Specific MCE_G Peak Ground Acceleration (PGA_M) in accordance with ASCE 7-16 Section 21.5. The Site-Specific PGA_M is calculated as the lesser of probabilistic and deterministic geometric mean PGA. The 2% in 50-year probabilistic geometric mean PGA is 1.202g. The deterministic PGA is considered the greater of the largest 84th percentile deterministic geometric mean PGA (0.993g) or one-half of the tabulated F_{PGA} value from ASCE 7-16 Table 11.8.1 with the value of PGA taken as 0.5g. For the site, F_{PGA} is 1.200 and one-half of the F_{PGA} is 0.6g; therefore, the deterministic PGA is 0.993g. Additionally, the Site-Specific PGA_M may not be less than 80% of the mapped PGA_M determined from ASCE 7-16 Equation 11.8-1. The mapped PGA_M for the site is 1.259g; 80% of PGA_M is 1.007g. Therefore, the Site-Specific PGA_M for the proposed buildings and site retaining walls is 1.007g.

7.6.2 Site Class D – Proposed Hillevator: Site-Specific MCE_G Peak Ground Acceleration

We calculated the Site-Specific MCE_G Peak Ground Acceleration (PGA_M) in accordance with ASCE 7-16 Section 21.5. The Site-Specific PGA_M is calculated as the lesser of probabilistic and deterministic geometric mean PGA. The 2% in 50-year probabilistic geometric mean PGA is

1.072g. The deterministic PGA is considered the greater of the largest 84th percentile deterministic geometric mean PGA (1.031g) or one-half of the tabulated F_{PGA} value from ASCE 7-16 Table 11.8.1 with the value of PGA taken as 0.5g. For the site, F_{PGA} is 1.100 and one-half of the F_{PGA} is 0.55g; therefore, the deterministic PGA is 1.031g. Additionally, the Site-Specific PGA_M may not be less than 80% of the mapped PGA_M determined from ASCE 7-16 Equation 11.8-1. The mapped PGA_M for the site is 1.154g; 80% of PGA_M is 0.923g. Therefore, the Site-Specific PGA_M for the proposed Hillevator is 1.031g.

SECTION 8: FOUNDATIONS

8.1 SUMMARY OF RECOMMENDATIONS

In our opinion, provided the recommendations in the "Earthwork" section and the sections below are followed, the proposed building may be supported on shallow foundations supported directly on bedrock or by shallow foundations underlain by ground improvement where the foundations are not directly founded on bedrock. Shoring and ground improvement consultants will be necessary based on the findings and recommendations currently presented. We recommend a design-build ground improvement contractor design the mitigation using an appropriate ground improvement technique to meet the project requirements. The design criteria and performance testing provided in this report should be reviewed and used by the ground improvements design/build Contractor unless more conservative values are recommended. We should be allowed to review shoring and ground improvement designs and plans, as well as reviewing ground improvement testing procedures and results. In our opinion, the proposed Hillevator may be supported on drilled pier foundations.

8.2 SHALLOW FOUNDATIONS FOUNDED DIRECTLY ON BEDROCK OR OVERLYING GROUND IMPROVEMENT

As discussed, based on the grading plans, proposed finished floor elevations, review of local geology, and subsurface conditions encountered within our explorations, a large portion of the building is anticipated to be cut into bedrock and therefore the foundations would be founded directly on sandstone or volcanic bedrock. However, there will be areas of the building where shallow foundations would not be founded directly on bedrock but rather underlain by soil. As such, to reduce the potential for differential settlements, we recommend where foundations are not founded directly on bedrock, the foundations should be underlain by ground improvement designed in accordance with the recommendations below. Figure 19 shows the approximate areas where shallow foundations are anticipated to be underlain by soil. Once site demolition and preliminary grading has been performed, we recommend additional exploration/test pits be performed to confirm the areas where foundations will be underlain by soil.

8.2.1 Spread Footings

Spread footings should bear entirely on natural, undisturbed bedrock or be underlain by ground improvement discussed in sections below, be at least 18 inches wide, and extend at least 24 inches below the lowest adjacent grade. Lowest adjacent grade is defined as the deeper of the

following: 1) bottom of the adjacent interior slab-on-grade, or 2) finished exterior grade, excluding landscaping topsoil.

Footings constructed to the above dimensions and in accordance with the "Earthwork" recommendations of this report are capable of supporting maximum allowable bearing pressures of 4,000 psf for dead loads, 6,000 psf for combined dead plus live loads, and 8,000 psf for all loads including wind and seismic when bearing entirely on bedrock. Where footings are underlain by ground improvement, bearing pressures will be dependent on the final ground improvement technique and spacing; however, we recommend the bearing pressures beneath ground improvement supported foundations and foundations supported on bedrock be similar. As such, if ground improvement cannot be designed to similar bearing pressures provided above for the bedrock, the allowable bearing pressures for bedrock should be reduced to be similar to the ground improvement bearing pressures. Additional ground improvement recommendations are provided in the following sections.

Based on the plans provided, grades slope downward at approximate 2:1 (horizontal:vertical) within the northeast corner of the proposed structure. Where grades slope downward adjacent to the structure footings at 2:1 (horizontal:vertical), the footings should be deepened to provide 15 feet of lateral face of the footing distance between and outside of the slope. If down sloping grades adjacent to footings are greater than 2:1 (horizontal:vertical), we should review and provide additional recommendations, if needed.

The above pressures are based on factors of safety of 3.0, 2.0, and 1.5 applied to the ultimate bearing pressure for dead, dead plus live, and all loads, respectively. The pressures are net values; the weight of the footing may be neglected for the portion of the footing extending below grade (typically, the full footing depth). Top and bottom mats of reinforcing steel should be included in continuous footings to help span irregularities and differential settlement.

8.2.2 Footing Settlement

As mentioned, column dead plus live loads range up to 1,090 kips. Based on this loading and the allowable bearing pressures presented above, we estimate that the total static footing settlement will be on the order of ½-inch to ¾-inch were supported directly on bedrock, with about ⅓-inch or less of post-construction differential settlement between adjacent foundation elements (i.e. over a horizontal distance of 30 feet). Were foundations are underlain by ground improvement, as discussed in the "Ground Improvement" section below, the ground improvement design should be such that the total foundation settlement (static and seismic) are reduced to about ¾-inch or less, similar to the settlement of foundations supported on bedrock. We should review the foundation plans and building plans to confirm these settlement estimates prior to submission of the plans for building department review.

8.2.3 Lateral Loading

Lateral loads may be resisted by friction between the bottom of footing and the supporting subgrade, and also by passive pressures generated against footing sidewalls. An ultimate frictional resistance of 0.40 applied to the footing dead load, and an ultimate passive pressure

based on an equivalent fluid pressure of 400 pcf may be used in design. The structural engineer should apply an appropriate factor of safety (such as 1.5) to the ultimate values above. Where footings are adjacent to downsloping grades, passive pressures should be ignored to a depth where there is a minimum 10 feet horizontal distance from face of footing to the sloping grade. Additionally, where grades are not downsloping and footings are adjacent to landscape areas without hardscape, the upper 12 inches of soil should be neglected when determining passive pressure capacity.

8.2.4 Spread Footing Construction Considerations

Where utility lines will cross perpendicular to strip footings, the footing should be deepened to encase the utility line, providing sleeves or flexible cushions to protect the pipes from anticipated foundation settlement, or the utility lines should be backfilled to the bottom of footing with sand-cement slurry or lean concrete. Where utility lines will parallel footings and will extend below the "foundation plane of influence," an imaginary 1:1 plane projected down from the bottom edge of the footing, either the footing will need to be deepened so that the pipe is above the foundation plane of influence or the utility trench will need to be backfilled with sand-cement slurry or lean concrete within the influence zone. Sand-cement slurry used within foundation influence zones should have a minimum compressive strength of 75 psi.

Footing excavations should be filled as soon as possible or be kept moist until concrete placement by regular sprinkling to prevent desiccation. Additionally, the footings may be in sandy soils that may slough and not stand vertical. Excavation sidewalls may need to be sloped to a minimum 1.5:1 (horizontal:vertical) inclination where footings are located within sands or Stay-Form or similar may need to be placed within footing excavations as they are excavated during construction of the foundation elements. In addition, depending on how the excavations are cut, if the footing subgrade is in sandy soils and loosened, the footing bottoms will need to be re-compacted in place. A Cornerstone representative should observe all footing excavations prior to placing reinforcing steel and concrete. If there is a significant schedule delay between our initial observation and concrete placement, we may need to re-observe the excavations.

8.3 GROUND IMPROVEMENT

8.3.1 Ground Improvement Requirements

Ground improvement should consist of densification or stiffening techniques to improve the ground's response to static loading and improve bearing capacity and seismic performance. Densification techniques could potentially consist of vibro replacement (i.e. stone columns), granular compaction piles (i.e. rammed aggregate), "geopiers", or similar densification techniques. The intent of the ground improvement design would be to improve the underlying soils by laterally displacing and/or densifying the existing in-place soils, and improving the combined modulus, which will reduce static settlements and increase bearing capacity. The recommendations in this section are preliminary and subject to review and revision once a design-build ground improvement contractor is engaged.

Vibro replacement and granular compaction columns are similar in that a probe is vibrated into the ground to the design depth and a compacted open-graded gravel column is constructed from the bottom up. The surrounding soils are densified by the displacement of the soil as well as the vibrations from consolidating and expanding the gravel column laterally. One of the disadvantages of these densification pile types are the noise and vibration (and sometimes dust) produced during construction. The vibrations may cause noise and vibrations that can be heard or felt off-site. Pre-drilling through surficial materials above the bottom of footings may reduce noise and vibration.

Based on the chosen ground improvement technique, the upper 1 to 2 feet or more of the working pad will likely need to be re-compacted after ground improvement installation, due to surface disturbance and potential ground heave. For this reason, we do not recommend preparation of the final pad, placement of non-expansive fill, or the construction of utilities prior to ground improvement.

Contractors to perform recommended ground improvement should have adequate experience for the proposed methods to address the requirements herein. All construction quality control and quality assurance records should be supplied to the design team for review on completion of the ground improvement. Adequate quality control readings must be available at the time of installation so that real time oversight can be provided. The instrumentation provided will depend on the ground improvement method chosen. Once a method is chosen, the geotechnical engineer should modify the project design guideline specification for the appropriate method.

8.3.2 Ground Improvement Design Guidelines

The ground improvement columns will extend from near bottom of building footings to bedrock as necessary to meet the design criteria. In areas where footings are anticipated to be underlain by bedrock as shown in Figure 17, bedrock is anticipated to be shallow on the order of 10 feet or less in most locations. However, in the northwest portion of the building where the finished floor elevation is Elevation 505 feet, we anticipate the soil thickness could be on the order of 15 to 25 feet and potentially deeper. The ground improvement design should reduce the total settlements beneath foundations to ¾-inch or less and differential settlement on the order of ⅓-inch or less between independent foundation elements. This total and differential settlements are preliminary and these criteria should be confirmed collaboratively with the structural engineer and owner. The design should achieve a minimum design bearing capacity of 6,000 psf for dead plus live loads. If this cannot be achieved, the allowable bearing capacities for foundations supported directly on bedrock without ground improvement may need to be reduced.

We anticipate a ground improvement element spacing of about 4 to 6 feet on center beneath spread footing foundations, to meet the performance criteria given above. Due to the variability and uncertainty of ground conditions, we recommend that ground improvement element spacing not exceed 6 feet in the foundation areas.

We recommend that the ground improvement design include, but not be limited to: 1) drawings showing the ground improvement layout, spacing and diameter, 2) the foundation layout plan, 3) proposed ground improvement length, 4) top and bottom elevations. We should be retained to review the ground improvement contractor's plan and settlement estimates prior to construction. Following the completion of the Ground Improvement Performance Testing indicated below, a final ground improvement design report and calculation package, including support for the ground improvement design and indicating that the design criteria will be met, should be submitted to the design team for review and approval.

Ground improvement would generally be constructed as follows: 1) clear the site of existing landscape, 2) mass grading to the building pad subgrade elevation, 3) install performance test arrays to confirm the design spacing achieves the modulus assumptions for settlement and bearing capacity, 4) install the ground improvement on the approved layout, and 5) re-compact top of building pad, as required, prior to construction of remainder of pad and the foundations.

8.3.3 Ground Improvement Performance Testing

On a preliminary basis, foundation areas must meet the above total and differential settlement criteria, which will include all settlement estimated from static loads and seismic shaking. Analysis of settlement for static loading should include compression within the treatment area due to structural loads. Ground improvement must also provide adequate support for the design bearing capacity.

Performance testing typically consists of a pre-construction test section to confirm the soil modulus, design spacing and bearing capacity. If the design criteria have not been met, then additional testing may be required. This should be incorporated into project planning, as well as the possibility that additional arrays and testing may be required if proposed spacing is inadequate.

Verification testing for this project will include the performance of at least two modulus tests, one in a location of deeper soil beneath the foundation (estimated to be 15 to 25 feet) and one in a location of less soil beneath the foundation (estimated to be less than 10 feet). To validate the parameters selected for a specific project, a modulus load test is performed on a test pier typically constructed in locations chosen in coordination with the geotechnical engineer. Modulus tests are conducted to a pressure equal to at least 150% of the maximum design top of pier stress to assure a reasonable level of safety which supports long term settlement control and demonstrates that the ground improvement element has adequate strength. Performing modulus testing beyond the limit state top of pier stress meets the intent of the building code with respect to shallow foundation support. Modulus testing should be performed in general accordance with ASTM D1143.

We should observe and monitor installation of the test arrays and production ground improvement on a full-time basis and review the post-test array settlement analyses provided by the contractor.

8.4 DEEP FOUNDATIONS – CAST-IN-DRILLED HOLE (CIDH) OR DRILLED PIERS

The proposed Hillevator may be supported on cast-in-drilled hole (CIDH) friction piers. The piers should have a minimum diameter of 24 inches and extend a minimum depth of 20 feet below the bottom of pier cap, assuming the pier caps extend to a depth of about 3 feet beneath existing site grades both in the location of the upper Hillevator landing and the lower Hillevator landing. Adjacent pier centers should be spaced at least three diameters apart; otherwise, a reduction for group effects may be required. The pier caps should span between piers in accordance with structural requirements.

8.4.1 Vertical Capacity

On a preliminary basis, the vertical capacity of the piers may be designed based on the allowable skin friction values presented below for combined dead plus live loads based on a factor of safety of 2.0; dead loads should not exceed two-thirds of the allowable capacities. The allowable skin friction may be increased by one-third for wind and seismic loads. Frictional resistance to uplift loads may be developed along the pier shafts based on an ultimate frictional resistance of 80 percent of the downward capacities; the structural engineer should apply an appropriate factor of safety (such as 1.5) to the ultimate uplift capacity.

Table 10: Allowable Skin Friction

Depth[(1)] (feet)	Allowable Skin Friction (psf)
0 to 20	400
20 to 30	600
30 to 40	700

(1) Depth corresponds to the top of pier, which is assumed to be 3 feet beneath the existing ground surface at both the upper and lower Hillevator landings.

8.4.2 Lateral Capacity

Lateral load resistance is developed by the soil's and bedrocks resistance to pier bending. The magnitude of the shear and bending moment developed within the pier are dependent on the pier stiffness, embedment length, the fixity of the pier into the pier cap (free or fixed-head conditions), the surrounding soil properties, the tolerable lateral deflection, and yield moment capacity of the pier.

We utilized the computer program L-Pile to model the load-deflection (p-y) curves representing the soil and bedrock conditions surrounding the pier, and estimate the ultimate (Allowable Stress Design, ASD) lateral load capacity of the pier. The following Table 11 presents the probable response of the piers under short-term loading conditions; the structural engineer should apply an appropriate factor of safety on the shears and moments presented. Pier stiffness (EI) of 4.1×10^{10} lb-in^2 has been assumed in our analysis for 24-inch diameter drilled piers. We assumed a concrete compressive strength of 4,000 psi for the concrete modulus calculations. If the pier stiffness varies by less than 20 percent of our assumed stiffness, the

lateral load parameters below may be interpolated by multiplying the values by the ratio of the different pier stiffness values. We should be retained to re-evaluate the lateral load capacity for piers with a stiffness significantly different from what was assumed. The soil parameters used in our L-Pile analysis are included in Table 12 for reference.

Table 11: Ultimate (ASD) Lateral Load Capacity for CIDH Piers

Pier Type	Fixity Condition	Lateral Deflection (inches)	Maximum Shear (kips)	Maximum Moment (kip-feet)	Depth to Maximum Moment (feet)	Depth to Zero Moment (feet)
24-inch	Free-Head	0.25	30	101	5.5	18
		0.50	42	159	6.5	18.5
24-inch	Fixed-Head	0.25	61	263	0	19
		0.50	91	438	0	19.5

(1) Capacities provided assume top of pier is approximately 3 feet below existing grades and a minimum pier length of 20 feet.

The above lateral capacities are for single piles and may not be representative of piers in groups. Group effects, including the layout of the piers within a group, can significantly reduce the overall lateral capacity. Therefore, the load deflection behavior of pier groups should be modeled by applying a reduction ratio (group efficiency) factor, which is the ratio of the load carried by piers in a group as compared to the same number of isolated piers under similar conditions. At this time, no anticipated pier cap configurations have been provided. We should be retained to review pier layout and structural loads and to evaluate what appropriate group efficiency reduction factors should be applied to different group conditions.

Table 12: L-Pile Soil Parameters

Depth[1] (feet)	Soil Type	Effective Unit Weight (pcf)	Friction Angle (degrees)	Undrained Cohesion (psf)	p-y Modulus (K, pci)	Strain Factor, E50
0 to 2	Sand	135	35	N/A	90	N/A
2 to 6	Stiff Clay w/o Free Water	130	N/A	2500	N/A	0.005
6 to 30	Sand[2]	135	31	N/A	225	N/A

(1) Depth corresponds to the top of pier, which is assumed to be 3 feet beneath the existing ground surface at both the upper and lower Hillevator landings.
(2) Weathered bedrock conservatively assumed to behave like sand.

8.4.3 Passive Resistance Against Pier Caps

Passive resistance against pier caps poured neat against native or engineered fill may also be considered; however, as the lateral deflections of the piers are limited, full passive pressure will

not be developed. Appropriate passive pressures that maintain strain compatibility between the piers and pier caps should be further evaluated, if additional passive resistance is required.

8.4.4 Construction Considerations

The excavation of all drilled shafts should be observed by a Cornerstone representative to confirm the soil and bedrock profile, verify that the piers extend the minimum depth into suitable materials and that the piers are constructed in accordance with our recommendations and project requirements.

The drilled shafts should be straight, dry, and relatively free of loose material before reinforcing steel is installed and concrete is placed. Perched groundwater and water seepage within the bedrock was observed in three of our borings and one of our trenches. Perched groundwater and water seepage within the bedrock may be encountered. If water accumulates within the pier excavation and is not pumped from the excavation prior to concrete placement, the concrete will likely need to be placed using a tremie pipe, keeping the tremie pipe below the surface of the concrete to avoid entrapment of water or drilling slurry in the concrete.

We performed our explorations with small diameter solid-stem auger drilling equipment and as such were not able to evaluate the potential for caving soils, which can create difficult conditions during pier drilling. As discussed, and shown on the logs, sandier and gravelly soils were encountered; therefore, sloughing or caving could occur during drilling, especially if water is encountered. The contractor should be prepared to stabilize each pier excavation using temporary casing or drilling slurry; and should carefully review the conditions at each drilled shaft.

Contractors should note that the pier may extend in bedrock materials, cobbles and boulders, and difficult drilling conditions may occur. Equipment capable of excavating the rock materials may be required. Equipment that includes rock bits, core barrels, downhole percussion hammers, and techniques such as pilot holes may also be required and should be anticipated.

SECTION 9: CONCRETE SLABS AND PEDESTRIAN PAVEMENTS

9.1 INTERIOR SLABS-ON-GRADE – NON-GARAGE

In areas directly underlain by bedrock, the proposed slabs-on-grade (non-garage slabs) may be supported directly on bedrock. The building slab subgrade in undisturbed bedrock do not need to be scarified. In areas underlain by expansive soils, the proposed slabs-on-grade (non-garage slabs) should be supported on at least 12 inches of non-expansive fill (NEF) to reduce the potential for slab damage due to soil heave. The NEF layer should be constructed over subgrade prepared in accordance with the recommendations in the "Earthwork" section of this report. If moisture-sensitive floor coverings are planned, the recommendations in the "Interior Slabs Moisture Protection Considerations" section below may be incorporated in the project design if desired. If significant time elapses between initial subgrade preparation and slab-on-grade and/or NEF construction, the subgrade should be proof-rolled to confirm subgrade

stability, and if the soil has been allowed to dry out, the subgrade should be re-moisture conditioned in accordance to the "Compaction" section of this report.

9.2 PODIUM GARAGE SLABS-ON-GRADE

Garage slabs-on-grade should be at least 5 inches thick and if constructed with minimal reinforcement intended for shrinkage control only, should have a minimum compressive strength of 3,000 psi. If the slab will have heavier reinforcing because the slab will also serve as a structural diaphragm, the compressive strength may be reduced to 2,500 psi at the structural engineer's discretion. The garage slab should also be supported on at least 6 inches of Class 2 aggregate base or ¾-inch clean, crushed rock placed and compacted in accordance with the "Compaction" section of this report. In areas where the garage slab aggregate base or crushed rock is underlain by expansive soil material, the 6-inch aggregate base or crushed rock section should be underlain by an additional 12 inches of non-expansive fill (NEF) placed and compacted in accordance with the "Compaction" section of this report. If there will be areas within the garage that are moisture sensitive, such as equipment and elevator rooms, the recommendations in the "Interior Slabs Moisture Protection Considerations" section below may be incorporated in the project design if desired. Consideration should be given to limiting the control joint spacing to a maximum of about 2 feet in each direction for each inch of concrete thickness.

9.3 INTERIOR SLABS MOISTURE PROTECTION CONSIDERATIONS

The following general guidelines for concrete slab-on-grade construction where floor coverings are planned are presented for the consideration by the developer, design team, and contractor. These guidelines are based on information obtained from a variety of sources, including the American Concrete Institute (ACI) and are intended to reduce the potential for moisture-related problems causing floor covering failures, and may be supplemented as necessary based on project-specific requirements. The application of these guidelines or not will not affect the geotechnical aspects of the slab-on-grade performance.

- Place a minimum 10-mil vapor retarder conforming to ASTM E 1745, Class C requirements or better directly below the concrete slab; the vapor retarder should extend to the slab edges and be sealed at all seams and penetrations in accordance with manufacturer's recommendations and ASTM E 1643 requirements. A 4-inch-thick capillary break, consisting of crushed rock should be placed below the vapor retarder and consolidated in place with vibratory equipment. The mineral aggregate shall be of such size that the percentage composition by dry weight as determined by laboratory sieves will conform to the following gradation:

Sieve Size	Percentage Passing Sieve
1"	100
¾"	90 – 100
No. 4	0 - 10

The capillary break rock may be considered as the upper 4 inches of the aggregate base or crushed rock section previously recommended.

- The concrete water:cement ratio should be 0.45 or less. Mid-range plasticizers may be used to increase concrete workability and facilitate pumping and placement.
- Water should not be added after initial batching unless the slump is less than specified and/or the resulting water:cement ratio will not exceed 0.45.
- Polishing the concrete surface with metal trowels is not recommended.
- Where floor coverings are planned, all concrete surfaces should be properly cured.
- Water vapor emission levels and concrete pH should be determined in accordance with ASTM F1869-98 and F710-98 requirements and evaluated against the floor covering manufacturer's requirements prior to installation.

9.4 EXTERIOR FLATWORK

Exterior concrete flatwork subject to pedestrian traffic only should be at least 4 inches thick and supported on at least 8 inches of non-expansive fill (NEF) overlying subgrade prepared in accordance with the "Earthwork" recommendations of this report. In addition, the upper 4 inches of NEF should also meet Class 2 aggregate base requirements. As an alternative, the Class 2 aggregate base can also be increased to the full depth of NEF as recommended above. Flatwork that will be subject to heavier or frequent vehicular loading should be designed in accordance with the recommendations in the "Vehicular Pavements" section below.

To help reduce the potential for uncontrolled shrinkage cracking, adequate expansion and control joints should be included. Consideration should be given to limiting the control joint spacing to a maximum of about 2 feet in each direction for each inch of concrete thickness. Flatwork should be isolated from adjacent foundations or retaining walls except where limited sections of structural slabs are included to help span irregularities in retaining wall backfill at the transitions between at-grade and on-structure flatwork.

SECTION 10: VEHICULAR PAVEMENTS

10.1 ASPHALT CONCRETE

The following asphalt concrete pavement recommendations tabulated below are based on the Procedure 608 of the Caltrans Highway Design Manual, estimated traffic indices for various pavement-loading conditions, and on a design R-value of 10. The design R-value was chosen based on the results of the laboratory testing performed on a surficial sample collected from the proposed pavement area and engineering judgment considering the variable surface conditions.

Table 13: Asphalt Concrete Pavement Recommendations, Design R-value = 10

Design Traffic Index (TI)	Asphalt Concrete (inches)	Class 2 Aggregate Base* (inches)	Total Pavement Section Thickness (inches)
4.0	2.5	7.0	9.5
4.5	2.5	8.5	11.0
5.0	3.0	9.0	12.0
5.5	3.5	11.0	14.0
6.0	4.0	11.5	15.0
6.5	4.0	13.0	17.0

*Caltrans Class 2 aggregate base; minimum R-value of 78

Frequently, the full asphalt concrete section is not constructed prior to construction traffic loading. This can result in significant loss of asphalt concrete layer life, rutting, or other pavement failures. To improve the pavement life and reduce the potential for pavement distress through construction, we recommend the full design asphalt concrete section be constructed prior to construction traffic loading. Alternatively, a higher traffic index may be chosen for the areas where construction traffic will be using the pavements.

Asphalt concrete pavements constructed on expansive subgrade where the adjacent areas will not be irrigated for several months after the pavements are constructed may experience longitudinal cracking parallel to the pavement edge. These cracks typically form within a few feet of the pavement edge and are due to seasonal wetting and drying of the adjacent soil. The cracking may also occur during construction where the adjacent grade is allowed to significantly dry during the summer, pulling moisture out of the pavement subgrade. Any cracks that form should be sealed with bituminous sealant prior to the start of winter rains. One alternative to reduce the potential for this type of cracking is to install a moisture barrier at least 24 inches deep behind the pavement curb.

10.2 PORTLAND CEMENT CONCRETE

The exterior Portland Cement Concrete (PCC) pavement recommendations tabulated below are based on methods presented in the Portland Cement Association (PCA) design manual (PCA, 1984). Recommendations for garage slabs-on-grade were provided in the "Concrete Slabs and Pedestrian Pavements" section above. We have provided a few pavement alternatives as an anticipated Average Daily Truck Traffic (ADTT) was not provided. An allowable ADTT should be chosen that is greater than what is expected for the development.

Table 14: PCC Pavement Recommendations, Design R-value = 10

Allowable ADTT	Minimum PCC Thickness (inches)
13	5½
130	6

The PCC thicknesses above are based on a concrete compressive strength of at least 3,500 psi, supporting the PCC on at least 6 inches of Class 2 aggregate base compacted as recommended in the "Earthwork" section, and laterally restraining the PCC with curbs or concrete shoulders. Adequate expansion and control joints should be included. Consideration should be given to limiting the control joint spacing to a maximum of about 2 feet in each direction for each inch of concrete thickness. Due to the expansive surficial soils present, we recommend that the construction and expansion joints be dowelled.

10.3 TRASH ENCLOSURES

Trash enclosures and the associated stress pads should consist of at least 8 inches of Portland cement concrete (PCC) over at least 6 inches of Class 2 aggregate base, where the aggregate base should be compacted to 95 percent relative compaction. The top 6 inches of the underlying subgrade should be moisture conditioned and compacted according to the "Compaction" section of this report. The compressive strength and construction details should be consistent with the above recommendations for PCC pavements.

SECTION 11: RETAINING WALLS

11.1 STATIC LATERAL EARTH PRESSURES

The structural design of any site retaining wall should include resistance to lateral earth pressures that develop from the soil behind the wall, any undrained water pressure, and surcharge loads acting behind the wall. Provided a drainage system is constructed behind the wall to prevent the build-up of hydrostatic pressures as discussed in the section below, we recommend that the walls be designed for the following pressures:

Table 15: Recommended Lateral Earth Pressures

Sloping Backfill Inclination (horizontal:vertical)	Lateral Earth Pressure*	
	Unrestrained – Cantilever Wall	Restrained – Braced Wall
Level	45 pcf	45 pcf + 8H
3:1	55 pcf	55 pcf + 8H
2½:1	60 pcf	60 pcf + 8H
2:1	65 pcf	65 pcf + 8H
Additional Surcharge Loads	1/3 of vertical loads at top of wall	½ of vertical loads at top of wall

* Lateral earth pressures are based on an equivalent fluid pressure
** H is the distance in feet between the bottom of footing and top of retained soil

Basement walls should be designed as restrained walls. From a geotechnical perspective, site retaining walls could be designed as unrestrained walls unless the improvements being retained are susceptible to wall movement; then these walls should be designed as restrained walls. If adequate drainage cannot be provided behind the wall, an additional equivalent fluid pressure of 40 pcf should be added to the values above for both restrained and unrestrained walls for the portion of the wall that will not have drainage. Damp proofing or waterproofing of the walls may be considered where moisture penetration and/or efflorescence are not desired.

11.1.1 Surcharge Loading from Building Footings above Lower Basement Walls

As discussed, the building will have lower garage level finished floor elevation of Elevation 478 feet, a ground floor elevation of Elevation 489 feet, and a first floor elevation of Elevation 505 feet. As such, some building footings will likely be adjacent to basement walls below. These walls will need to be designed to accommodate the surcharge loading from the footings adjacent to the wall or the footings will need to be depend so that they do not surcharge the wall. Once the final footing layout and loading is available, we recommend we be retained to review the layout and loading, and provide estimated surcharge loading on the walls.

11.2 SEISMIC LATERAL EARTH PRESSURES

11.2.1 Basement Walls

The 2019 California Building Code (CBC) states that lateral pressures from earthquakes should be considered in the design of basements and retaining walls. We developed seismic earth pressures for the proposed basement using interim recommendations generally based on refinement of the Mononobe-Okabe method (Lew et al., SEAOC 2010). Based on the plans provided, it appears the proposed basement walls will range from about 20 to 40 feet in height. Because the walls are greater than 12 feet in height, and peak ground accelerations are greater than 0.40g, we checked the result of the seismic increment when added to the recommended active earth pressure against the recommended fixed wall earth pressures. Basement walls are not free to deflect, and should therefore be designed for static conditions as a restrained wall, which is also a CBC requirement. Based on current recommendations for seismic earth

pressures, it appears that active earth pressures plus a seismic increment exceed the restrained (i.e. at-rest), static wall earth pressures for basement wall heights greater than 20 feet. Therefore, we recommend checking the basement walls greater than 20 feet in height for the seismic condition in accordance with the interim recommendations of the above referenced paper and the 2019 CBC.

The CBC prescribes basic load combinations for structures, components and foundations with the intention that their design strength equals or exceeds the effects of the factored loads. With respect to the load from lateral earth pressure and groundwater pressure, the CBC prescribes the basic combinations shown in CBC equations 16-2 and 16-7 below.

$1.2(D + F) + 1.6(L + H) + 0.5(L_r \text{ or } S \text{ or } R)$ [Eq. 16-2]

In Eq. 16-2: H - should represent the total static lateral earth pressure, which for the basement wall will be restrained (use 45 pcf + 8H psf)

$0.9(D + F) + 1.0E + 1.6H$ [Eq. 16-7]

In Eq. 16-7: H - should represent the static "active" earth pressure component under seismic loading conditions (use 45 pcf)

E - should represent the seismic increment component in Eq. 16-7, a triangular load with a resultant force of $0H^2$ for walls up to about 20 feet in height and $3H^2$ for walls greater than 20 feet in height, which should be applied one third of the height up from the base of the wall (and which can also be expressed as an equivalent fluid pressure equal to 0 pcf for walls less than 20 feet in height and 6 pcf for walls greater than 20 feet in height).

The interim recommendations in the SEAOC paper more appropriately split out "active" earth pressure (and not the restrained ["at-rest"] pressure) from our report and provide the total seismic increment so that different load factors can be applied in accordance with different risk levels.

11.2.2 Site Walls

Based on the grading plans provided, there will be various site walls constructed as part of the development with wall heights ranging from about 2 to 17 feet. Based on the in-situ soil condition, our analyses indicate a seismic increment would be required. As a result, we recommend the existing materials within a 1:1 (horizontal:vertical) projection from the bottom of the backside of the site retaining walls be removed and replaced as engineered fill. Provided this is performed, the walls do not need to be designed for an additional seismic increment.

11.3 TIEBACK ANCHORS

Additional resistance of lateral loads using inclined drilled tiebacks deriving their resistance from the underlying soil and bedrock can also be considered. Tiebacks consist of steel bars or stranded cables that pass through the retaining wall into a pre-drilled borehole. The bar or cable is then anchored into the supporting rock at the end of the borehole by grouting a section

of the borehole with high-strength cement grout. The tieback is then pressure grouted one or more times to increase the resistance. After the grout has set, the tieback is then tested to verify capacity to provide resistance to lateral load from the retaining wall. If the tieback does not pass the initial testing, the tieback is regrouted and retested until passing results are achieved, or as determined by the structural engineer.

The depth, spacing and number of tiebacks depends on the strength of the bedrock or retained soil, the geometry of the retaining wall, and the required capacity. On a preliminary basis, for design, the following criteria can be used:

- Minimum Borehole Diameter = 8 inches.
- Allowable tieback Capacity for new retaining wall shoring (post grouted) = 1½ Kips per Square Foot (Design Load)
- Minimum Factor of Safety against Tieback Pullout = 2.0 (seismic conditions)
- Minimum Tieback Spacing = 6 feet
- Minimum Unbonded Length of Tieback = 10 feet
- Minimum Tieback Length = at least 10 feet past the unbonded zone
- Minimum overburden depth at the center of the bonded zone = 15 feet
- Tieback inclination: 15 to 30 degrees

If the use of tiebacks (i.e. anchors) is carried forth in the final design, Cornerstone should be retained to review the geotechnical aspects of the design. Additionally, Cornerstone recommends performing proof and performance testing at the completion of anchor installation in accordance with the guidelines by the Federal Highway Administration (FHWA Publication No. FHWA-IF-99-15) and the project specifications to verify that the design loads have been achieved. If design loads have not been achieved, additional anchors may need to be installed. The testing program should consist of, but not be limited to, the following elements:

- Each active anchor should be load tested to verify its capacity.
- Run performance tests on the first two production anchors and a minimum of two percent of the remaining production anchors. The maximum load of the performance test should be 133 to 150 percent of the design load.
- Run proof tests on the remaining anchors. The maximum load of the proof test should be 133 percent of the design load.
- Acceptance criteria – In general, an anchor may be put in service following the load testing if certain specified acceptability criteria are satisfied which include acceptable limits of creep and elastic movement.

Cornerstone recommends the tieback (anchor) designer, in consultation with the geotechnical engineer, review the load testing data to confirm final acceptance of the tiebacks.

11.4 WALL DRAINAGE

11.4.1 At-Grade Site Walls

Adequate drainage should be provided by a subdrain system behind all walls. This system should consist of a 4-inch minimum diameter perforated pipe placed near the base of the wall (perforations placed downward). The pipe should be bedded and backfilled with Class 2 Permeable Material per Caltrans Standard Specifications, latest edition. The permeable backfill should extend at least 12 inches out from the wall and to within 2 feet of outside finished grade. Alternatively, ½-inch to ¾-inch crushed rock may be used in place of the Class 2 Permeable Material provided the crushed rock and pipe are enclosed in filter fabric, such as Mirafi 140N or approved equivalent. The upper 2 feet of wall backfill should consist of compacted on-site soil. The subdrain outlet should be connected to a free-draining outlet or sump.

Miradrain, Geotech Drainage Panels, or equivalent drainage matting can be used for wall drainage as an alternative to the Class 2 Permeable Material or drain rock backfill. Horizontal strip drains connecting to the vertical drainage matting may be used in lieu of the perforated pipe and crushed rock section. The vertical drainage panel should be connected to the perforated pipe or horizontal drainage strip at the base of the wall, or to some other closed or through-wall system such as the TotalDrain system from AmerDrain. Sections of horizontal drainage strips should be connected with either the manufacturer's connector pieces or by pulling back the filter fabric, overlapping the panel dimples, and replacing the filter fabric over the connection. At corners, a corner guard, corner connection insert, or a section of crushed rock covered with filter fabric must be used to maintain the drainage path.

Drainage panels should terminate 18 to 24 inches from final exterior grade. The Miradrain panel filter fabric should be extended over the top of and behind the panel to protect it from intrusion of the adjacent soil.

11.4.2 Below-Grade Walls

Miradrain, AmerDrain or other equivalent drainage matting should be used for wall drainage where below-grade walls are temporarily shored and the shoring will be flush with the back of the permanent walls. The drainage panel should be connected at the base of the wall by a horizontal drainage strip and closed or through-wall system such as the TotalDrain system from AmerDrain.

Sections of horizontal drainage strips should be connected with either the manufacturer's connector pieces or by pulling back the filter fabric, overlapping the panel dimples, and replacing the filter fabric over the connection. At corners, a corner guard, corner connection insert, or a section of crushed rock covered with filter fabric must be used to maintain the drainage path.

Drainage panels should terminate 18 to 24 inches from final exterior grade unless capped by hardscape. The drainage panel filter fabric should be extended over the top of and behind the panel to protect it from intrusion of the adjacent soil. If the shoring system will be offset behind

the back of permanent wall, the drainage systems discussed in the "At-Grade Site Walls" section may also be used.

11.5 BACKFILL

Where surface improvements will be located over the retaining wall backfill, backfill placed behind the walls with a PI less than 20 should be compacted to at least 95 percent relative compaction using light compaction equipment. If the soil's PI is 20 or greater, expansive soil criteria should be used as discussed in the "Compaction" section of this report within the upper 5 feet of finished grade. Where no surface improvements are planned, backfill should be compacted to at least 90 percent for soils with a PI less than 20. Expansive soil criteria should be followed for soils with a PI of 20 or greater within the upper 5 feet of finished grade. If heavy compaction equipment is used, the walls should be temporarily braced.

As previously discussed, we highly recommend v-ditches be constructed behind the retaining walls. Additionally, consideration should be given to the transitions from on-grade to on-structure. Providing subslabs or other methods for reducing differential movement of flatwork or pavements across this transition should be included in the project design.

11.6 FOUNDATIONS

Retaining walls may be supported on spread footing foundations or drilled pier foundations as described in the below sections.

11.6.1 Shallow Spread Footings

Site retaining walls may be supported on continuous spread footings. The footings should be at least 18 inches wide, and extend at least 24 inches below the lowest adjacent grade. Lowest adjacent grade is defined as finished exterior grade, excluding landscaping topsoil. Depending on the location and final depth of footing for retaining walls, portions of the footings may bear in bedrock while other portions bear in soil. Therefore, cut/fill transitions may exist along the length of some retaining walls. Foundations constructed over cut/fill transitions may experience differential movements under static and seismic loading conditions. As such, where retaining wall footings transition from bearing on soil to bearing on bedrock, we recommend that where bedrock is within 2 feet of the bottom of the footing, the bedrock be over-excavated a minimum 2 feet beneath the bottom of footing and engineered fill be placed.

Footings constructed to the above dimensions and in accordance with the "Earthwork" recommendations of this report are capable of supporting maximum allowable bearing pressures of 3,000 psf for combined dead plus live loads, and 4,000 psf for all loads including wind and seismic. These pressures are based on factors of safety of 2.0 and 1.5 applied to the ultimate bearing pressure for dead plus live and all loads, respectively. These pressures are net values; the weight of the footing may be neglected for the portion of the footing extending below grade (typically, the full footing depth). Top and bottom mats of reinforcing steel should be included in continuous footings to help span irregularities and differential settlement.

Where footings are adjacent to downsloping grades, passive pressures outlined in the "Foundations" section of this report should be ignored to a minimum depth of 2 feet below finished grade as well as to a depth where there is a minimum of 10 feet of soil horizontally from the side of footing.

11.6.2 Drilled Piers

On a preliminary basis, the vertical capacity of the piers may be designed based on the allowable skin friction values presented in the table below for combined dead plus live loads based on a factor of safety of 2.0; dead loads should not exceed two-thirds of the allowable capacities. Frictional resistance to uplift loads may be developed along the pier shafts based on an ultimate frictional resistance of 80 percent of the downward capacities; the structural engineer should apply an appropriate factor of safety (such as 1.5) to the ultimate uplift capacity. End bearing should be neglected in the pier design. If drilled piers are carried forth into final design, Cornerstone should be retained to review the geotechnical aspects of the soil parameters and the design.

Table 15: Allowable Skin Friction

Depth Below Top of Pier (feet)	Allowable Skin Friction (psf)
0 to 10	250
10 to 20	600

11.6.3 Lateral Capacity

Lateral loads exerted on the piers may be resisted by a passive resistance based on an ultimate equivalent fluid pressure of 500 pcf acting against twice the projected area of the pier below the pier cap or grade beam. The lateral pressure may be increased up to a maximum uniform pressure of 3,000 psf at depth. The structural engineer should apply an appropriate factor of safety to the ultimate passive pressures.

11.6.4 Construction Considerations

The excavation of all drilled shafts should be observed by a Cornerstone representative to confirm the soil and bedrock profile, verify that the piers extend the minimum depth into suitable materials and that the piers are constructed in accordance with our recommendations and project requirements.

The drilled shafts should be straight, dry, and relatively free of loose material before reinforcing steel is installed and concrete is placed. Perched groundwater and water seepage within the bedrock was observed in three of our borings and one of our trenches. Perched groundwater and water seepage within the bedrock may be encountered. If water accumulates within the pier excavation and is not pumped from the excavation prior to concrete placement, the

concrete will likely need to be placed using a tremie pipe, keeping the tremie pipe below the surface of the concrete to avoid entrapment of water or drilling slurry in the concrete.

We performed our explorations with small diameter solid-stem auger drilling equipment and as such were not able to evaluate the potential for caving soils, which can create difficult conditions during pier drilling. As discussed, and shown on the logs, sandier and gravelly soils were encountered; therefore, sloughing or caving could occur during drilling, especially if water is encountered. The contractor should be prepared to stabilize each pier excavation using temporary casing or drilling slurry; and should carefully review the conditions at each drilled shaft.

Contractors should note that the pier may extend in bedrock materials, and difficult drilling conditions may occur. Equipment capable of excavating the rock materials may be required. Equipment that includes rock bits, core barrels, downhole percussion hammers, and techniques such as pilot holes may also be required and should be anticipated.

SECTION 12: SWIMMING POOLS

12.1 EARTH PRESSURES

Swimming pools should be designed to resist at-rest earth pressures due to adjacent in-place or engineered backfill materials, hydrostatic pressures, as well as surcharge loads. Pool walls should be designed to resist an equivalent fluid pressure of 85 pcf (at-rest plus hydrostatic pressures) in addition to one-half of any surcharge load applied at the surface.

Soils will likely be encountered in the pool area (southeast portion of the building) and are OSHA Soil Type C materials. We understand that pool contractors typically make cuts for the pool sidewalls as near vertical temporary cuts prior to placing shotcrete. Pool cuts are the responsibility of the contractor and our recommendation is that OSHA guidance should be followed.

12.2 SWIMMING POOL DECKS

Concrete flatwork and/or pavers around swimming pools should be at least 4 inches thick and supported on at least 12 inches of non-expansive fill overlying subgrade prepared in accordance with the "Earthwork" recommendations of this report. The upper 4 inches of the non-expansive fill should consist of Class 2 aggregate base.

Proper surface drainage should be provided to divert surface water to closed pipe storm drainage facilities. Flexible bituminous caulking or equivalent should be applied between the pool and deck and deck expansion joints to reduce surface water penetration into the expansive soils.

12.3 POOL SUB-DRAINAGE

The pool should have pressure relief valves incorporated into the pool bottom to relieve pressure buildup and potential heave during pool draining for maintenance. We recommend a 6 to 12-inch thick layer of crushed rock with filter fabric be placed below the pool shell, at the deepest part of the pool, to allow for pressure relief across the pool. Other areas of the pool should be underlain by at least 6 inches of crushed rock with filter fabric.

SECTION 13: LIMITATIONS

This report, an instrument of professional service, has been prepared for the sole use of Covia Communities specifically to support the design of the Los Gatos Meadows project in Los Gatos, California. The opinions, conclusions, and recommendations presented in this report have been formulated in accordance with accepted geotechnical engineering practices that exist in Northern California at the time this report was prepared. No warranty, expressed or implied, is made or should be inferred.

Recommendations in this report are based upon the soil and groundwater conditions encountered during our subsurface exploration. If variations or unsuitable conditions are encountered during construction, Cornerstone must be contacted to provide supplemental recommendations, as needed.

Covia Communities may have provided Cornerstone with plans, reports and other documents prepared by others. Covia Communities understands that Cornerstone reviewed and relied on the information presented in these documents and cannot be responsible for their accuracy.

Cornerstone prepared this report with the understanding that it is the responsibility of the owner or his representatives to see that the recommendations contained in this report are presented to other members of the design team and incorporated into the project plans and specifications, and that appropriate actions are taken to implement the geotechnical recommendations during construction.

Conclusions and recommendations presented in this report are valid as of the present time for the development as currently planned. Changes in the condition of the property or adjacent properties may occur with the passage of time, whether by natural processes or the acts of other persons. In addition, changes in applicable or appropriate standards may occur through legislation or the broadening of knowledge. Therefore, the conclusions and recommendations presented in this report may be invalidated, wholly or in part, by changes beyond Cornerstone's control. This report should be reviewed by Cornerstone after a period of three (3) years has elapsed from the date of this report. In addition, if the current project design is changed, then Cornerstone must review the proposed changes and provide supplemental recommendations, as needed.

An electronic transmission of this report may also have been issued. While Cornerstone has taken precautions to produce a complete and secure electronic transmission, please check the electronic transmission against the hard copy version for conformity.

Recommendations provided in this report are based on the assumption that Cornerstone will be retained to provide observation and testing services during construction to confirm that conditions are similar to that assumed for design, and to form an opinion as to whether the work has been performed in accordance with the project plans and specifications. If we are not retained for these services, Cornerstone cannot assume any responsibility for any potential claims that may arise during or after construction as a result of misuse or misinterpretation of Cornerstone's report by others. Furthermore, Cornerstone will cease to be the Geotechnical-Engineer-of-Record if we are not retained for these services.

SECTION 14: REFERENCES

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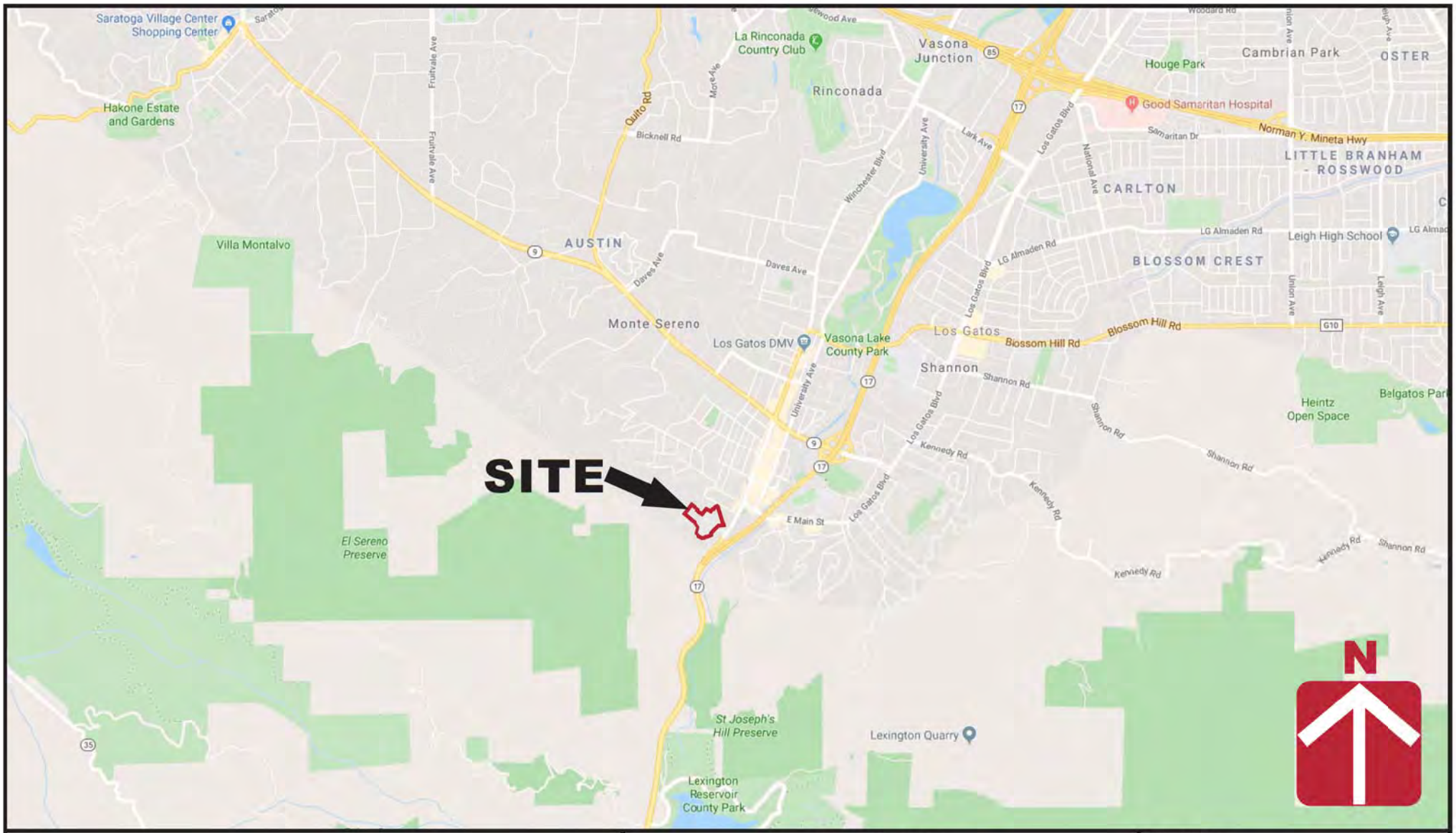
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Aerial Photographs: Geomorphic features on the following aerial photographs were interpreted at the U.S. Geological Survey (USGS) in Menlo Park as part of this investigation:

Date	Flight	Frames	Type	Scale
June 16, 1965	SCL	45-42, -43	Black & white	1:12,000
June 13, 1968	GS-VBZK	2-67, -68	Black & white	1:30,000
June 25, 1974	Area 9	9-34, -35	Color	1:20,000
October 29, 1980	GS-VEZR	2-176, -177	Black & white	1:24,000

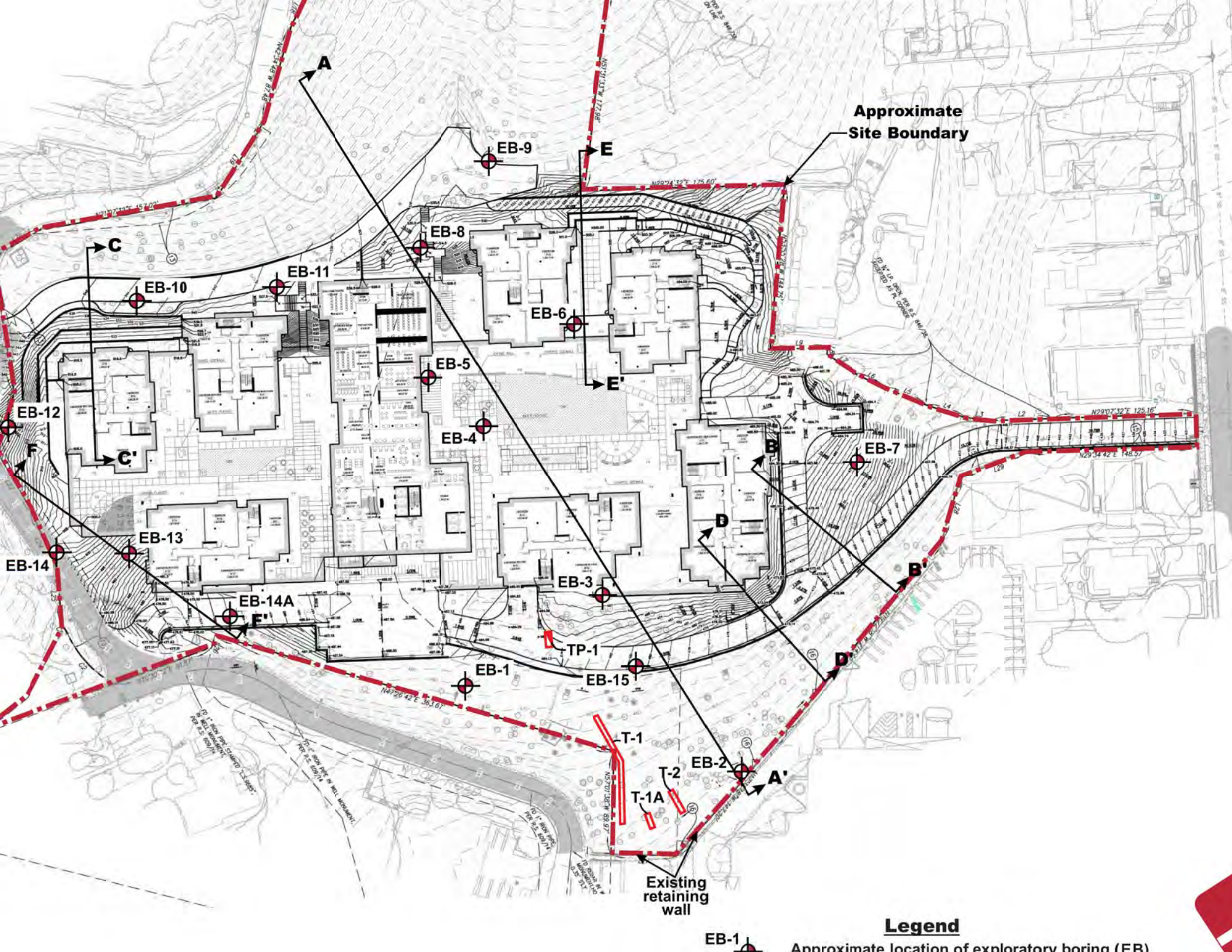


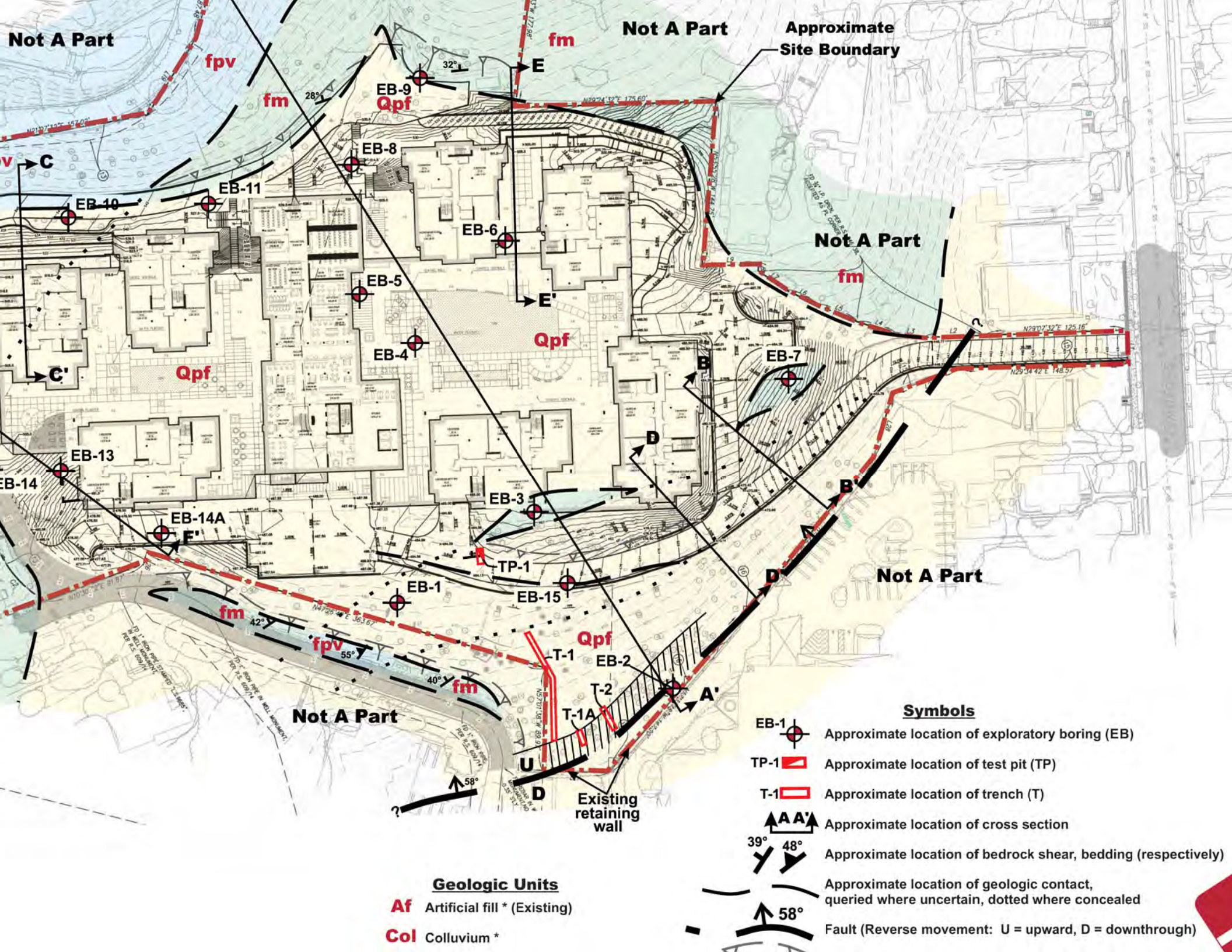
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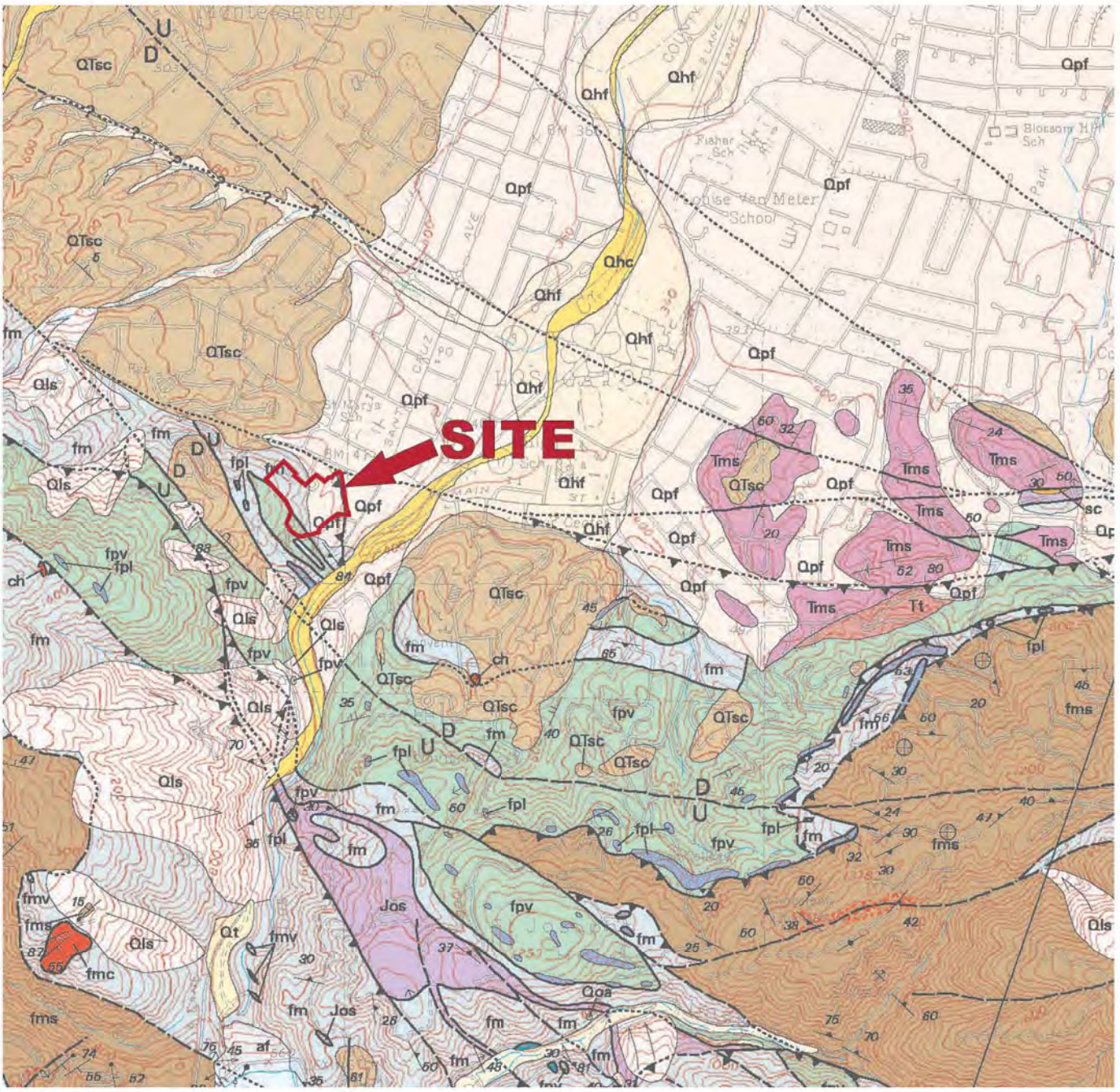
Vicinity Map

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

Project Number	1167-1-1
Figure Number	Figure 1
Date	January 2020
Drawn By	RRN/FLL


Approximate
Site Boundary
EB-1
EB-2
EB-3
EB-4
EB-5
EB-6
EB-7
EB-8
EB-9
EB-10
EB-11
EB-12
EB-13
EB-14
EB-14A
EB-15
TP-1
T-1
T-2
T-1A
A
A'
B
B'
C
C'
D
D'
E
E'
F
F'
Existing
retaining
wall
Legend
EB-1
Approximate location of exploratory boring (EB)


Not A Part
fpv
fm
Not A Part
Approximate
Site Boundary
EB-9
Qpf
EB-8
EB-11
EB-10
EB-6
EB-5
EB-4
Qpf
EB-7
EB-13
EB-14
EB-14A
EB-3
TP-1
EB-1
EB-15
Qpf
T-1
EB-2
T-2
T-1A
Not A Part
Not A Part
Not A Part
Existing
retaining
wall
Symbols
EB-1 Approximate location of exploratory boring (EB)
TP-1 Approximate location of test pit (TP)
T-1 Approximate location of trench (T)
A A' Approximate location of cross section
39° 48° Approximate location of bedrock shear, bedding (respectively)
Approximate location of geologic contact,
queried where uncertain, dotted where concealed
58° Fault (Reverse movement: U = upward, D = downthrough)
Geologic Units
Af Artificial fill * (Existing)
Col Colluvium *



Geologic Units

Qls	Quaternary to LateLandslide deposits, undivided (Holocene and Pleistocene)
Qhc	Steam channel deposits (Holocene)
Qpf	Alluvial fan deposits (Pleistocene)
QTsc	Santa Clara Formation (Pleistocene and Pliocene)
fm	Melange of the Central belt (Upper Cretaceous)
fpl	Foraminiferal limestone (Upper and lower Cretaceous)
fpv	Volcanic rocks (Lower Cretaceous)

Explanation

Contact - dashed where approximate, dotted where concealed

N

0 2000 4000

APPROXIMATE SCALE (FEET)

Base: UGGS, Geologic Maps and Structure Sections of the Southwestern Santa Clara Valley and Southern Santa Cruz Mountains, Santa Clara and Santa Cruz Counties, California by McLaughlin, Clark, Brabb, Helley, and Colón, 2001.

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Vicinity Geologic Map

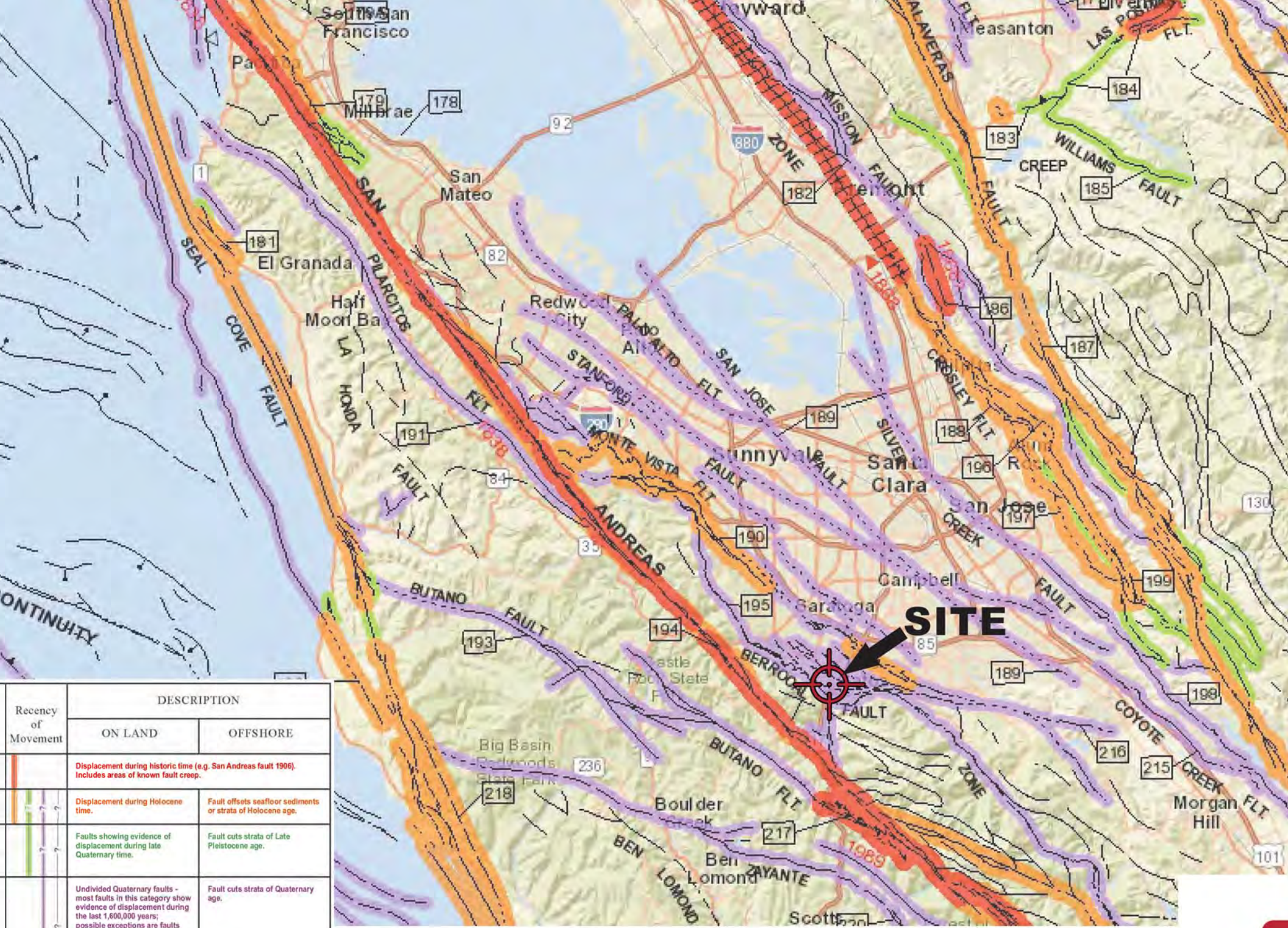
Los Gatos Meadows
110 Wood Road
Los Gatos, CA

Project Number: 1167-1-1

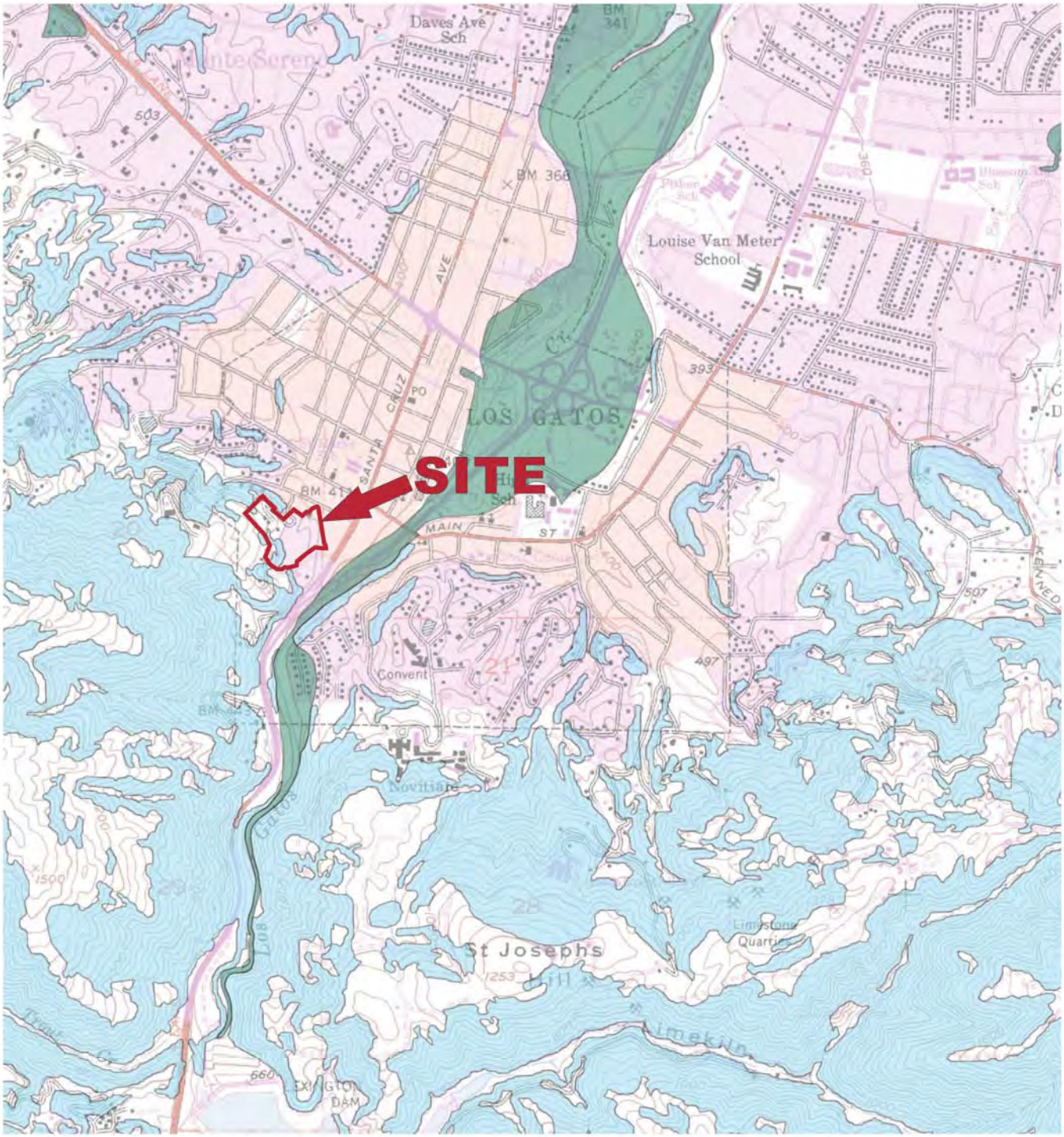
Figure Number: Figure 3

Date: January 2020

Drawn By: RRN



Recency of Movement	DESCRIPTION	
	ON LAND	OFFSHORE
	Displacement during historic time (e.g. San Andreas fault 1906). Includes areas of known fault creep.	
	Displacement during Holocene time.	Fault offsets seafloor sediments or strata of Holocene age.
	Faults showing evidence of displacement during late Quaternary time.	Fault cuts strata of Late Pleistocene age.
	Undivided Quaternary faults - most faults in this category show evidence of displacement during the last 1,600,000 years; possible exceptions are faults which displace rocks of undifferentiated Pilo-Pleistocene age.	Fault cuts strata of Quaternary age.
	Faults without recognized Quaternary displacement or	Fault cuts strata of Pliocene or older age.



Explanation

Liquefaction

Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslides

Areas where previous occurrence on landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

N

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APPROXIMATE SCALE (FEET)

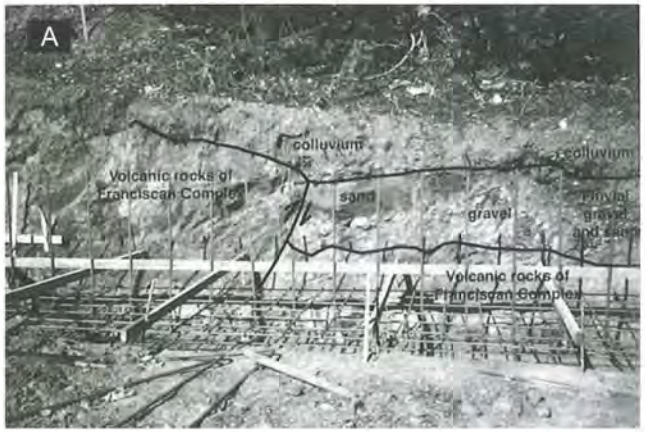
Base: USGS, State of California Seismic Hazard Zones, Los Gatos 7.5-Minute Quadrangle, Released: September 23, 2002.

CORNERSTONE EARTH GROUP

Seismic Hazard Map

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

Project Number	1167-1-1
Figure Number	Figure 5
Date	January 2020
Drawn By	RRN



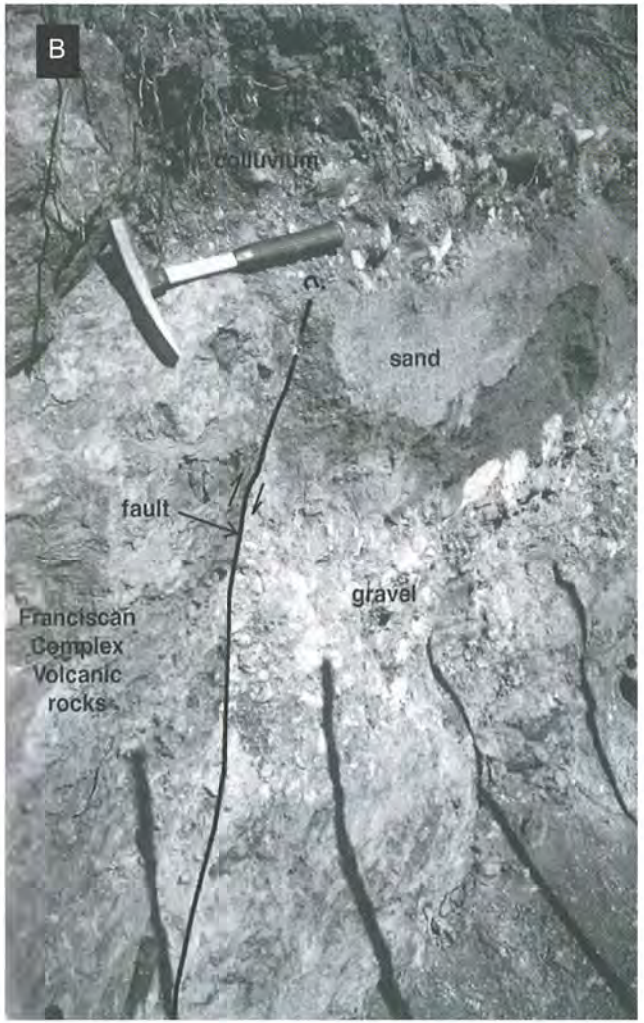


Figure A: Faulted Pleistocene fluvial gravel and sand along the Berrocal fault at construction site on Wood Road near downtown Los Gatos. Fault is up on southwest (left) side. Photograph taken in October 1989.

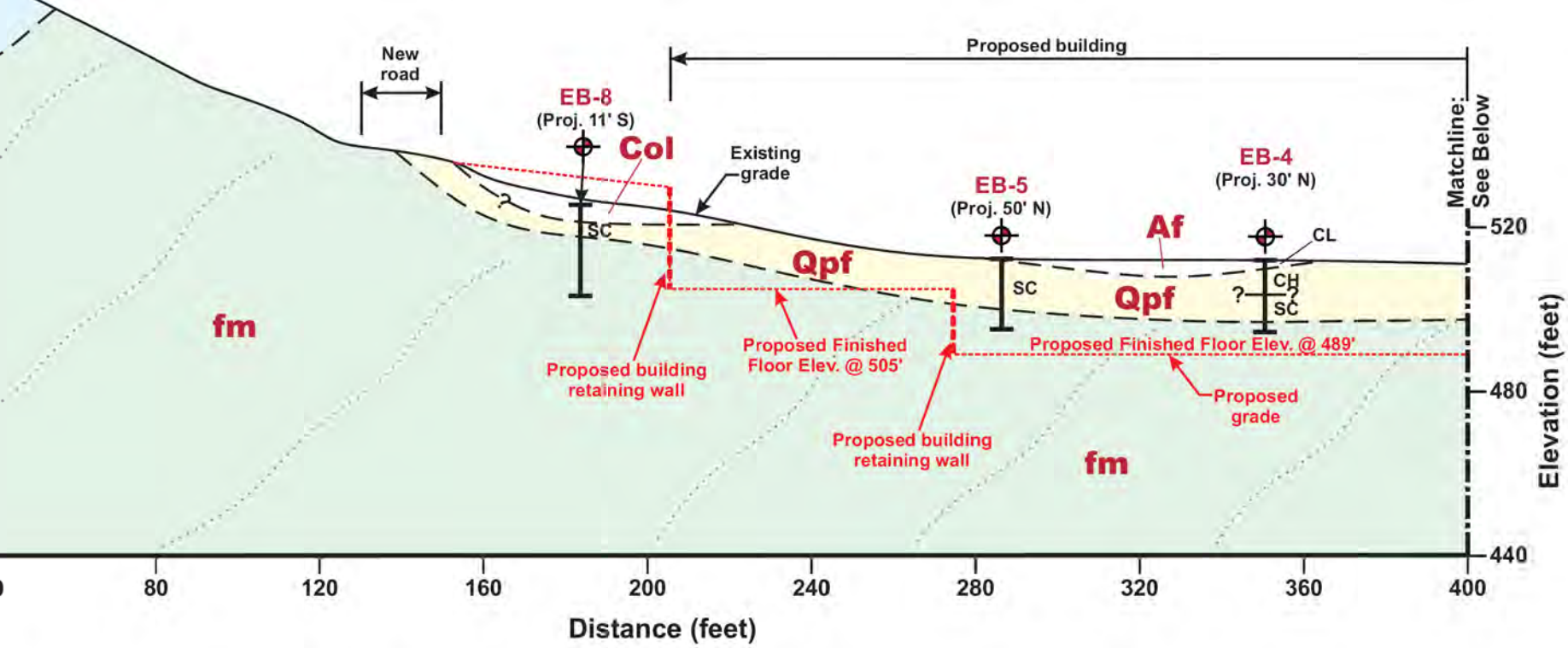
Figure B: Closeup of faulted fluvial deposits in Figure A.

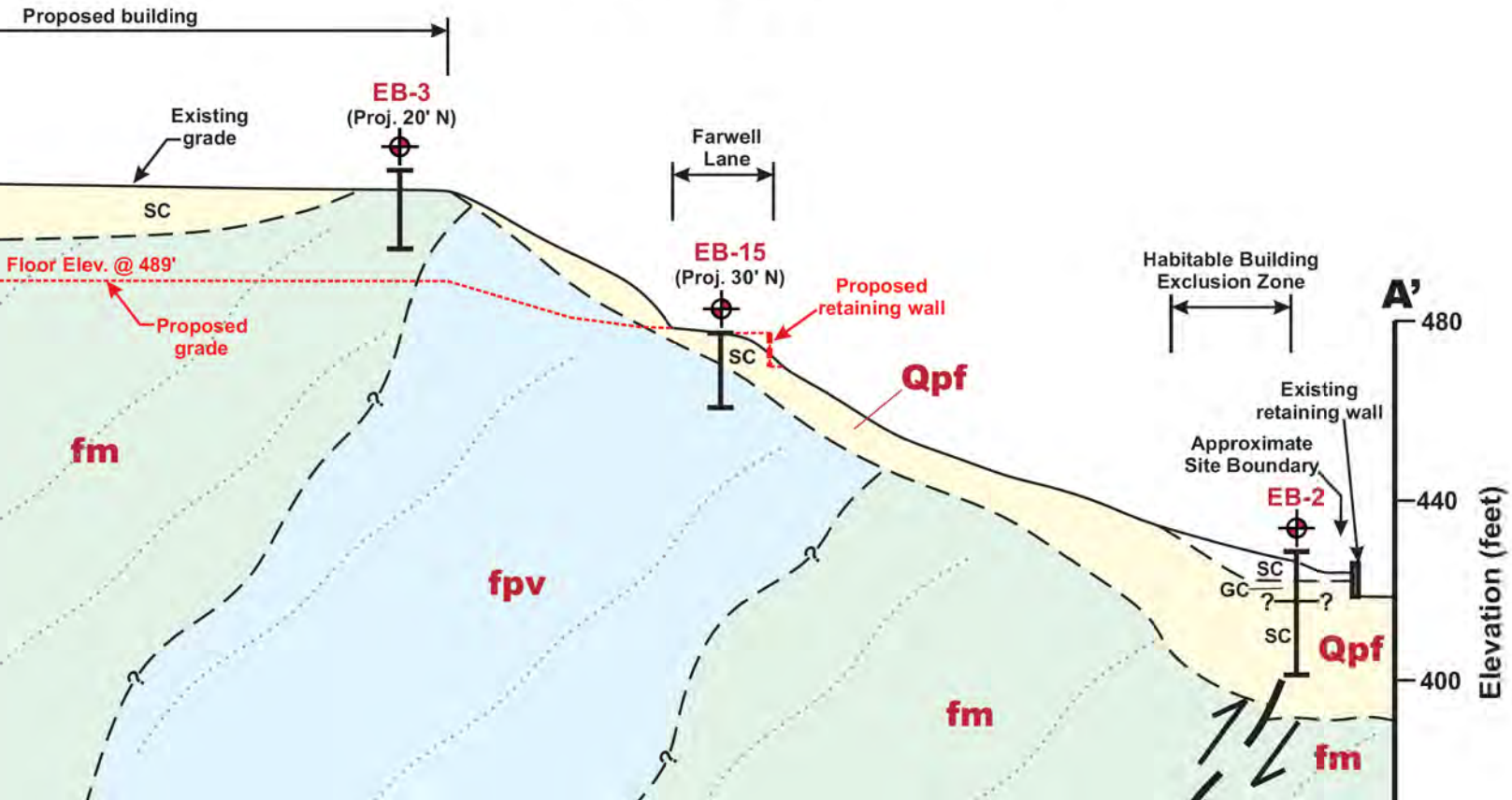
CORNERSTONE EARTH GROUP

Fault Exposure Imagery

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

Project Number	1167-1-1
Figure Number	Figure 6
Date	January 2020
Drawn By	RRN





Col Co
fm Fra
fpv Vol
Qpf All (Pl

Sy

CL Lea (US

CH Fat (US

SC Cla (US

GC Cla (US

Ap exp

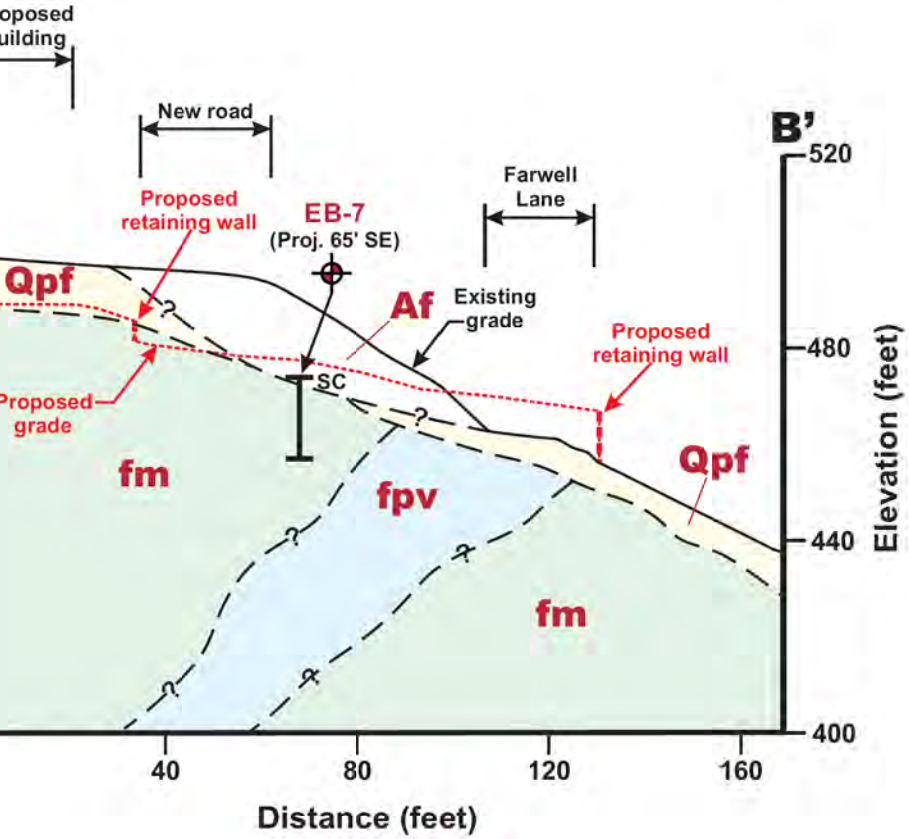
Pro

Exi

Section A

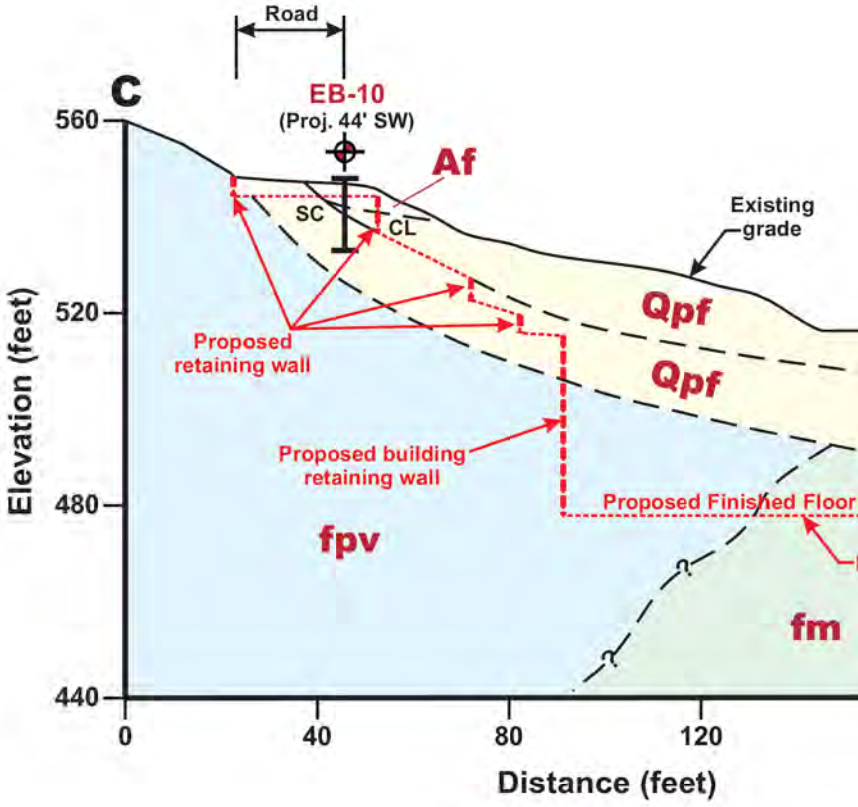
(View Looking No
1"=40' H:V

Notes:
1) Surficial fills associated wi landscaping or utilities are
2) The subsurface profile is c



Section B-B'

(View Looking Northwest)
1"=40' H:V



Section C-C'

(View Looking Northeast)
1"=40' H:V

Explanation

...gic Units

...fill

...an Mélange

...Rock

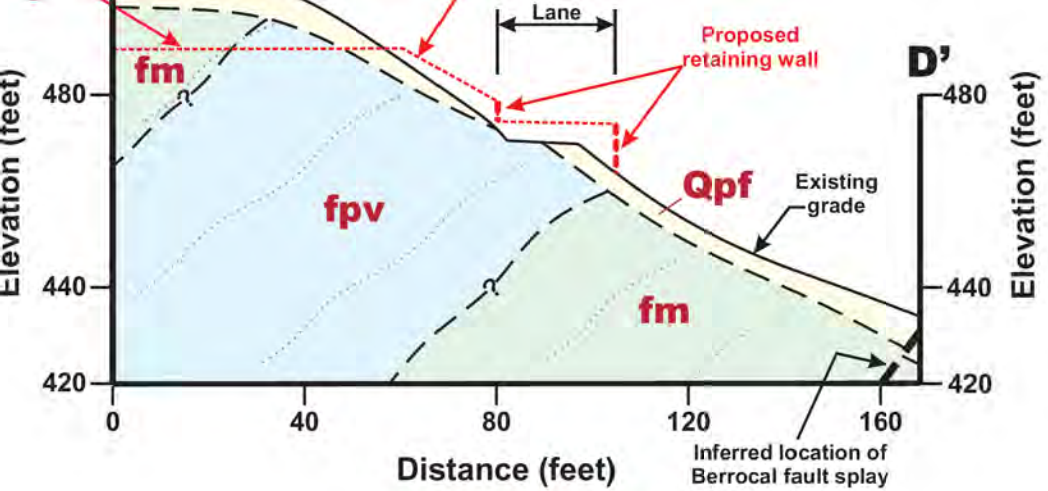
...an deposits
...ene)

Symbols

CL	Lean Clay (USCS classification)
SC	Clayey Sand (USCS classification)
⊕	Approximate location of exploratory boring (EB)
·····	Proposed grade
———	Existing grade

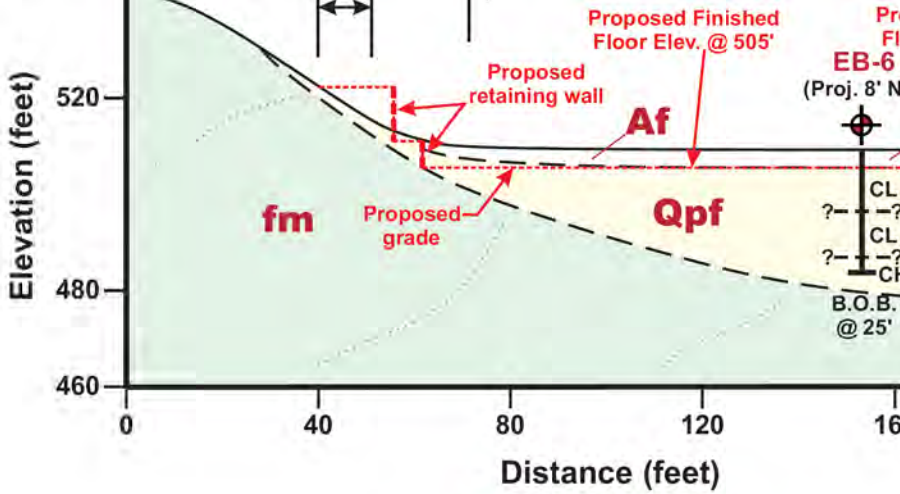
Notes:
1) Surfic... landsc...
2) The su... based... widely... condit...
3) See F...
4) Eleva... Exhib...

Geologic Cross Section B-B' and C-...



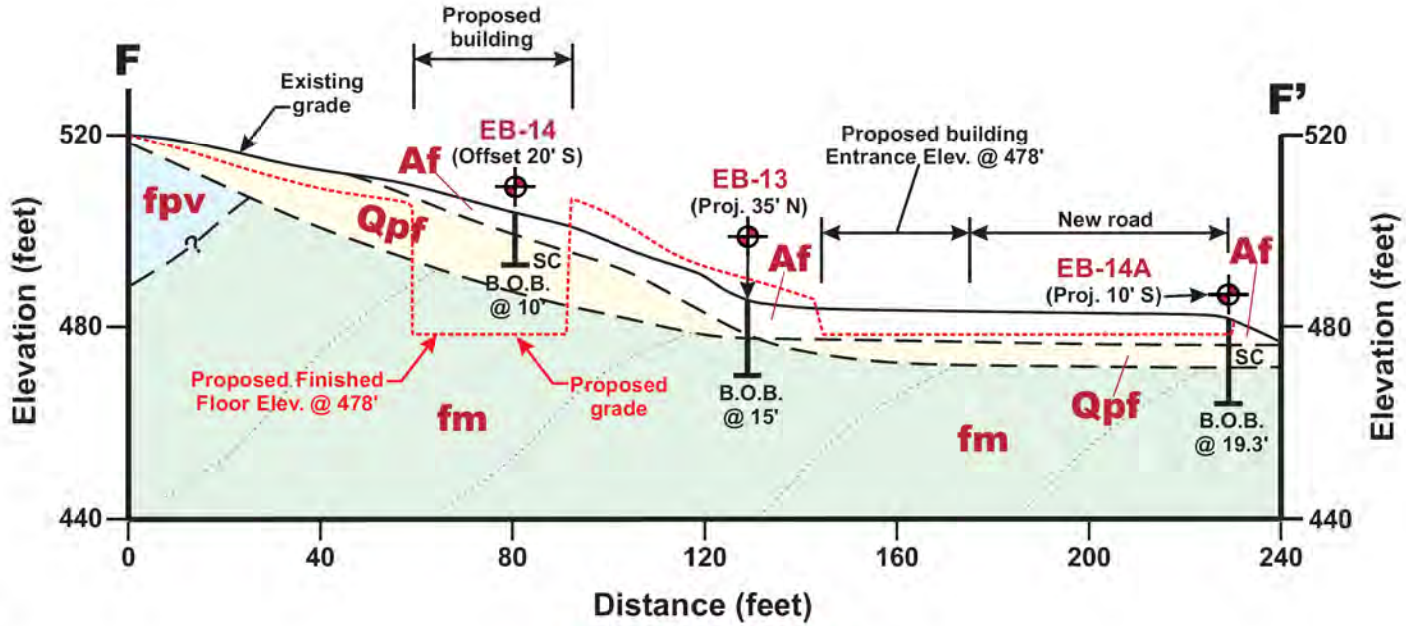
Section D-D'

(View Looking North)
1"=40' H:V



Section E-E'

(View Looking Northeast)
1"=40' H:V



Section F-F'

(View Looking North)
1"=40' H:V

Explanation

c Units

l

n Mélange

ock

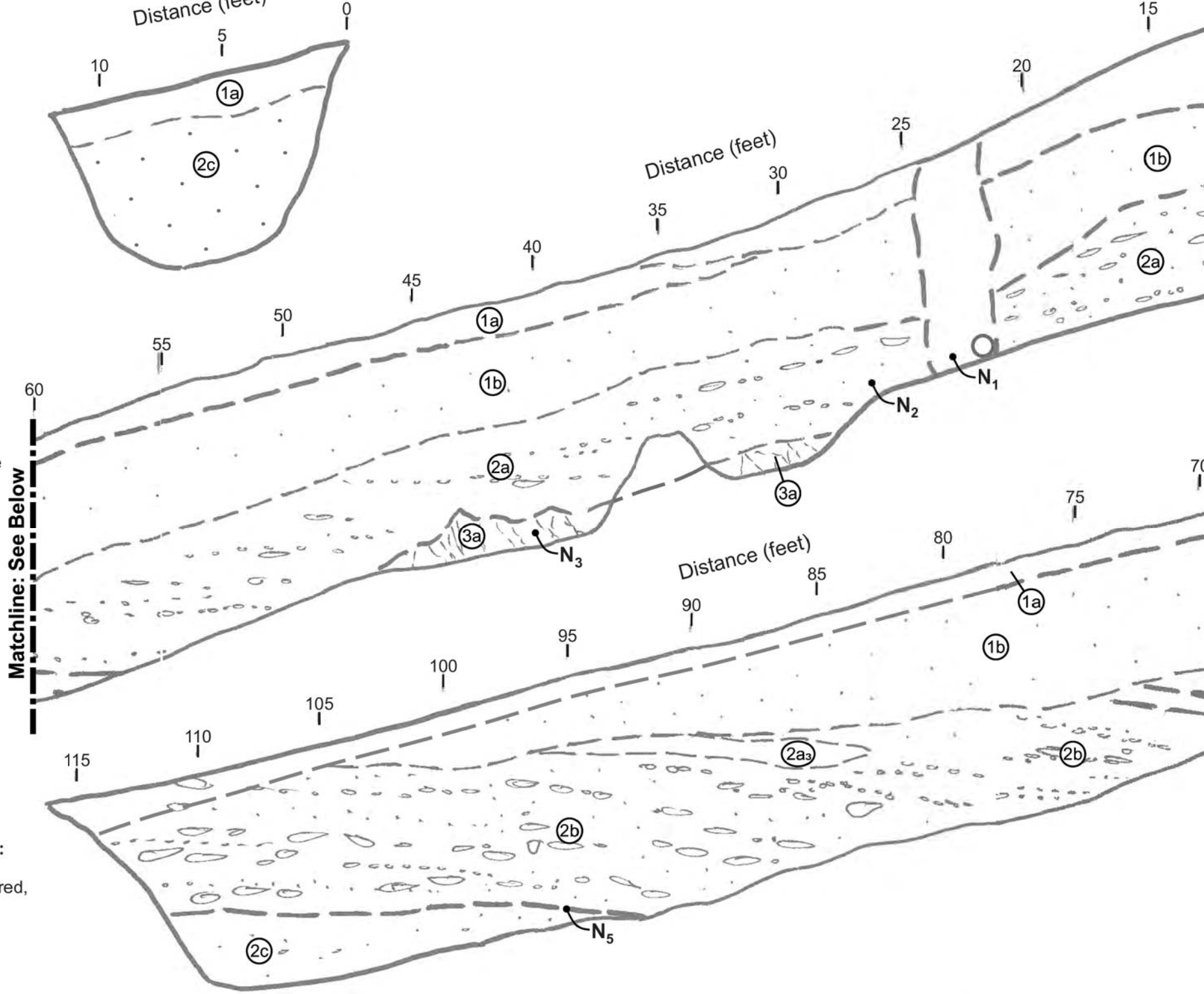
n deposits
ne)

Symbols

CL	Lean Clay (USCS classification)
CH	Fat Clay (USCS classification)
SC	Clayey Sand (USCS classification)

Notes:
1) Surfici landsc
2) The su based widely conditi
3) See Fi
4) Elevat Exhib

Geologic Cross Section D-D', E-E', and



ONS

Units

th Gravel

n (7.5YR5/2), damp,
ium].

R4/3), damp, stiff,

ts

l Fan Deposits*

nd:
brown (2.5YR6/4),
ravel is fine to coarse
ubangular.

d gravel within 2a.

d sand with gravel

ded gravel with sand

R4/4), damp, dense,
se with cobbles.

R5/2), damp, hard.

scan Complex

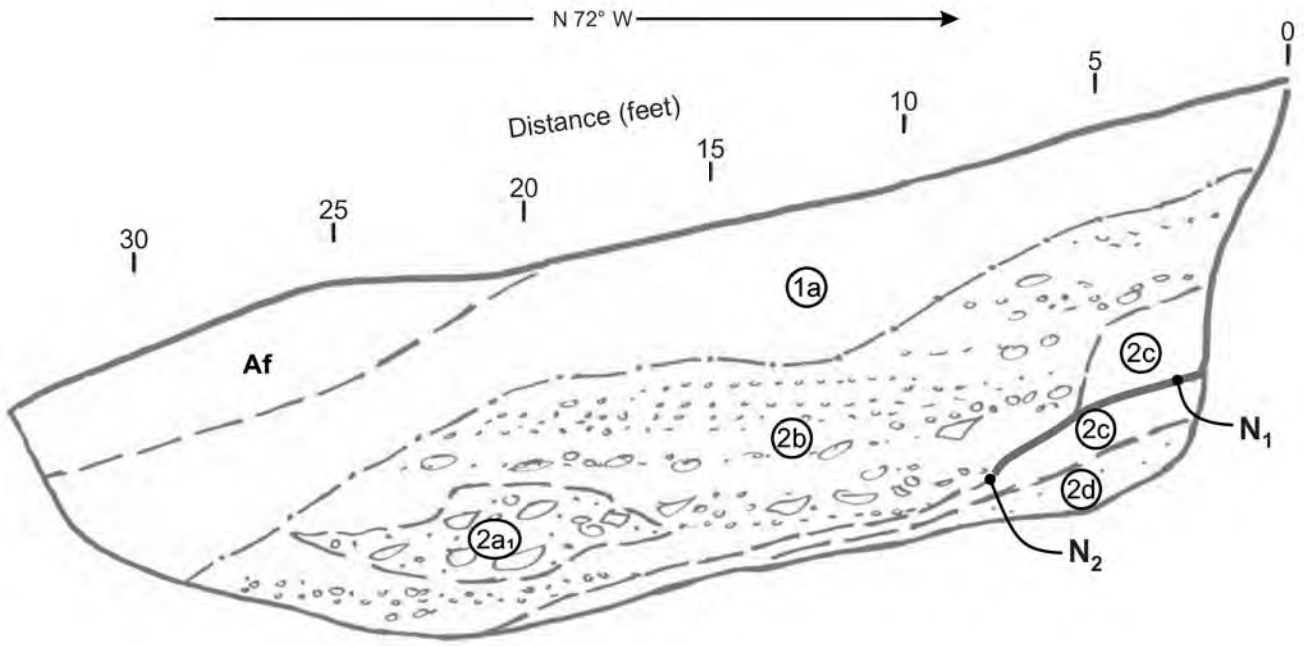
ex Bedrock Mélange:
one, dark olive brown
ak, pervasively fractured,
d.

age

Log of Trench T-1, T-1A

Trench T-2

(Looking South)



ONS

th Gravel

n (7.5YR5/2), damp,
ium].

ologic Units

l Fan Deposits*

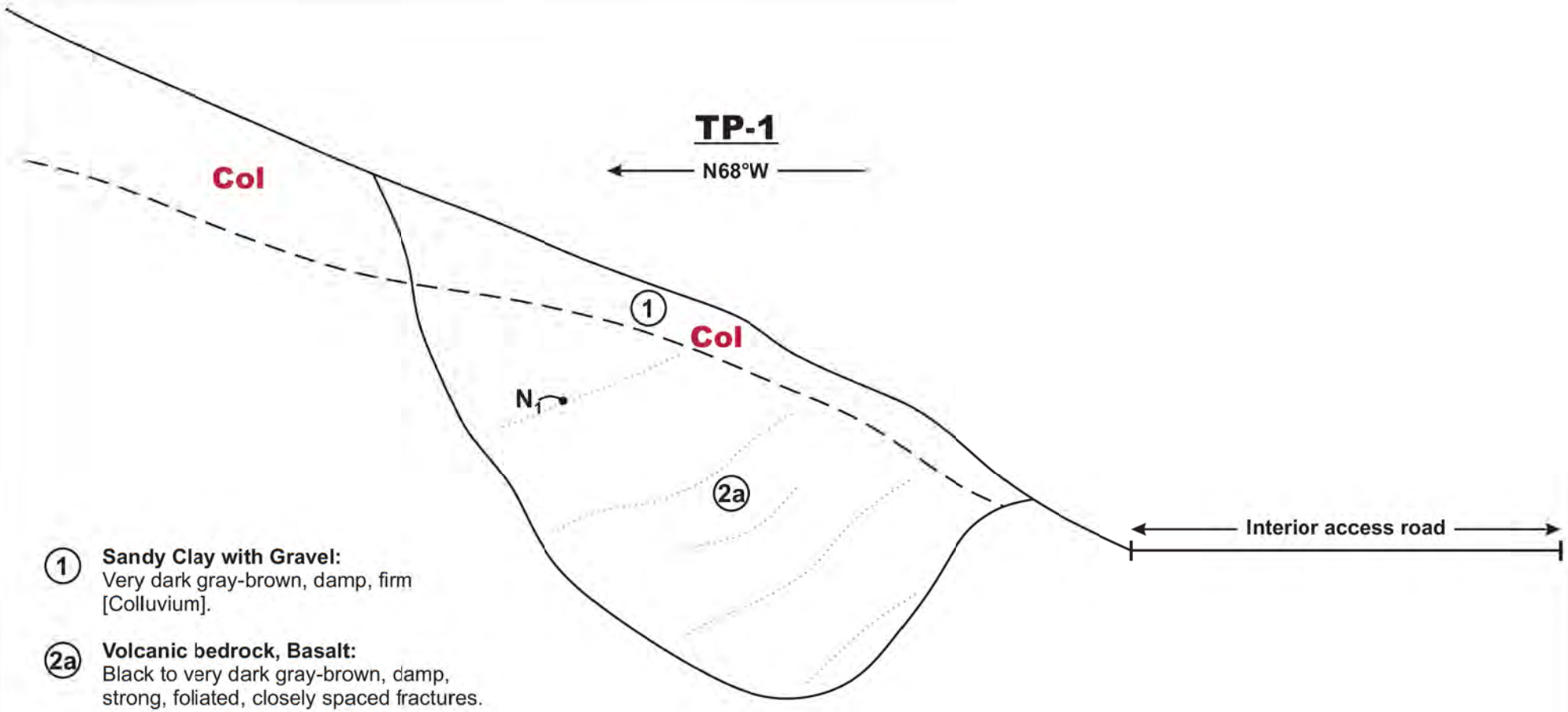
l with Sand:
wn (7.5YR5/6),

4/6), damp, dense.

5/2), damp, hard.

bundant fine Gravel:
n (10YR6/4).

Log of Trench T-2



1 **Sandy Clay with Gravel:**
Very dark gray-brown, damp, firm [Colluvium].

2a **Volcanic bedrock, Basalt:**
Black to very dark gray-brown, damp, strong, foliated, closely spaced fractures.

Notes:

N_1 = N18°E/36°NW: flow foliation

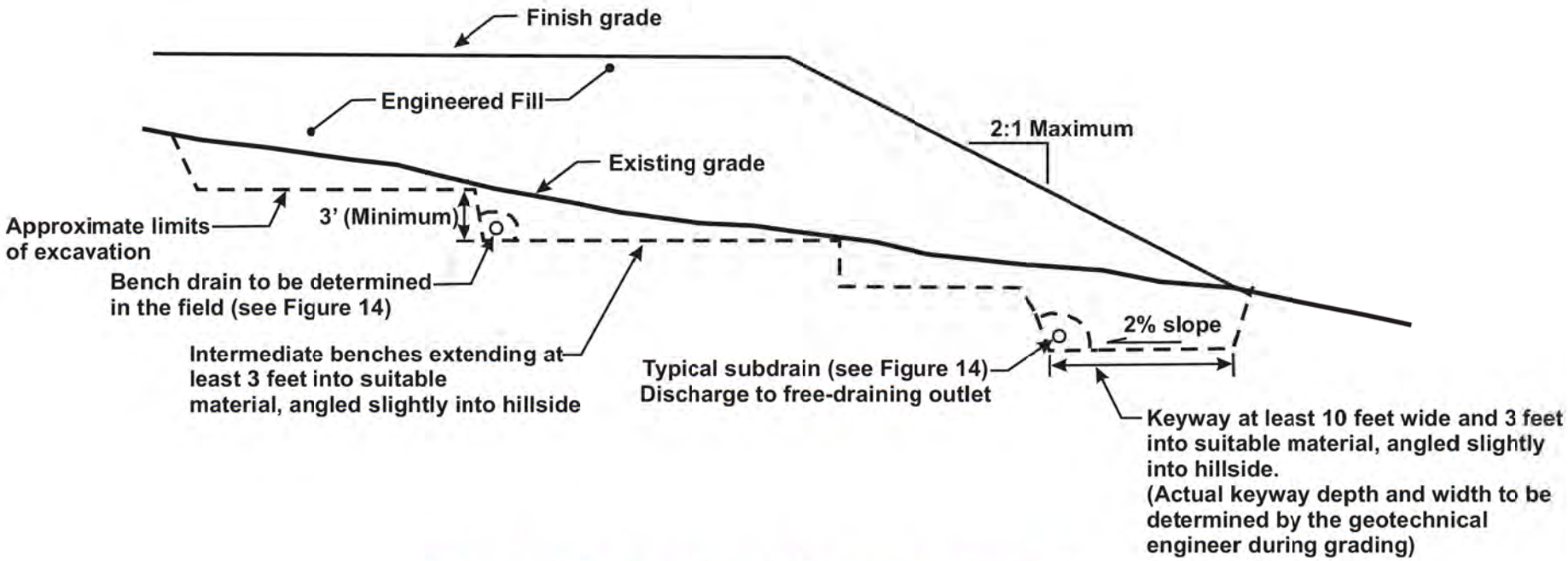
Scale: 1" = 2'

CORNERSTONE EARTH GROUP

Log of Test Pit TP-1

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

Project Number	
1167-1-1	
Figure Number	
Figure 12	
Date	Logged By / Drawn By
January 2020	CSH / RRN



Typical Bench and Keyway Detail

Not to scale

Note: Fill slopes should be over-built at least 18 to 24 inches and trimmed to expose compacted fill.

CORNERSTONE EARTH GROUP

Typical Bench and Keyway Detail

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

Project Number	1167-1-1
Figure Number	Figure 13
Date	January 2020
Drawn By	RRN

DRAINAGE MATERIAL

Alternative 1

Class 2 Permeable Material
(Caltrans Standard Specs, latest edition)

Material shall consist of clean, coarse sand and gravel or crushed stone, conforming to the following gradation requirements:

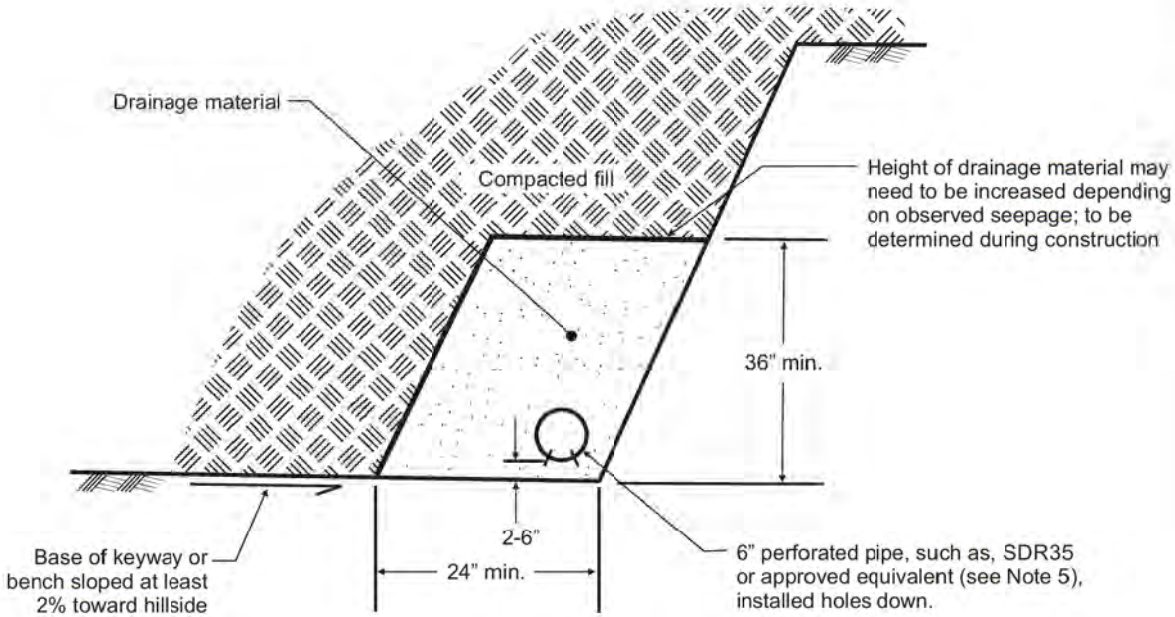
Sieve Size	% Passing Sieve
1"	100
3/4"	90-100
3/8"	40-100
#4	25-40
#8	18-33
#30	5-15
#50	0-7
#200	0-3

Alternative 2

½- to 3/4- inch Clean Crushed Rock or Gravel Wrapped in Filter Fabric

All non-woven filter fabric shall meet the following minimum average roll values unless otherwise specified by Cornerstone Earth Group

Grab Strength (ASTM D-4632):	180 lbs.
Mass Per Unit Area (ASTM D-4751):	5 oz/yd
Apparent Opening Size (ASTM D-4751):	70-100 U.S. std. sieve
Flow Rate (ASTM D-4491):	80 gal/min/ft
Puncture Strength (ASTM D-4833):	80 lbs.



Notes:

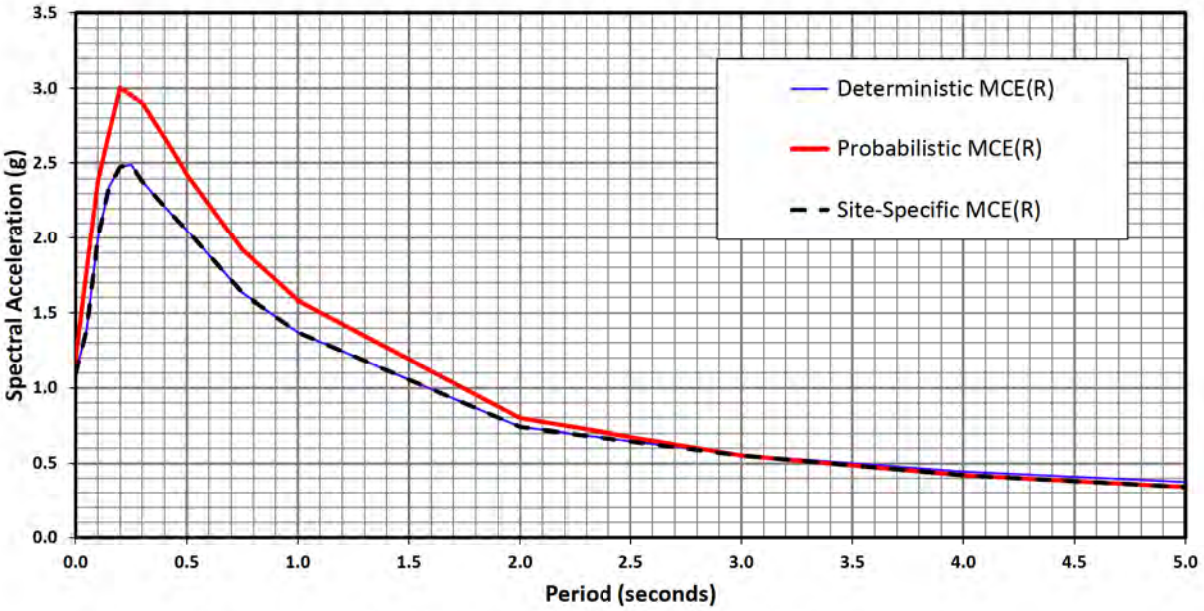
1. 1% fall (minimum) along all keyways, benches and subdrain lines.
2. All perforated pipe placed perforations down.
3. All pipe joints shall be glued.
4. All subdrains should be discharged to a suitable location approved by the Civil Engineer in consultation with the Geotechnical Engineer.
5. Subdrain pipe (perforated or solid connector) should consist of SDR-35 PVC pipe when placed in fills less than 30 feet deep.

CORNERSTONE EARTH GROUP

Typical Keyway and Bench Subdrain Detail

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

Project Number	1167-1-1
Figure Number	Figure 14
Date	January 2020
Drawn By	RRN



The Site-Specific Maximum Considered Earthquake (MCE_R) is defined as the lesser of the following at all periods:

- Deterministic MCE_R – maximum 84th percentile deterministic, or
- Probabilistic MCE_R – defined as the 2,475–year ground motion.

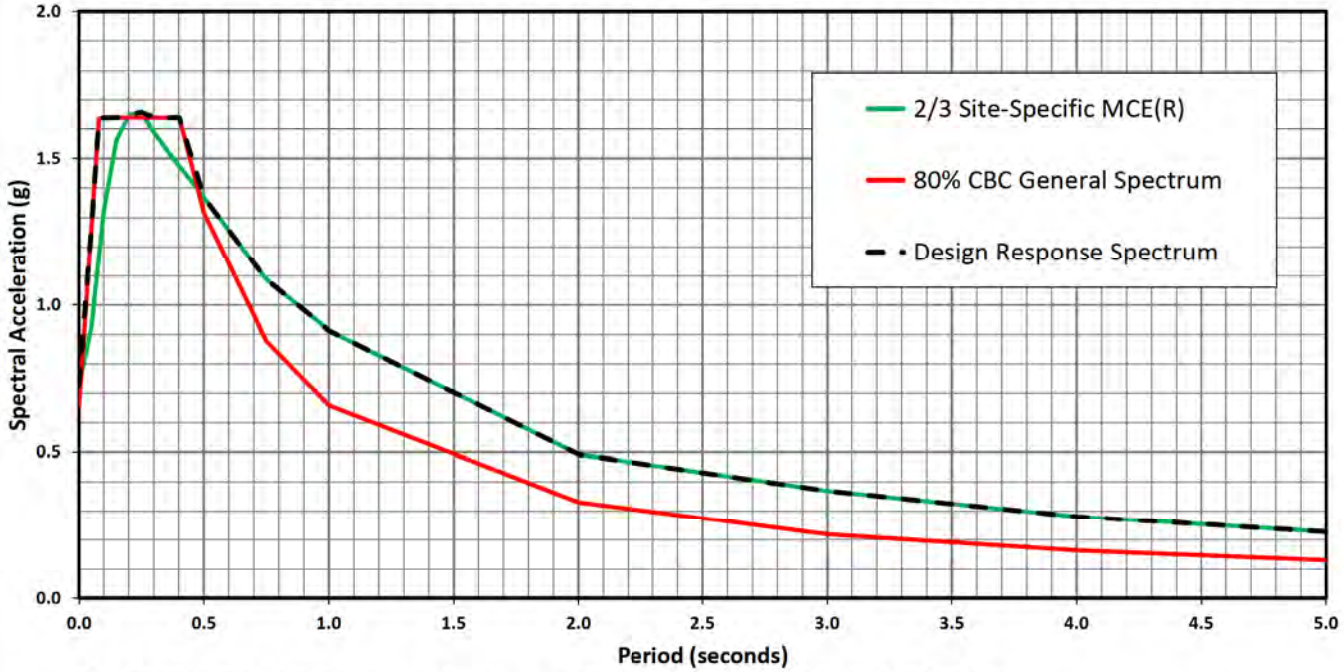
Site-Specific MCE_R	
Period (Seconds)	Spectral Acceleration (g)
0.00	1.092
0.05	1.391
0.08	1.752
0.10	1.993
0.15	2.344
0.20	2.474
0.25	2.488
0.30	2.382
0.40	2.213
0.40	2.211
0.50	2.054
0.75	1.631
1.00	1.371
2.00	0.738
3.00	0.552
4.00	0.420
5.00	0.341

References:

ASCE/SEI 7-16: Minimum Design Loads and Associated Criteria for Buildings and Other Strutures with Supplement No. 1.
2019 California Building Code, Title 24, Part 2, Volume 2

CORNERSTONE EARTH GROUP

MCE_R RESPONSE SPECTRA SITE CLASS C	FIGURE 15
Los Gatos Meadows 110 Wood Road Los Gatos, CA	PROJECT NO. 1167-1-1
	January 17, 2020 | SEF



The Site-Specific Design Response Spectrum per Section 21.2, 21.3 and 21.4 of ASCE 7-16 is defined as the greater of the following at all periods:

- 2/3 of the Site-Specific MCE_R, or
- 80% of the CBC General Spectrum.

Design Response Spectra	
Period (Seconds)	Spectral Acceleration (g)
0.00	0.728
0.05	1.269
0.08	1.637
0.10	1.640
0.15	1.640
0.20	1.649
0.25	1.659
0.30	1.640
0.40	1.640
0.40	1.640
0.50	1.369
0.75	1.087
1.00	0.914
2.00	0.492
3.00	0.368
4.00	0.280
5.00	0.228

Site Design	Design Values
Site Class (Per Chapter 20 ASCE 7-16)	C
Shear Wave Velocity, V_{S30} (m/sec)	537
Site Latitude (degrees)	37.220967
Site Longitude (degrees)	-121.987088
Risk Category	II
Building Period (sec)	Unknown
Importance Factor, I_e	1
[1]Site Specific PGA_M (g)	1.01

[1] Lower of Deterministic and Probabilistic, but not less than 80% of mapped value of FM x PGA, determined in accordance with Section 21.5 of ASCE 7-16.

Design Acceleration Parameters[1]	
S_{DS}	1.640
S_{D1}	1.138
S_{MS}	2.460
S_{M1}	1.707

References:

ASCE/SEI 7-16: Minimum Design Loads and Associated Criteria for Buildings and Other Strutures with Supplement No. 1.
2019 California Building Code, Title 24, Part 2, Volume 2

CORNERSTONE EARTH GROUP

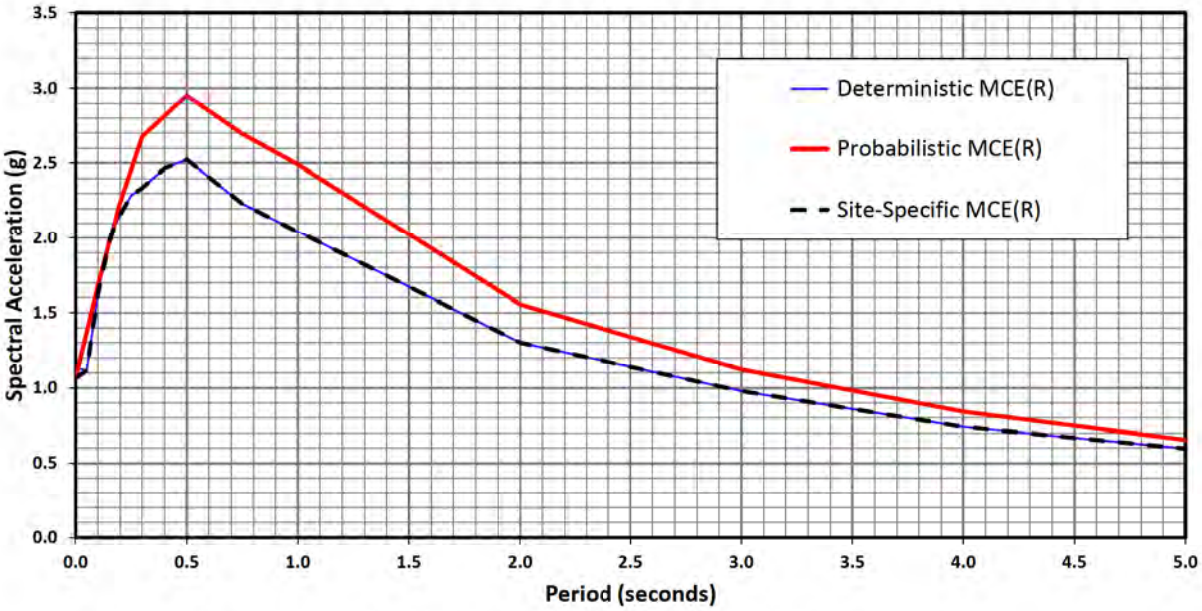
DESIGN RESPONSE SPECTRA
SITE CLASS C

FIGURE 16

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

PROJECT NO. 1167-1-1

January 17, 2020 | SEF



The Site-Specific Maximum Considered Earthquake (MCE_R) is defined as the lesser of the following at all periods:

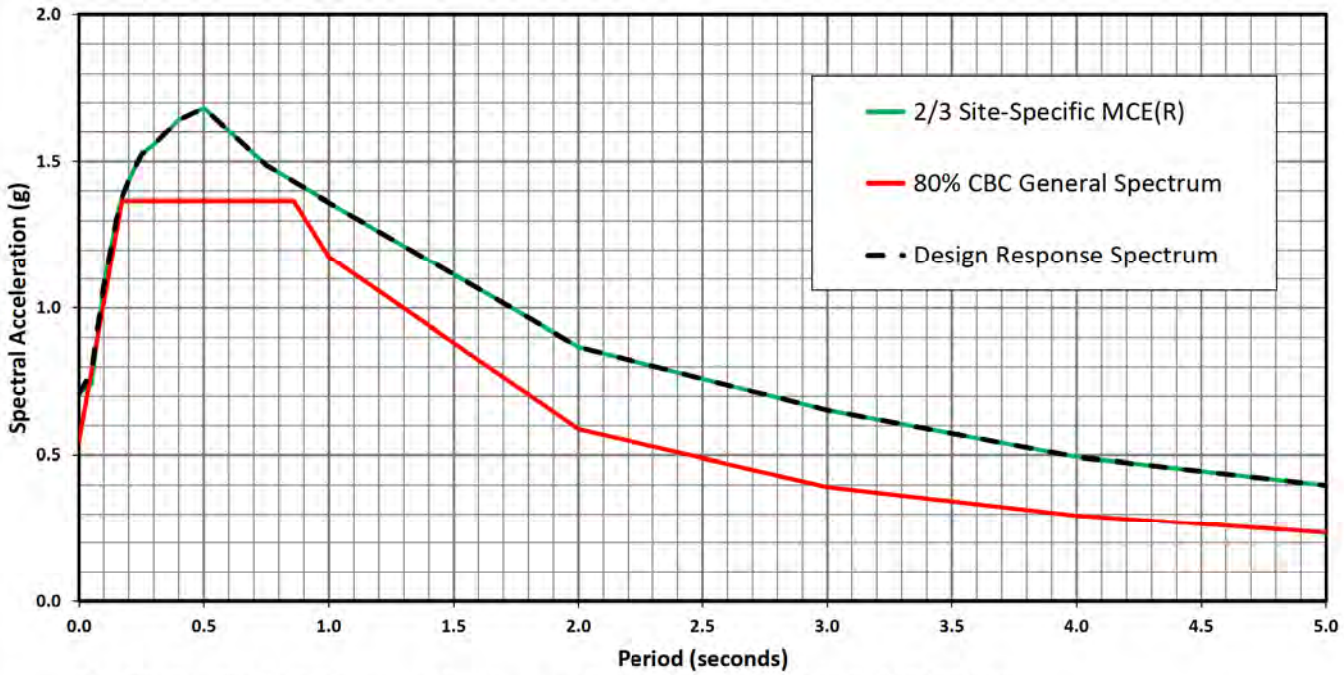
- Deterministic MCE_R – maximum 84th percentile deterministic, or
- Probabilistic MCE_R – defined as the 2,475–year ground motion.

Site-Specific MCE_R	
Period (Seconds)	Spectral Acceleration (g)
0.00	1.063
0.05	1.116
0.10	1.621
0.15	1.958
0.17	2.068
0.20	2.158
0.25	2.287
0.30	2.338
0.40	2.465
0.50	2.525
0.75	2.232
0.86	2.148
1.00	2.042
2.00	1.302
3.00	0.979
4.00	0.740
5.00	0.597

References:

ASCE/SEI 7-16: Minimum Design Loads and Associated Criteria for Buildings and Other Strutures with Supplement No. 1.
2019 California Building Code, Title 24, Part 2, Volume 2

CORNERSTONE EARTH GROUP	MCE_R RESPONSE SPECTRA SITE CLASS D	FIGURE 17
	Los Gatos Meadows 110 Wood Road Los Gatos, CA	PROJECT NO. 1167-1-1
		January 17, 2020 | SEF



The Site-Specific Design Response Spectrum per Section 21.2, 21.3 and 21.4 of ASCE 7-16 is defined as the greater of the following at all periods:

- 2/3 of the Site-Specific MCE_R, or
- 80% of the CBC General Spectrum.

Design Response Spectra	
Period (Seconds)	Spectral Acceleration (g)
0.00	0.709
0.05	0.785
0.10	1.081
0.15	1.306
0.17	1.379
0.20	1.439
0.25	1.524
0.30	1.558
0.40	1.643
0.50	1.683
0.75	1.488
0.86	1.432
1.00	1.361
2.00	0.868
3.00	0.652
4.00	0.493
5.00	0.398

Site Design	Design Values
Site Class (Per Chapter 20 ASCE 7-16)	D
Shear Wave Velocity, V_{S30} (m/sec)	230
Site Latitude (degrees)	37.220967
Site Longitude (degrees)	-121.987088
Risk Category	II
Building Period (sec)	Unknown
Importance Factor, I_e	1
[1]Site Specific PGA_M (g)	1.03

[1] Lower of Deterministic and Probabilistic, but not less than 80% of mapped value of FM x PGA, determined in accordance with Section 21.5 of ASCE 7-16.

Design Acceleration Parameters[1]	
S_{DS}	1.515
S_{D1}	1.990
S_{MS}	2.272
S_{M1}	2.986

References:

ASCE/SEI 7-16: Minimum Design Loads and Associated Criteria for Buildings and Other Strutures with Supplement No. 1.
2019 California Building Code, Title 24, Part 2, Volume 2

CORNERSTONE EARTH GROUP

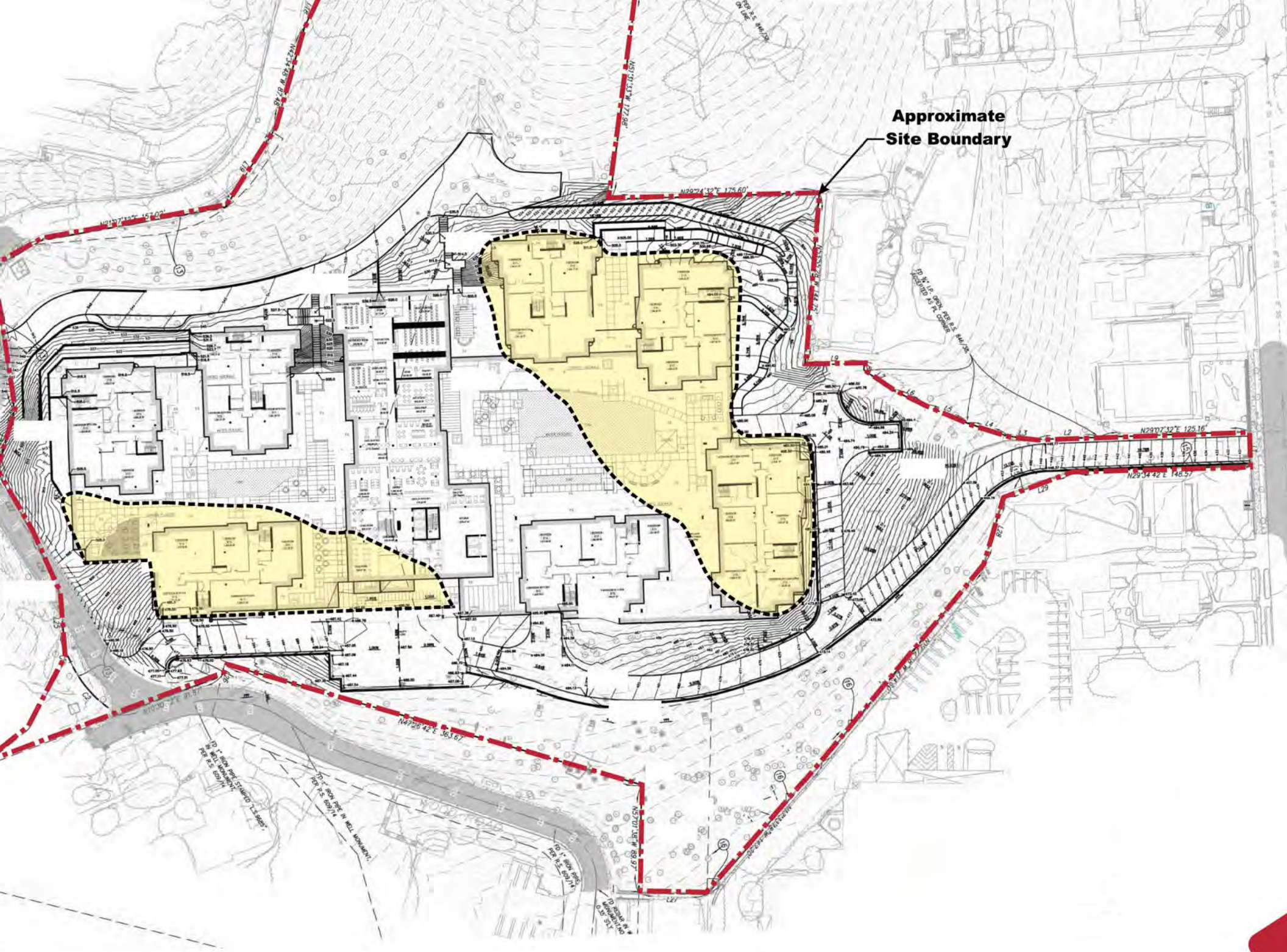
DESIGN RESPONSE SPECTRA
SITE CLASS D

FIGURE 18

Los Gatos Meadows
110 Wood Road
Los Gatos, CA

PROJECT NO. 1167-1-1

January 17, 2020 | SEF



Legend

APPENDIX A: FIELD INVESTIGATION

The field investigation consisted of a surface reconnaissance and a subsurface exploration program using truck-mounted and limited access, hollow-stem and solid-stem auger drilling equipment. Sixteen 4- to 6½-inch-diameter exploratory borings were drilled on November 12, 13, 14, 19, and 21, 2019, and December 2, 2019 to depths of 7 to 26½ feet. For the fault rupture hazard investigation, three trenches were excavated between October 31, 2019 and November 7, 2020 a track-mounted excavator equipment using a 36-inch-wide bucket. The trenches were excavated to depths of approximately 7 to 9 feet. In addition, to further evaluate the bedrock structure at the site, one test excavation was performed with the rubber-tired backhoe equipment on November 18, 2019. The test pit was excavated to a depth of 5 feet beneath the lowest adjacent ground surface. The approximate exploration locations are shown on the Site Plan, Figure 2, and Site Plan and Geologic Map, Figure 2A. The soils encountered were continuously logged in the field by our representative and described in accordance with the Unified Soil Classification System (ASTM D2488). Boring logs, as well as a key to the classification of the soil and bedrock, are included as part of this appendix. Trench and test pit logs are included on Figures 10 to 12.

Exploration locations were approximated using existing site boundaries and other site features as references. Boring elevations were based on interpolation of plan contours. The exploration locations and elevations of the borings should be considered accurate only to the degree implied by the method used.

Representative soil samples were obtained from the borings at selected depths. All samples were returned to our laboratory for evaluation and appropriate testing. The standard penetration resistance blow counts were obtained by dropping a 140-pound hammer through a 30-inch free fall. The 2-inch O.D. split-spoon sampler was driven 18 inches and the number of blows was recorded for each 6 inches of penetration (ASTM D1586). 2.5-inch I.D. samples were obtained using a Modified California Sampler driven into the soil with the 140-pound hammer previously described. Unless otherwise indicated, the blows per foot recorded on the boring log represent the accumulated number of blows required to drive the last 12 inches. The various samplers are denoted at the appropriate depth on the boring logs.

Field tests included an evaluation of the unconfined compressive strength of the soil samples using a pocket penetrometer device. The results of these tests are presented on the individual boring logs at the appropriate sample depths.

Attached exploration logs and related information depict subsurface conditions at the locations indicated and on the date designated on the logs. Subsurface conditions at other locations may differ from conditions occurring at these locations. The passage of time may result in altered subsurface conditions due to environmental changes. In addition, any stratification lines on the logs represent the approximate boundary between soil and bedrock types and the transition may be gradual.

UNIFIED SOIL CLASSIFICATION (ASTM D-2487-98)

MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS >50% RETAINED ON NO. 200 SIEVE	GRAVELS >50% OF COARSE FRACTION RETAINED ON NO 4. SIEVE	CLEAN GRAVELS <5% FINES	Cu>4 AND 1<Cc<3	GW	WELL-GRADED GRAVEL
			Cu>4 AND 1>Cc>3	GP	POORLY-GRADED GRAVEL
		GRAVELS WITH FINES >12% FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL
			FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL
	SANDS >50% OF COARSE FRACTION PASSES ON NO 4. SIEVE	CLEAN SANDS <5% FINES	Cu>6 AND 1<Cc<3	SW	WELL-GRADED SAND
			Cu>6 AND 1>Cc>3	SP	POORLY-GRADED SAND
		SANDS AND FINES >12% FINES	FINES CLASSIFY AS ML OR CL	SM	SILTY SAND
			FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND
FINE-GRAINED SOILS >50% PASSES NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT<50	INORGANIC	PI>7 AND PLOTS>"A" LINE	CL	LEAN CLAY
			PI>4 AND PLOTS<"A" LINE	ML	SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT
	SILTS AND CLAYS LIQUID LIMIT>50	INORGANIC	PI PLOTS >"A" LINE	CH	FAT CLAY
			PI PLOTS <"A" LINE	MH	ELASTIC SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OH	ORGANIC CLAY OR SILT
HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK IN COLOR, AND ORGANIC ODOR		PT	PEAT

OTHER MATERIAL SYMBOLS

- Poorly-Graded Sand with Clay
- Clayey Sand
- Sandy Silt
- Artificial/Undocumented Fill
- Poorly-Graded Gravelly Sand
- Topsoil
- Well-Graded Gravel with Clay
- Well-Graded Gravel with Silt
- Sand
- Silt
- Well Graded Gravelly Sand
- Gravelly Silt
- Asphalt
- Boulders and Cobble

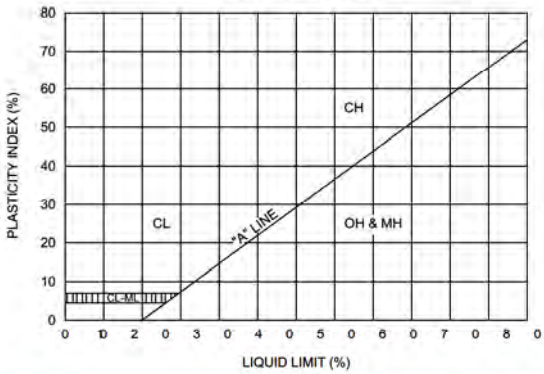
SAMPLER TYPES

- SPT
- Modified California (2.5" I.D.)
- Rock Core
- Shelby Tube
- No Recovery
- Grab Sample

ADDITIONAL TESTS

CA	-	CHEMICAL ANALYSIS (CORROSIVITY)	PI	-	PLASTICITY INDEX
CD	-	CONSOLIDATED DRAINED TRIAXIAL	SW		SWELL TEST
CN	-	CONSOLIDATION	TC	-	CYCLIC TRIAXIAL
CU	-	CONSOLIDATED UNDRAINED TRIAXIAL	TV	-	TORVANE SHEAR
DS	-	DIRECT SHEAR	UC	-	UNCONFINED COMPRESSION
PP	-	POCKET PENETROMETER (TSF)	(1.5)	-	(WITH SHEAR STRENGTH IN KSF)
(3.0)	-	(WITH SHEAR STRENGTH IN KSF)		-	
RV	-	R-VALUE	UU	-	UNCONSOLIDATED UNDRAINED TRIAXIAL
SA	-	SIEVE ANALYSIS: % PASSING #200 SIEVE			
▼	-	WATER LEVEL			

PLASTICITY CHART



PENETRATION RESISTANCE
(RECORDED AS BLOWS / FOOT)

SAND & GRAVEL		SILT & CLAY		
RELATIVE DENSITY	BLOWS/FOOT*	CONSISTENCY	BLOWS/FOOT*	STRENGTH** (KSF)
VERY LOOSE	0 - 4	VERY SOFT	0 - 2	0 - 0.25
LOOSE	4 - 10	SOFT	2 - 4	0.25 - 0.5
MEDIUM DENSE	10 - 30	MEDIUM STIFF	4 - 8	0.5 - 1.0
DENSE	30 - 50	STIFF	8 - 15	1.0 - 2.0
VERY DENSE	OVER 50	VERY STIFF	15 - 30	2.0 - 4.0
		HARD	OVER 30	OVER 4.0

* NUMBER OF BLOWS OF 140 LB HAMMER FALLING 30 INCHES TO DRIVE A 2 INCH O.D. (1-3/8 INCH I.D.) SPLIT-BARREL SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE (ASTM-1586 STANDARD PENETRATION TEST).

** UNDRAINED SHEAR STRENGTH IN KIPS/SQ. FT. AS DETERMINED BY LABORATORY TESTING OR APPROXIMATED BY THE STANDARD PENETRATION TEST, POCKET PENETROMETER, TORVANE, OR VISUAL OBSERVATION.

CORNERSTONE EARTH GROUP

LEGEND TO SOIL DESCRIPTIONS

Figure Number A-1

HARDNESS

1. **Soft** – Reserved for plastic material alone.
2. **Low hardness** – Can be gouged deeply or carved easily with a knife blade.
3. **Moderately hard** – Can be readily scratched by a knife blade: scratch leaves a heavy trace of dust and is readily visible after the powder has been blown away.
4. **Hard** – Can be scratched with difficulty: scratch produces little powder and is often faintly visible.
5. **Very hard** – Cannot be scratched with knife blade: leaves a metallic streak.

STRENGTH

1. **Plastic** or very low strength.
2. **Friable –** Crumbles easily by rubbing with fingers.
3. **Weak –** An unfractured specimen of such material will crumble under light hammer blows.
4. **Moderately strong –** Specimen will withstand a few heavy hammer blows before breaking.
5. **Strong –** Specimen will withstand a few heavy ringing blows and will yield with difficulty only dust and small flying fragments.
6. **Very strong –** Specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.

WEATHERING – The physical and chemical disintegration and decomposition of rocks and minerals by natural processes such as oxidation, reduction, hydration, solution, carbonation, and freezing and thawing.

D. Deep – Moderate to complete mineral decomposition: extensive disintegration: deep and thorough discoloration: many fractures, all extensively coated or filled with oxides, carbonates and/or clay or silt.

M. Moderate – Slight change or partial decomposition of minerals: little disintegration: cementation little to unaffected. Moderate to occasionally intense discoloration. Moderately coated fractures.

L. Little – No megascopic decomposition of minerals: little or no effect on normal cementation. Slight and intermittent, or localized discoloration. Few stains or fracture surfaces.

F. Fresh – Unaffected by weathering agents. No disintegration or discoloration. Fractures usually less numerous than joints.

FRACTURING

Intensity	Size of Pieces in Feet
Very little fractured	Greater than 4.0
Occasionally fractured	1.0 to 4.0
Moderately fractured	0.5 to 1.0
Closely fractured	0.1 to 0.5
Intensely fractured	0.05 to 0.1
Crushed	Less than 0.05

BEDDING OF SEDIMENTARY ROCKS

Splitting Property	Thickness	Stratification
Massive	Greater than 4.0 feet	very thick-bedded
Blocky	2.0 to 4.0 feet	thick-bedded
Slabby	0.2 to 2.0 feet	thin-bedded
Flaggy	0.05 to 0.2 feet	very thin-bedded
Shaly or Platy	0.01 to 0.05 feet	laminated
Papery	less than 0.01 feet	thinly laminated

BORING NUMBER EB-1

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/12/19 **DATE COMPLETED** 11/12/19
GROUND ELEVATION 479 FT +/- **BORING DEPTH** 14 ft.
DRILLING CONTRACTOR Cenozoic
LATITUDE 37.220546° **LONGITUDE** -121.986502°
DRILLING METHOD Portable Hydraulic Rig, 4 inch Solid-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY JLC
AT TIME OF DRILLING Not Encountered
NOTES
AT END OF DRILLING Not Encountered

This log is a part of a report by Cornerstone Earth Group, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
479.0	0	**Clayey Sand with Gravel (SC) [Fill]** medium dense, moist, brown, fine to medium sand, fine subangular gravel	30	MC-1B	109	11		
		becomes loose	15	MC-2A	115	13		
474.0	5	**Sandy Lean Clay (CL) [Qpf]** very stiff, moist, reddish brown, fine to medium sand, some fine subangular gravel, moderate plasticity	30	3A MC 3B	108 110	21 21		
470.0	10	**Volcanic Rock [fpv]** moderately hard, weak, moderate weathering, gray, intensely to closely fractured, flaggy	30/6"	MC-4A	102	18		
			40/4"	SPT-5		7		
465.0		Bottom of Boring at 14.0 feet.	68/6"	SPT-6		7		
	15							
	20							
	25							
	30							

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

CORNERSTONE EARTH GROUP2 - CORNERSTONE 0812.GDT - 1/17/20 10:46 - P:\DRAFTING\GINT FILES\1167-1-1 LOS GATOS MEADOWS.GPJ

BORING NUMBER EB-2

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/12/19 **DATE COMPLETED** 11/13/19
GROUND ELEVATION 431 FT +/- **BORING DEPTH** 26.5 ft.
DRILLING CONTRACTOR Cenozoic **LATITUDE** 37.221011° **LONGITUDE** -121.985855°
DRILLING METHOD Portable Hydraulic Rig, 4 inch Solid-Stem Auger **GROUNDWATER LEVELS:**
LOGGED BY JLC/SCO ▽ **AT TIME OF DRILLING** Not Encountered
NOTES ▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
431.0	0	**Clayey Sand (SC) [Colluvium]** loose to medium dense, moist, reddish brown, fine to medium sand, some fine subangular gravel, trace organics Liquid Limit = 28, Plastic Limit = 18	17	MC-1B	104	8	10	
			27	MC-2B	105	8		
	5		30 4"	MC-3A	114	8		
425.5		**Clayey Gravel with Sand (GC) [Qpf]** very dense, moist, gray and brown, fine to coarse subangular to subrounded gravel, fine to medium sand, some cobbles	56 6"	SPT-4		7		
			68	SPT-5		7		
	10							
420.5		**Clayey Sand with Gravel (SC) [Qpf]** very dense to dense, moist, brown, fine to coarse sand, fine to coarse subangular to subrounded gravel	43	SPT-6		8		
			51	SPT-7		10		
	15							
			31	SPT-8		10		
			43	SPT-9		12		
	20							
			38	SPT-10		10		
	25		36	SPT-11		16		
404.5		Bottom of Boring at 26.5 feet.						
	30							

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

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BORING NUMBER EB-3

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/14/19 **DATE COMPLETED** 11/14/19
GROUND ELEVATION 513 FT +/- **BORING DEPTH** 14.4 ft.
DRILLING CONTRACTOR Cenozoic
LATITUDE 37.220930° **LONGITUDE** -121.986537°
DRILLING METHOD Portable Hydraulic Rig, 4 inch Solid-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY JLC
▽ **AT TIME OF DRILLING** Not Encountered
NOTES
▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
513.0	0		**Clayey Sand (SC) [Fill]**						
512.0			medium stiff, moist, dark brown brown, fine to medium sand, some grass and bark						
			Sandstone [Mélange: fm]						
			moderately hard, friable to weak, moderate weathering, grayish brown	39	MC-1B	121	17		
	5			50/5"	2A MC 2B	111 122	12 8		
				82	SPT-3		10		
	10			50/6"	SPT-4		4		
				50/5"	SPT-5		9		
498.6	15		Bottom of Boring at 14.4 feet.						
	20								
	25								
	30								

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

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BORING NUMBER EB-4

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/14/19 **DATE COMPLETED** 11/14/19
GROUND ELEVATION 511 FT +/- **BORING DEPTH** 17.5 ft.
DRILLING CONTRACTOR Cenozoic **LATITUDE** 37.220886° **LONGITUDE** -121.987146°
DRILLING METHOD Portable Hydraulic Rig, 4 inch Solid-Stem Auger **GROUNDWATER LEVELS:**
LOGGED BY JLC ▽ **AT TIME OF DRILLING** Not Encountered
NOTES ▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
511.0	0	**Lean Clay with Sand (CL) [Fill]** stiff, moist, gray with brown mottles, fine to coarse sand, moderate plasticity		GB-1		29		
				GB-2		30		
509.0		**Fat Clay (CH) [Qpf]** medium stiff to very stiff, moist, brown, some fine to coarse sand, high plasticity Liquid Limit = 56, Plastic Limit = 22	24	3A MC 3B	103 106	26 25	34	
	5							
503.0		**Clayey Sand with Gravel (SC) [Qpf]** medium dense, moist, brown, fine to medium sand, fine to coarse subangular gravel	25	SPT-4		12		
	10							
			17	SPT-5		7		
	15							
495.5		**Sandstone [Mélange: fm]** moderately hard, friable to weak, moderate weathering, grayish brown	47	SPT-6		3		
493.5		Bottom of Boring at 17.5 feet.						
	20							
	25							
	30							

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

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BORING NUMBER EB-5

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 12/2/19 **DATE COMPLETED** 12/2/19
GROUND ELEVATION 512 FT +/- **BORING DEPTH** 17 ft.
DRILLING CONTRACTOR Cenozoic **LATITUDE** 37.220831° **LONGITUDE** -121.987347°
DRILLING METHOD Portable Hydraulic Rig, 4 inch Solid-Stem Auger **GROUNDWATER LEVELS:**
LOGGED BY JLC ▽ **AT TIME OF DRILLING** Not Encountered
NOTES Perched water at 12.0' ▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
512.0	0	grass on 6 inches topsoil [Fill]						
511.5		**Clayey Sand with Gravel (SC) [Qpf]** dense, moist, reddish brown, fine to coarse sand, fine to coarse subangular to subrounded gravel	52	MC-1B	115	16		
509.0		**Poorly Graded Sand with Clay and Gravel (SP-SC) [Qpf]** dense to medium dense, moist, brown, fine to coarse sand, fine to coarse angular gravel	33	MC-2B	122	13		9
	5		61	MC-3B	128	10		
504.5		**Clayey Sand with Gravel (SC) [Qpf]** dense, moist, brown, fine to coarse sand, fine to coarse subangular to subrounded gravel	50	MC-4B	125	17		
	10							
500.0		**Sandstone [Mélange: fm]** moderately hard, friable to weak, moderate weathering, grayish brown	74	SPT-5		13		
	15		56	SPT-6		13		
495.0		Bottom of Boring at 17.0 feet.						
	20							
	25							
	30							

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

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BORING NUMBER EB-6

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 12/2/19 **DATE COMPLETED** 12/2/19
GROUND ELEVATION 509 FT +/- **BORING DEPTH** 25 ft.
DRILLING CONTRACTOR Cenozoic **LATITUDE** 37.221196° **LONGITUDE** -121.987267°
DRILLING METHOD Portable Hydraulic Rig, 4 inch Solid-Stem Auger **GROUNDWATER LEVELS:**
LOGGED BY JLC ▽ **AT TIME OF DRILLING** Not Encountered
NOTES ▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf
509.0	0	2 inches brick over ¼ inch sand							
508.8									
508.7		**Clayey Sand with Gravel (SC) [Fill]** loose, moist, gray and brown mottled, fine to coarse sand, fine to coarse subangular to subrounded gravel	13	MC-1		4			
505.0	5	**Lean Clay with Sand (CL) [Qpf]** stiff, moist, brown, fine to coarse sand, moderate plasticity	15	MC-2B	109	24			○
		Liquid Limit = 44, Plastic Limit = 21	18	MC-3B	111	23	23		○
	10		25	MC-4	107	22			○
497.0		**Sandy Lean Clay (CL) [Qpf]** hard, moist, brown, fine to coarse sand, fine to coarse subangular gravel, moderate plasticity	50/5"	MC-5	114	25			>4.5 ○
	15								
	20	becomes very stiff	31	SPT-6		19			○
487.0		**Fat Clay (CH) [Qpf]** stiff, moist, brown, fine to coarse sand, fine to coarse subangular gravel, high plasticity	30	SPT-7		41			○
484.0	25	Bottom of Boring at 25.0 feet.							
	30								

UNDRAINED SHEAR STRENGTH, ksf: ○ HAND PENETROMETER; △ TORVANE; ● UNCONFINED COMPRESSION; ▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL. 1.0 2.0 3.0 4.0

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BORING NUMBER EB-7

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/13/19 **DATE COMPLETED** 11/13/19
GROUND ELEVATION 474 FT +/- **BORING DEPTH** 16 ft.
DRILLING CONTRACTOR Cenozoic
LATITUDE 37.221616° **LONGITUDE** -121.986504°
DRILLING METHOD Portable Hydraulic Rig, 4 inch Solid-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY SCO
▽ **AT TIME OF DRILLING** Not Encountered
NOTES
▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
474.0	0		**Clayey Sand with Gravel (SC) [Fill]** very dense, moist, brown, fine to coarse sand, fine to coarse subangular to subrounded gravel		MC-1B	117	9		
				40 6"	MC-2B	125	8		
	5			40 6"	MC-3	128	6		
468.0			**Sandstone [Mélange: fm]** moderately hard, friable to weak, moderate weathering, grayish brown	50 5"	4A SPT 4B		9 4		
	10			91	SPT-5		3		
				49	SPT-6		8		
	15			50 6"	SPT-7		8		
458.0			Bottom of Boring at 16.0 feet.						
	20								
	25								
	30								

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

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BORING NUMBER EB-8

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/14/19 **DATE COMPLETED** 11/14/19
GROUND ELEVATION 527 FT +/- **BORING DEPTH** 23.9 ft.
DRILLING CONTRACTOR Cenozoic
LATITUDE 37.220968° **LONGITUDE** -121.987689°
DRILLING METHOD Portable Hydraulic Rig, 4 inch Solid-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY JLC
AT TIME OF DRILLING Not Encountered
NOTES
AT END OF DRILLING Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
527.0	0	**Clayey Sand with Gravel (SC) [Colluvium]** loose, moist, brown, fine to medium sand, fine to coarse angular to subangular gravel, trace organics	15	MC-1B	91	17		29
		becomes medium dense	40	MC-2B	98	17		
522.0	5	**Clayey Sand with Gravel (SC) [Qpf]** dense, moist, brown, fine to coarse sand, fine to coarse subangular to subrounded gravel	53	MC				
518.5		**Sandstone [Mélange: fm]** low hardness, weak, little weathering, intensely fractured to crushed, slabby	50/6"	SPT-4		14		
	10		50/4"	SPT-5		9		
		some shale	35	SPT-6		14		
	15		64	SPT-7		12		
		some 2 inch diameter sandstone clasts						
	20							
503.1		Bottom of Boring at 23.9 feet.	50/5"	SPT-8		7		
	25							
	30							

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

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BORING NUMBER EB-9

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/21/19 **DATE COMPLETED** 11/21/19
GROUND ELEVATION 536 FT +/- **BORING DEPTH** 14.8 ft.
DRILLING CONTRACTOR Cenozoic
LATITUDE 37.221202° **LONGITUDE** -121.987806°
DRILLING METHOD Mobile B-24, 6 inch Solid-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY JLC
▽ **AT TIME OF DRILLING** Not Encountered
NOTES Perched water at 13.5'
▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
536.0	0		1 inch asphalt concrete over 8 inches aggregate base/soil mix						
535.9									
535.2			**Clayey Sand with Gravel (SC) [Qpf]** medium dense, moist, brown, fine to coarse sand, fine to coarse subangular to subrounded gravel	36	MC-1B	114	14		
				29	MC-2B	114	8		
	5		becomes dense	58	MC-6B	132	12		
			becomes very dense	50/4"	MC-4	130	6		
	10								
522.5			**Shale [Mélange: fm]** low hardness, weak, moderate weathering, dark gray	50/4"	SPT-5		5		
521.2	15		Bottom of Boring at 14.8 feet.						
	20								
	25								
	30								

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

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BORING NUMBER EB-10

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/21/19 **DATE COMPLETED** 11/21/19
GROUND ELEVATION 548 FT +/- **BORING DEPTH** 15 ft.
DRILLING CONTRACTOR Cenozoic
LATITUDE 37.220266° **LONGITUDE** -121.988023°
DRILLING METHOD Mobile B-24, 6 inch Solid-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY JLC
AT TIME OF DRILLING Not Encountered
NOTES
AT END OF DRILLING Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf
548.0	0	rounded cobbles							
547.7		**Clayey Sand with Gravel (SC) [Fill]** medium dense, dry, brown, fine to coarse sand, fine angular to subangular gravel, low plasticity	44	MC-1B	128	11		24	
545.0		**Sandy Lean Clay (CL) [Fill]** hard, moist, brown, fine to coarse sand, fine to coarse subangular gravel, some wood, moderate plasticity	29	MC-2B	117	14			>4.5
	5		21	MC-3B	100	12			
542.0		**Sandy Lean Clay (CL) [Qpf]** very stiff, moist, brown, fine to coarse sand, fine to coarse subangular gravel, moderate plasticity							
540.0		**Clayey Sand with Gravel (SC) [Qpf]** dense, moist, brown, fine to coarse sand, fine to coarse subangular gravel	57	MC-4B	112	13			
	10								
			54	MC-5B	112	15			
533.0	15	Bottom of Boring at 15.0 feet.							
	20								
	25								
	30								

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

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BORING NUMBER EB-11

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/19/19 **DATE COMPLETED** 11/19/19
GROUND ELEVATION 541 FT +/- **BORING DEPTH** 24.3 ft.
DRILLING CONTRACTOR Cuesta Geo
LATITUDE 37.220630° **LONGITUDE** -121.987784°
DRILLING METHOD MPP LAD Track Rig, 6½ inch Hollow-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY JLC
AT TIME OF DRILLING Not Encountered
NOTES
AT END OF DRILLING Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
541.0	0	**Clayey Sand with Gravel (SC) [Fill]** loose, moist, brown, fine to coarse sand, fine to coarse angular gravel, moderate plasticity Liquid Limit = 43, Plastic Limit = 20	17	MC-1A	116	14	23	
538.0		**Clayey Sand with Gravel (SC) [Qpf]** medium dense, moist, brown, fine to coarse sand, fine to coarse subangular gravel	25	MC-2B	124	10		30
535.0	5	**Sandstone [Mélange: fm]** low hardness, weak, little weathering, closely fractured to crushed, slabby	34	MC-3A	123	8		
			50/2"	SPT-4		7		
	10		50/2"	SPT-5		6		
	15		50/2"	SPT-6		9		
	20		50/4"	SPT-7		4		
516.7	25	Bottom of Boring at 24.3 feet.						
	30							

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

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BORING NUMBER EB-12

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/19/19 **DATE COMPLETED** 11/21/19
GROUND ELEVATION 527 FT +/- **BORING DEPTH** 7 ft.
DRILLING CONTRACTOR Cuesta Geo **LATITUDE** 37.219932° **LONGITUDE** -121.987832°
DRILLING METHOD MPP LAD Track Rig, 6½ inch Hollow-Stem Auger **GROUNDWATER LEVELS:**
LOGGED BY JLC ▽ **AT TIME OF DRILLING** Not Encountered
NOTES ▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf (○ HAND PENETROMETER, △ TORVANE, ● UNCONFINED COMPRESSION, ▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL; 1.0 2.0 3.0 4.0)
527.0	0		6 inches Portland cement concrete over 3 inches sand							
526.5			**Sandy Lean Clay (CL) [Fill]**							
526.3			stiff, moist, brown, fine to coarse sand, moderate plasticity	2	1A MC 1B	108 95	17 5			○
525.0			**Poorly Graded Sand (SP) [Fill]** loose, moist, light brown, fine sand							
521.0	5		**Sandy Lean Clay (CL) [Fill]**		GB-2		15			○
520.0			medium stiff, moist, brown, fine to coarse sand, low plasticity							
			Terminated boring due to utilities. Bottom of Boring at 7.0 feet.							
	10									
	15									
	20									
	25									
	30									

CORNERSTONE EARTH GROUP2 - CORNERSTONE 0812.GDT - 1/17/20 10:46 - P:\DRAFTING\GINT FILES\1167-1-1 LOS GATOS MEADOWS.GPJ

BORING NUMBER EB-13

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/19/19 **DATE COMPLETED** 11/19/19
GROUND ELEVATION 485 FT +/- **BORING DEPTH** 15 ft.
DRILLING CONTRACTOR Cuesta Geo
LATITUDE 37.220020° **LONGITUDE** -121.987342°
DRILLING METHOD MPP LAD Track Rig, 6½ inch Hollow-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY JLC
▽ **AT TIME OF DRILLING** Not Encountered
NOTES
▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf
485.0	0	5½ inches Portland cement concrete over 8 inches aggregate base							
484.6									
483.9		**Sandy Lean Clay with Gravel (CL) [Fill]** hard, moist, brown, fine to coarse sand, fine angular to subangular gravel, moderate plasticity	22	MC-1B	115	16			>4.5
		becomes very stiff	8	MC-2B	123	14			
480.5	5	**Silty Sand (SM) [Fill]**							
479.5		loose, wet, gray, fine to coarse sand	11	MC-3B	114	23			
		Sandy Lean Clay (CL) [Fill] medium stiff, moist, gray with brown mottles, fine to coarse sand, some fine to coarse subangular gravel, moderate plasticity							
477.5		**Sandstone [Mélange: fm]** low hardness, friable, moderate weathering, greenish brown, fractured	79	MC-4B	141	7			
	10		40	SPT-5		6			
			45	SPT-6		9			
470.0	15	Bottom of Boring at 15.0 feet.							
	20								
	25								
	30								

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

CORNERSTONE EARTH GROUP2 - CORNERSTONE 0812.GDT - 1/17/20 10:46 - P:\DRAFTING\GINT FILES\1167-1-1 LOS GATOS MEADOWS.GPJ

BORING NUMBER EB-14

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/21/19 **DATE COMPLETED** 11/21/19
GROUND ELEVATION 504 FT +/- **BORING DEPTH** 10 ft.
DRILLING CONTRACTOR Cenozoic
LATITUDE 37.219876° **LONGITUDE** -121.987452°
DRILLING METHOD Mobile B-24, 6 inch Solid-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY JLC
▽ **AT TIME OF DRILLING** Not Encountered
NOTES
▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
504.0	0	4 inches asphalt concrete over 8 inches aggregate base						
503.7								
503.0		**Clayey Sand with Gravel (SC) [Fill]** medium dense, moist, brown, fine to coarse sand, fine to coarse subangular gravel	27	MC-1B	126	9		
500.0		**Clayey Sand with Gravel (SC) [Qpf]**	60	MC-2B	114	11		
	5	medium dense, moist, brown, fine to coarse sand, fine to coarse subangular gravel	29	SPT-3		12		
			26	SPT-4		15		
494.0	10	Bottom of Boring at 10.0 feet.						
	15							
	20							
	25							
	30							

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

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BORING NUMBER EB-14A

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/21/19 **DATE COMPLETED** 11/21/19
GROUND ELEVATION 483.5 FT +/- **BORING DEPTH** 19.3 ft.
DRILLING CONTRACTOR Cenozoic
LATITUDE 37.220144° **LONGITUDE** -121.987033°
DRILLING METHOD Mobile B-24, 6 inch Solid-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY JLC
AT TIME OF DRILLING Not Encountered
NOTES
AT END OF DRILLING Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE
483.5	0	4 inches asphalt concrete over 8 inches aggregate base						
483.2								
482.5		**Clayey Sand with Gravel (SC) [Fill]** medium dense, moist, brown, fine to coarse sand, fine to coarse angular gravel		GB-1		20		
				GB-2		21		
	5	sandstone gravels	21	MC-3B	133	12		
476.5		**Clayey Sand with Gravel (SC) [Qpf]** medium dense, moist, brown, fine to coarse sand, fine to coarse subangular gravel	60	MC-4B	91	6		
	10							
472.5		**Sandstone [Mélange: fm]** moderately hard, moderately strong, moderate weathering, brown, intensely fractured	50/6"	MC-5	124	6		
	15		50/4"	SPT-6		5		
			50/3"	SPT-7		6		
			50/4"	SPT-8		5		
464.2	20	Bottom of Boring at 19.3 feet.						
	25							
	30							

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

CORNERSTONE EARTH GROUP2 - CORNERSTONE 0812.GDT - 1/17/20 10:46 - P:\DRAFTING\GINT FILES\1167-1-1 LOS GATOS MEADOWS.GPJ

BORING NUMBER EB-15

CORNERSTONE EARTH GROUP

PROJECT NAME Los Gatos Meadows
PROJECT NUMBER 1167-1-1
PROJECT LOCATION 110 Wood Road, Los Gatos, CA

DATE STARTED 11/21/19 **DATE COMPLETED** 11/21/19
GROUND ELEVATION 479 FT +/- **BORING DEPTH** 14.7 ft.
DRILLING CONTRACTOR Cenozoic
LATITUDE 37.220914° **LONGITUDE** -121.986307°
DRILLING METHOD Mobile B-24, 6 inch Solid-Stem Auger
GROUNDWATER LEVELS:
LOGGED BY JLC
▽ **AT TIME OF DRILLING** Not Encountered
NOTES Water seeping at 12'
▼ **AT END OF DRILLING** Not Encountered

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ELEVATION (ft)	DEPTH (ft)	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX	PERCENT PASSING No. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf
479.0	0	4 inches asphalt concrete over 8 inches aggregate base							
478.7									
478.0		**Sandy Lean Clay with Gravel (CL) [Fill]** very stiff to hard, moist, brown, fine to coarse sand, fine to coarse angular to subangular gravel, moderate plasticity	31	MC-1B	117	14			○ 3.0
475.5		**Clayey Sand with Gravel (SC) [Qpf]** medium dense, moist, brown, fine to coarse sand, fine to coarse subangular gravel	30	MC-2B	124	7			>4.5 ○
	5		44	MC-3B	124	15			
472.5		**Volcanic Rock [fpv]** moderately hard, moderately strong, deep decomposition, closely to intensely fractured, shaly	69	4A MC 4B	118 / 119	15 / 16			
	10		50/5"	SPT-5		14			
464.3	15	Bottom of Boring at 14.7 feet.	50/2"	SPT-6		19			
	20								
	25								
	30								

UNDRAINED SHEAR STRENGTH, ksf
○ HAND PENETROMETER
△ TORVANE
● UNCONFINED COMPRESSION
▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL
1.0 2.0 3.0 4.0

CORNERSTONE EARTH GROUP2 - CORNERSTONE 0812.GDT - 1/17/20 10:46 - P:\DRAFTING\GINT FILES\1167-1-1 LOS GATOS MEADOWS.GPJ

APPENDIX B: LABORATORY TEST PROGRAM

The laboratory testing program was performed to evaluate the physical and mechanical properties of the soils retrieved from the site to aid in verifying soil classification.

Moisture Content: The natural water content was determined (ASTM D2216) on 100 samples of the materials recovered from the borings. These water contents are recorded on the boring logs at the appropriate sample depths.

Dry Densities: In place dry density determinations (ASTM D2937) were performed on 50 samples to measure the unit weight of the subsurface soils. Results of these tests are shown on the boring logs at the appropriate sample depths.

Washed Sieve Analyses: The percent soil fraction passing the No. 200 sieve (ASTM D1140) was determined on 4 samples of the subsurface soils to aid in the classification of these soils. Results of these tests are shown on the boring logs at the appropriate sample depths.

Plasticity Index: Four Plasticity Index determinations (ASTM D4318) were performed on samples of the subsurface soils to measure the range of water contents over which the material exhibits plasticity. The Plasticity Index was used to classify the soil in accordance with the Unified Soil Classification System and to evaluate the soil expansion potential. Results of these tests are shown on the boring logs at the appropriate sample depths.

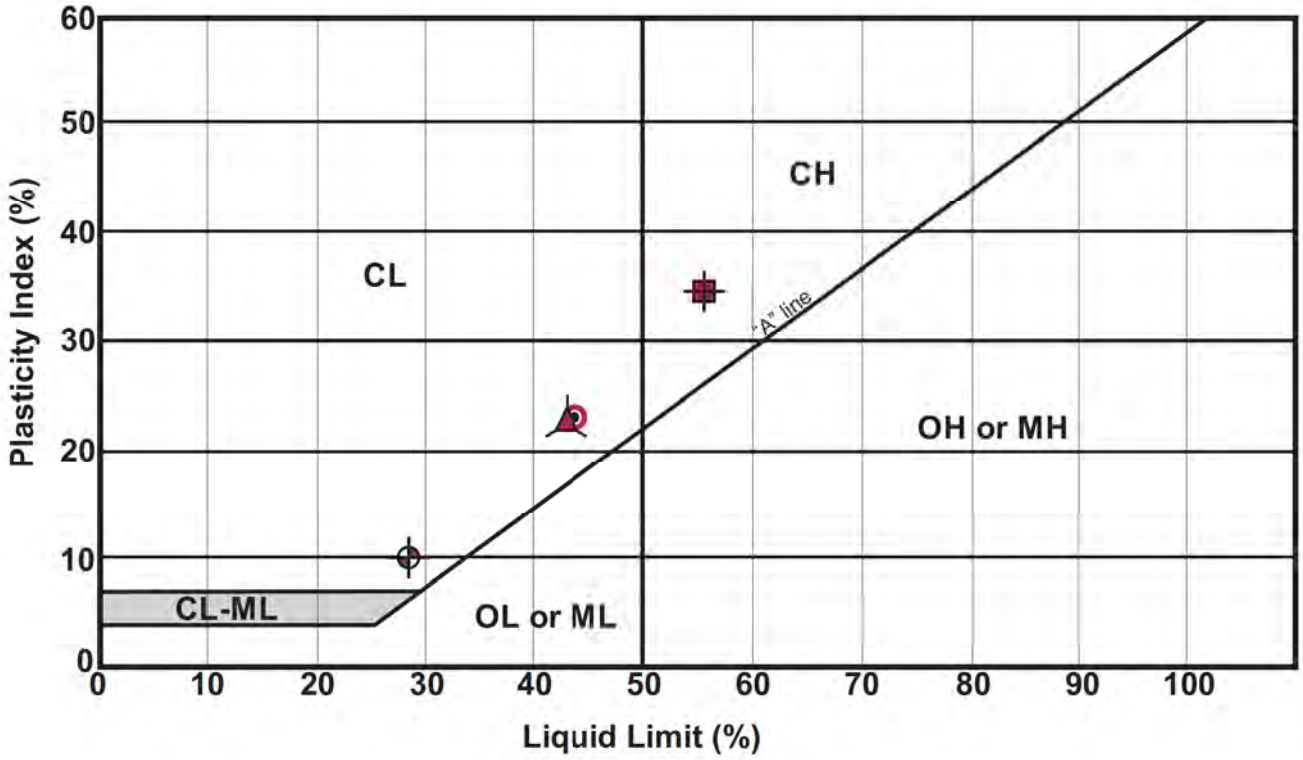
Consolidated-Undrained Triaxial Compression with Pore Pressure Measurements: The undrained shear strength was determined on three remolded samples of soil material by undrained triaxial shear strength testing with pore pressure measurements (ASTM D4767). The results of these tests are included as part of this appendix.

Consolidated-Undrained Triaxial Compression: The undrained shear strength was determined on three samples of the bedrock material by undrained triaxial shear strength testing (ASTM D4767m). The results of these tests are included as part of this appendix.

R-value: An R-value resistance test (California Test Method No. 301) was performed on a bulk sample of the surface soils at the site to provide data for the pavement design. The test indicated an R-value of 10 at an exudation pressure of 300 pounds per square inch. The results of the test are presented in the table below.

Corrosion: Three soluble sulfate determinations (ASTM D4327), resistivity tests (ASTM G57), chloride determinations (ASTM D4327), and pH determinations (ASTM G51) were performed on three representative samples of the subsurface soils. Results of these tests are attached to this appendix.

Plasticity Index (ASTM D4318) Testing Summary



Symbol	Boring No.	Depth (ft)	Natural Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index	Passing No. 200 (%)	Group Name (USCS - ASTM D2487)
⊕	EB-2	2.0	8	28	18	10	—	Clayey Sand (SC) (CL fines) [Colluvium]
⊞	EB-4	3.5	25	56	22	34	—	Fat Clay (CH) [Qpf]
◎	EB-6	8.0	23	44	21	23	—	Lean Clay with Sand (CL) [Qpf]
▲	EB-11	1.5	14	43	20	23	—	Clayey Sand (SC) (CL fines) [Fill]

CORNERSTONE EARTH GROUP

Plasticity Index Testing Summary

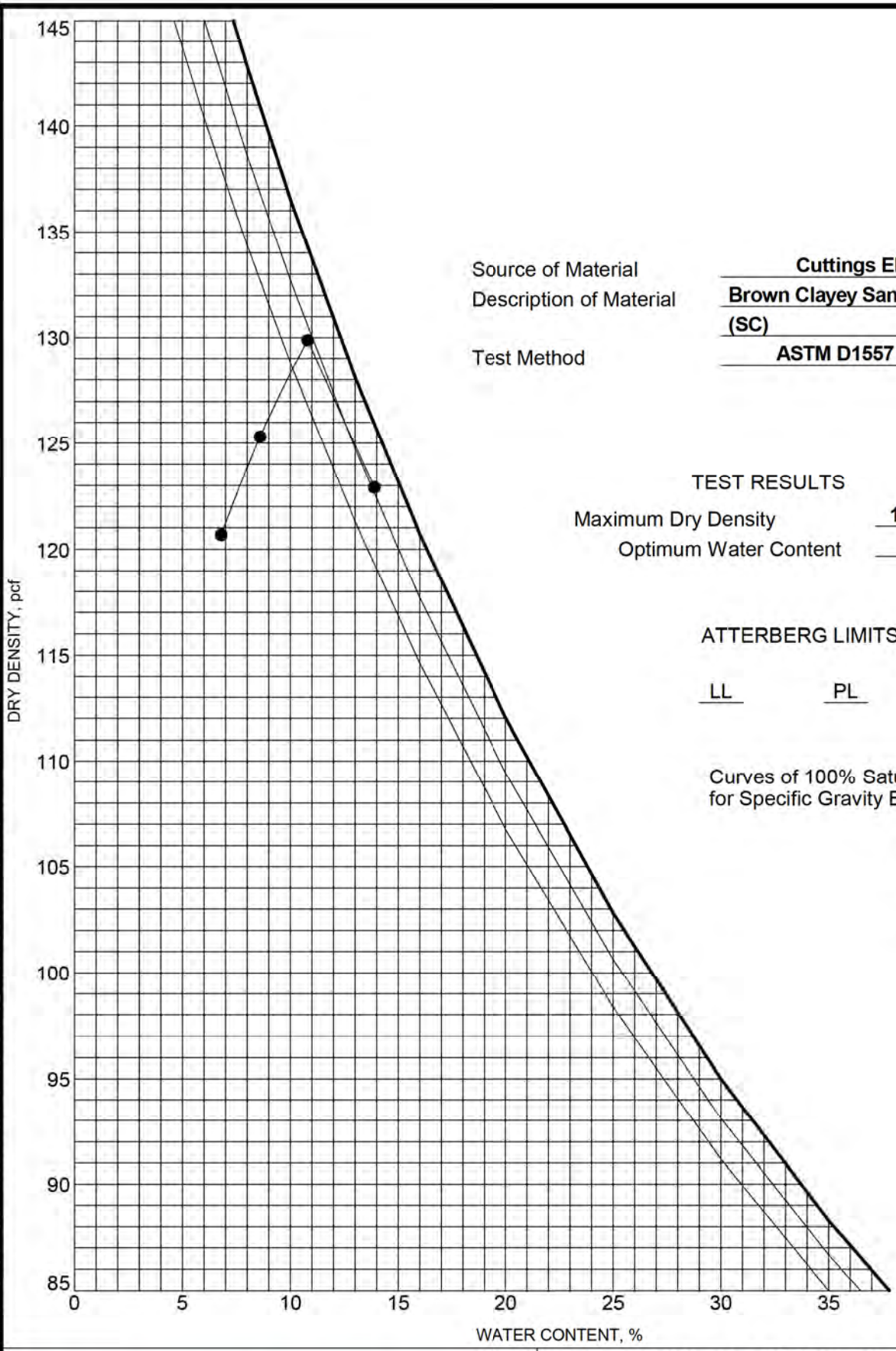
The Meadows Hillevator
110 Wood Road
Los Gatos, CA

Project Number: 1167-1-1

Figure Number: Figure B1

Date: December 2019

Drawn By: ELL



Source of Material: **Cuttings EB-15 1.0**

Description of Material: **Brown Clayey Sand with Gravel (SC)**

Test Method: **ASTM D1557 Method C**

TEST RESULTS

Maximum Dry Density: **130.0 PCF**

Optimum Water Content: **10.5 %**

ATTERBERG LIMITS

LL	PL	PI

Curves of 100% Saturation for Specific Gravity Equal to:

2.80

2.70

2.60

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CORNERSTONE EARTH GROUP

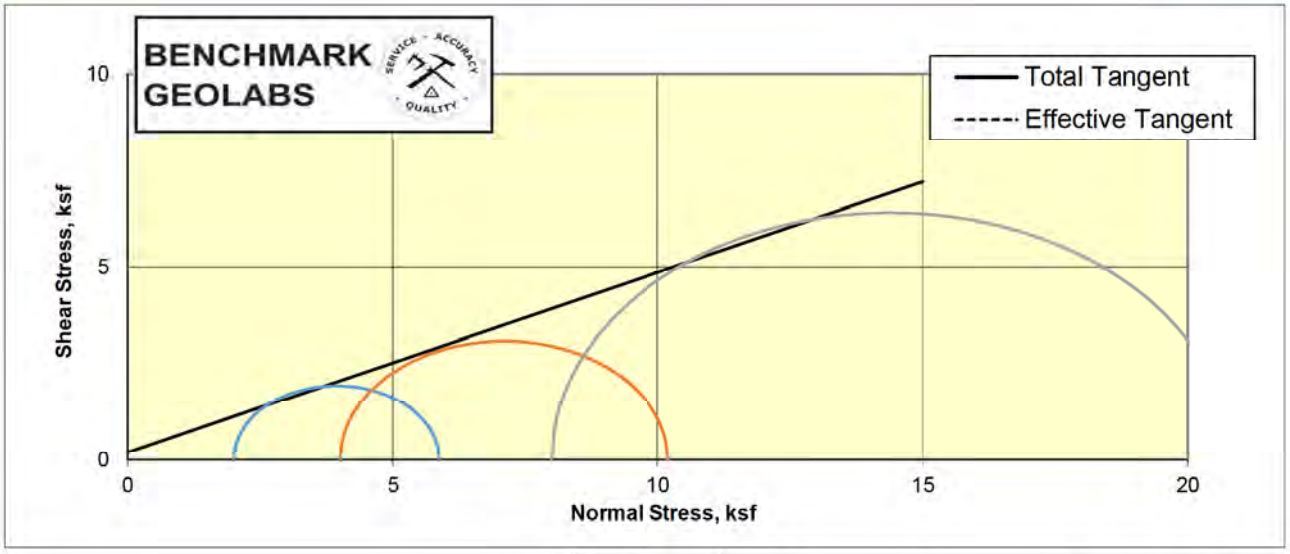
MOISTURE-DENSITY RELATIONSHIP

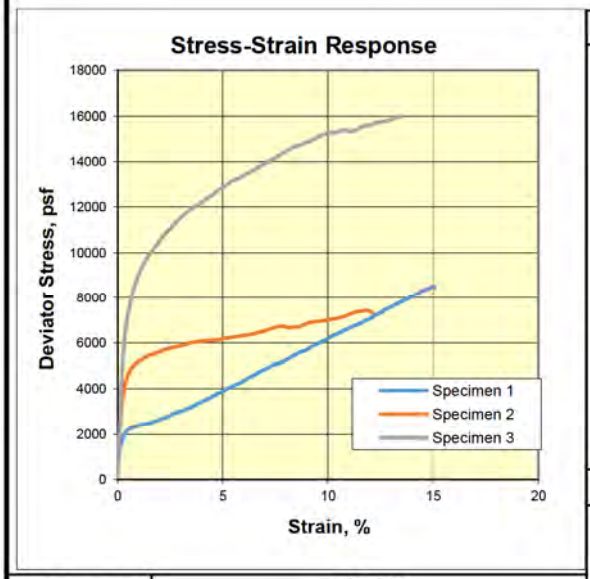
Project: Los Gatos Meadows

Location: 110 Wood Road, Los Gatos, CA

Number: 1167-1-1

Consolidated Undrained Triaxial Compression
ASTM D4767m



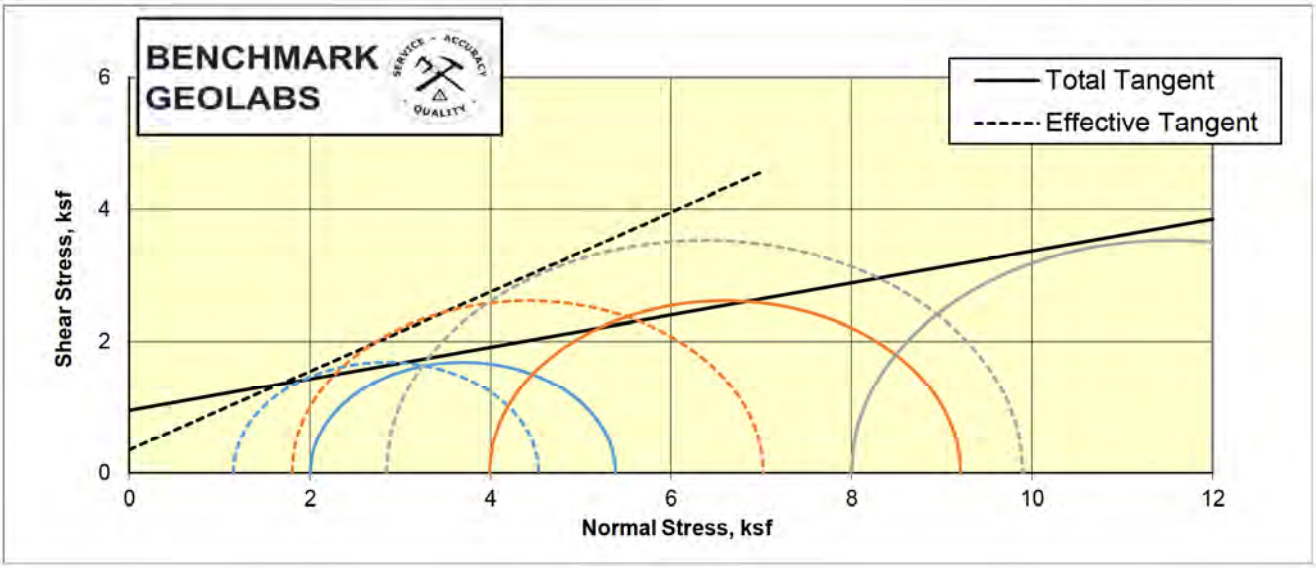


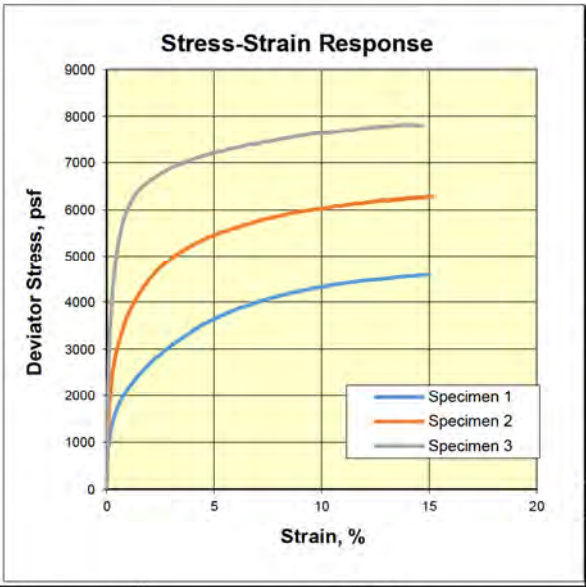
BGL Number:	043-009
Client Name:	Cornerstone Earth Group
Project Name:	Los Gatos Meadows
Project Number:	1167-1-1
Date:	12/20/2019 By: PJ
Total C	0.200 ksf
Total phi	25.0 degrees
Eff. C	N/A ksf
Eff. phi	N/A degrees

Remarks: All specimens required some patching at the ends due to gravel. EB-3, 2B diameter & density approx due to voids and soil loss. EB-15, 4B & 4C were terminated early to avoid equipment damage due to tipping of the top cap. All specimens were weathered rock and gravelly with variable density. This should be considered when interpreting these results. Specimens 2 & 3 appeared to increase in diameter during saturation. While the change in height was measured and accounted for, the change in diameters could not be measured. Therefore, 100% saturation was assumed in order to calculate estimated post-consolidation diameters for all three specimens. Stengths evaluated at 5% strain.

Specimen	1	2	3	4
Boring	EB-3	EB-15	EB-15	
Sample	2B	4B	4C	
Depth	5.5	8.5	9.0	
Visual Description	Brown GRAVEL w/ Silt & Sand (weathered rock)	Brown GRAVEL w/ Clay & Sand (weathered rock)	Brown GRAVEL w/ Clay & Sand (weathered rock)	
MC, %	8.1	14.7	15.5	
Dry Dens, pcf	121.7	118.0	119.4	
Saturation, %	54.3	88.8	97.3	
Void Ratio	0.410	0.455	0.438	
Diameter, in.	2.40	2.41	2.40	
Height, in.	4.98	4.99	4.98	
	Final			
MC, %	12.8	17.4	16.7	
Dry Dens, pcf	126.9	116.2	117.7	
Saturation, %	100.0	100.0	100.0	
Void Ratio	0.353	0.477	0.459	
Diameter, in.	2.36	2.44	2.43	
Height, in.	4.94	4.93	4.95	
Cell Press, psi	63.9	77.8	115.4	
Back Press, psi	50.0	50.0	59.9	
	Total Stresses At:			
Strain, %	5.0	5.0	5.0	
Deviator, ksf	3.873	6.188	12.815	
Excess PP, psi				
Sigma 1, ksf	5.873	10.190	20.803	
Sigma 3, ksf	2.000	4.002	7.987	
P, ksf	3.936	7.096	14.395	
Q, ksf	1.937	3.094	6.408	
Stress Ratio	2.937	2.546	2.604	
Rate, in/min	0.0248	0.0249	0.0244	

Consolidated Undrained Triaxial Compression with Pore Pressure
ASTM D4767





BGL Number:	043-009
Client Name:	Cornerstone Earth Group
Project Name:	Los Gatos Meadows
Project Number:	1167-1-1
Date:	12/19/2019 By: PJ
Total C	0.950 ksf
Total phi	13.6 degrees
Eff. C	0.350 ksf
Eff. phi	31.0 degrees

Remarks: Remolding target = 92% of 130 pcf @ 12.5% moisture. The samples swelled during saturation. While the change in height was measured and accounted for, the change in diameters could not be measured. Therefore, 100% saturation was assumed in order to calculate estimated post-consolidation diameters for all three specimens. Stengths evaluated at 4% strain. Slightly curved strength envelopes. Best fit lines may overstate C.

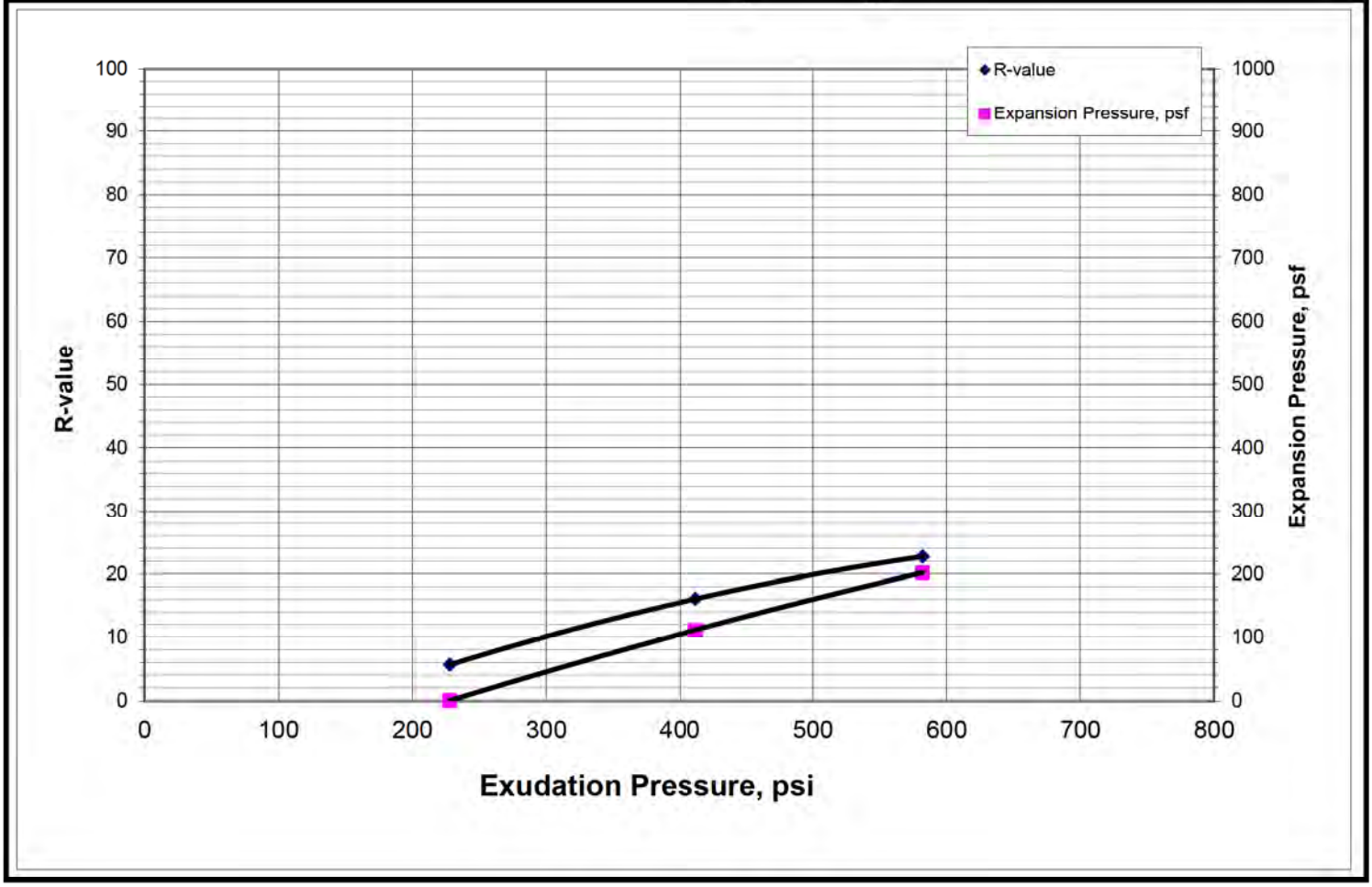
Specimen	1	2	3	4
Boring				
Sample	1	1	1	
Depth				
Visual Description	Brown Clayey SAND w/ Gravel	Brown Clayey SAND w/ Gravel	Brown Clayey SAND w/ Gravel	
MC, %	12.7	12.6	12.6	
Dry Dens, pcf	119.6	119.8	119.7	
Saturation, %	77.1	76.6	76.5	
Void Ratio	0.462	0.459	0.460	
Diameter, in.	2.88	2.88	2.88	
Height, in.	6.00	6.00	6.00	
	Final			
MC, %	16.8	16.0	15.6	
Dry Dens, pcf	118.9	120.7	121.8	
Saturation, %	100.0	100.0	100.0	
Void Ratio	0.470	0.448	0.435	
Diameter, in.	2.89	2.92	2.87	
Height, in.	6.00	5.81	5.97	
Cell Press, psi	63.9	77.7	105.7	
Back Press, psi	50.0	50.0	50.2	
	Effective Stresses At:			
Strain, %	4.0	4.0	4.0	
Deviator, ksf	3.378	5.227	7.057	
Excess PP, psi	5.9	15.2	35.8	
Sigma 1, ksf	4.529	7.026	9.900	
Sigma 3, ksf	1.151	1.799	2.843	
P, ksf	2.840	4.413	6.371	
Q, ksf	1.689	2.613	3.529	
Stress Ratio	3.934	3.905	3.483	
Rate, in/min	0.0010	0.0010	0.0010	

R-value Test Report (Caltrans 301)

Job No.:	640-1371	**Date:**	12/11/19	**Initial Moisture,**	14.9
Client:	Cornerstone Earth Group	**Tested**	PJ	**R-value**	10
Project:	1167-1-1	**Reduced**	RU		
Sample	EB-6_Bulk	**Checked**	DC	**Expansion Pressure**	45 psf
Soil Type:	Reddish Brown Sandy CLAY				

Specimen Number	A	B	C	D
Exudation Pressure, psi	412	228	582	
Prepaired Weight, grams	1200	1200	1200	
Final Water Added, grams/cc	80	120	60	
Weight of Soil & Mold, grams	3160	3134	3200	
Weight of Mold, grams	2083	2099	2087	
Height After Compaction, in.	2.54	2.52	2.58	
Moisture Content, %	22.5	26.3	20.6	
Dry Density, pcf	104.9	98.6	108.4	
Expansion Pressure, psf	112	0	202	
Stabilometer @ 1000				
Stabilometer @ 2000	128	144	120	
Turns Displacement	3.26	4.62	3.02	
R-value	16	6	23	

Remarks:



CORNERSTONE EARTH GROUP CORROSION RESULTS DATED 12/5/2019:

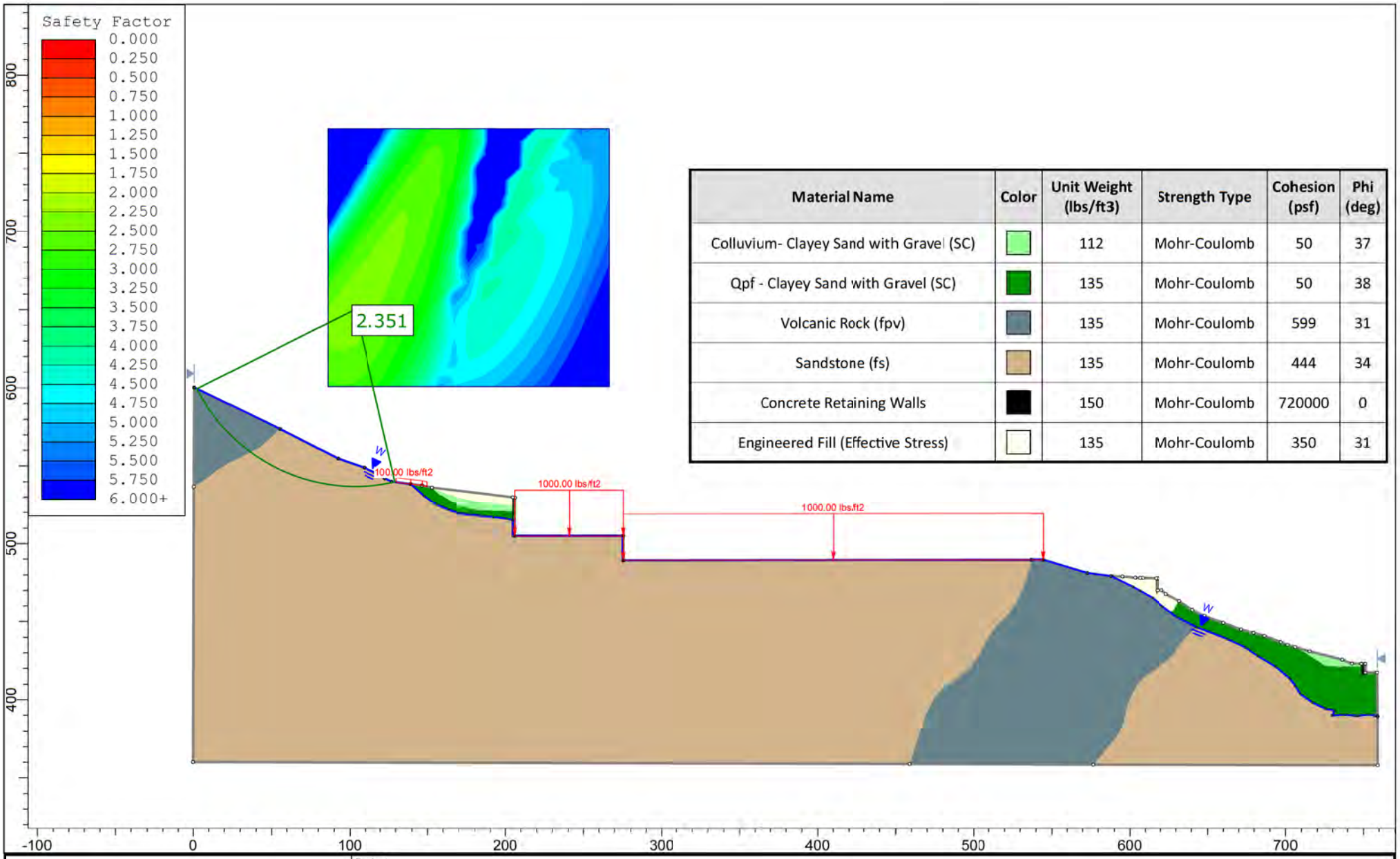
Corrosivity Tests Summary

CORNERSTONE EARTH GROUP

Job Number	1167-1-1	Date Tested	12/5/2019
Job Name	Los Gatos Meados	Tested By	PWG
Location	Los Gatos, CA		

Sample I.D.			Soil Visual Description	Moisture Content	pH	Temp. at Testing	Resistivity (Ohm-cm) Corrected to 15.5 C°		Chloride Dry Wt.	Sulfate Dry Wt.
Boring	Sample No.	Depth, ft.		%		C°	As Received	Saturated	mg/kg	mg/kg
				ASTM D2216	ASTM G51		G57	ASTM G57	ASTM D4327	ASTM D4327
EB-4	2	2.0	Brown Fat Clay (CH) [Qpf]	29.5	6.5	20.7	968	968	45	164
EB-11	1B	2.0	Brown Clayey Sand with Gravel (SC) [Fill]	14.5	6.5	22.8	6,646	2,448	8	15
EB-15	2A	3.5	Brown Clayey Sand with Gravel (SC) [Qpf]	6.7	6.6	23.0	20,425	4,382	7	16

APPENDIX C: GRAPHICAL SLOPE STABILITY ANALYSIS OUTPUT

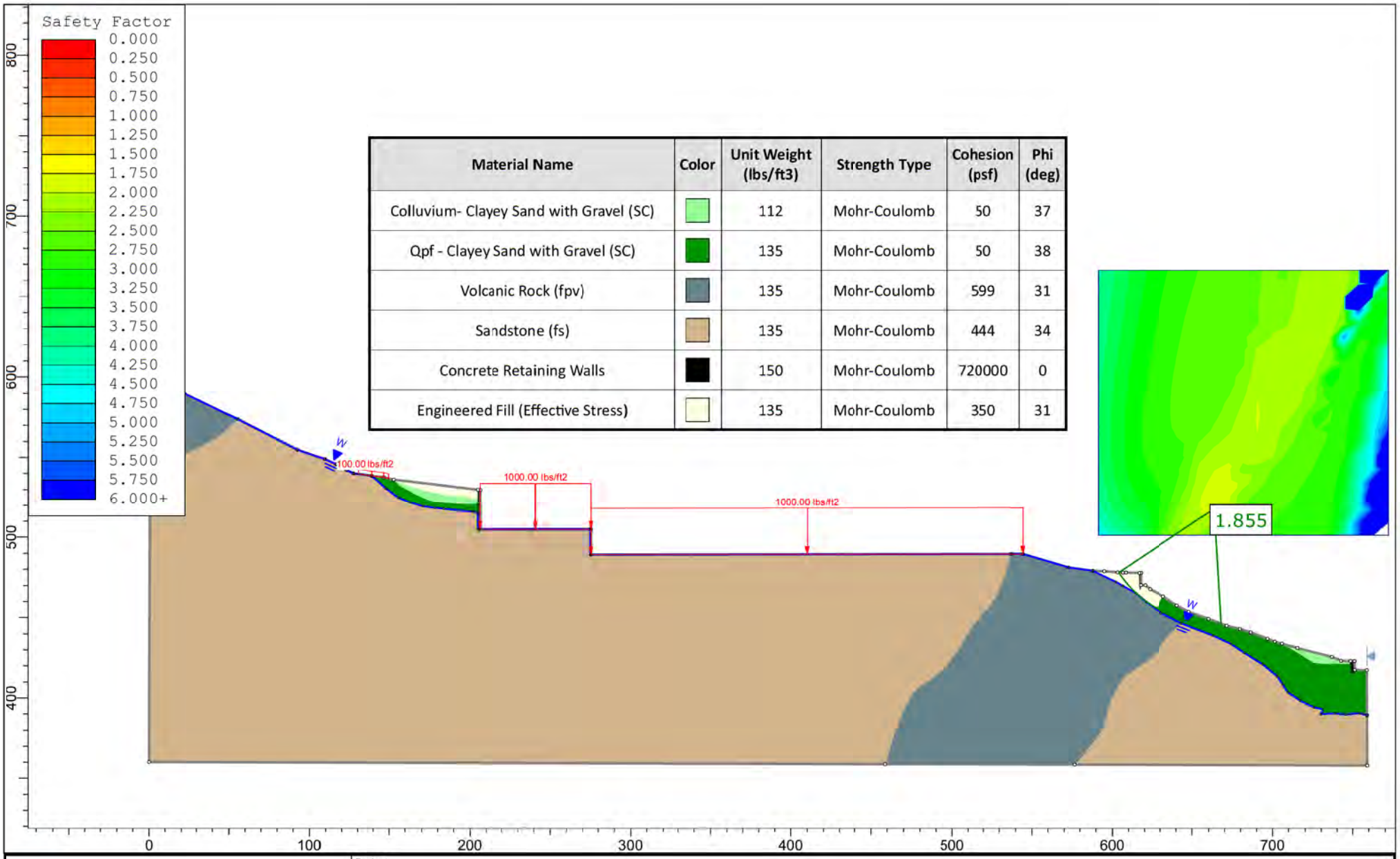


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Colluvium- Clayey Sand with Gravel (SC)		112	Mohr-Coulomb	50	37
Qpf - Clayey Sand with Gravel (SC)		135	Mohr-Coulomb	50	38
Volcanic Rock (fpv)		135	Mohr-Coulomb	599	31
Sandstone (fs)		135	Mohr-Coulomb	444	34
Concrete Retaining Walls		150	Mohr-Coulomb	720000	0
Engineered Fill (Effective Stress)		135	Mohr-Coulomb	350	31

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SLIDEINTERPRET 8.016

Project	Los Gatos Meadows			
Analysis Description	Section A-A' - Upper Slope (Static)			
Drawn By	MJS	Scale	1:1020	Company: Cornerstone Earth Group
Date	Januar 17, 2020			File Name: 1167-1-1 Los Gatos Meadows Stability Analysis.slmd

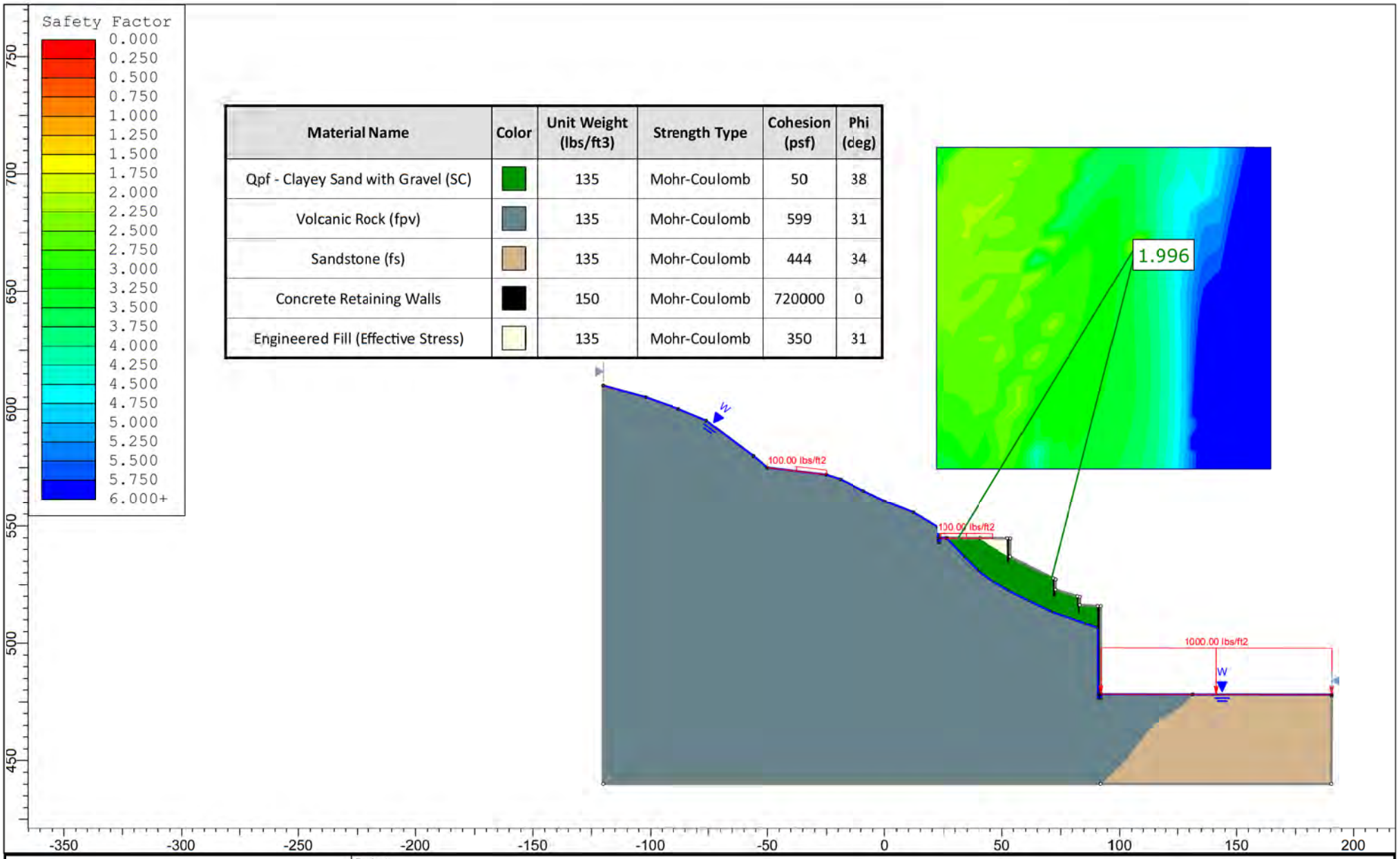


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Colluvium- Clayey Sand with Gravel (SC)		112	Mohr-Coulomb	50	37
Qpf - Clayey Sand with Gravel (SC)		135	Mohr-Coulomb	50	38
Volcanic Rock (fpv)		135	Mohr-Coulomb	599	31
Sandstone (fs)		135	Mohr-Coulomb	444	34
Concrete Retaining Walls		150	Mohr-Coulomb	720000	0
Engineered Fill (Effective Stress)		135	Mohr-Coulomb	350	31

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SLIDEINTERPRET 8.016

Project	Los Gatos Meadows			
Analysis Description	Section A-A' - Lower Slope (Static)			
Drawn By	MJS	Scale	1:991	Company: Cornerstone Earth Group
Date	Januar 17, 2020			File Name: 1167-1-1 Los Gatos Meadows Stability Analysis.slmd

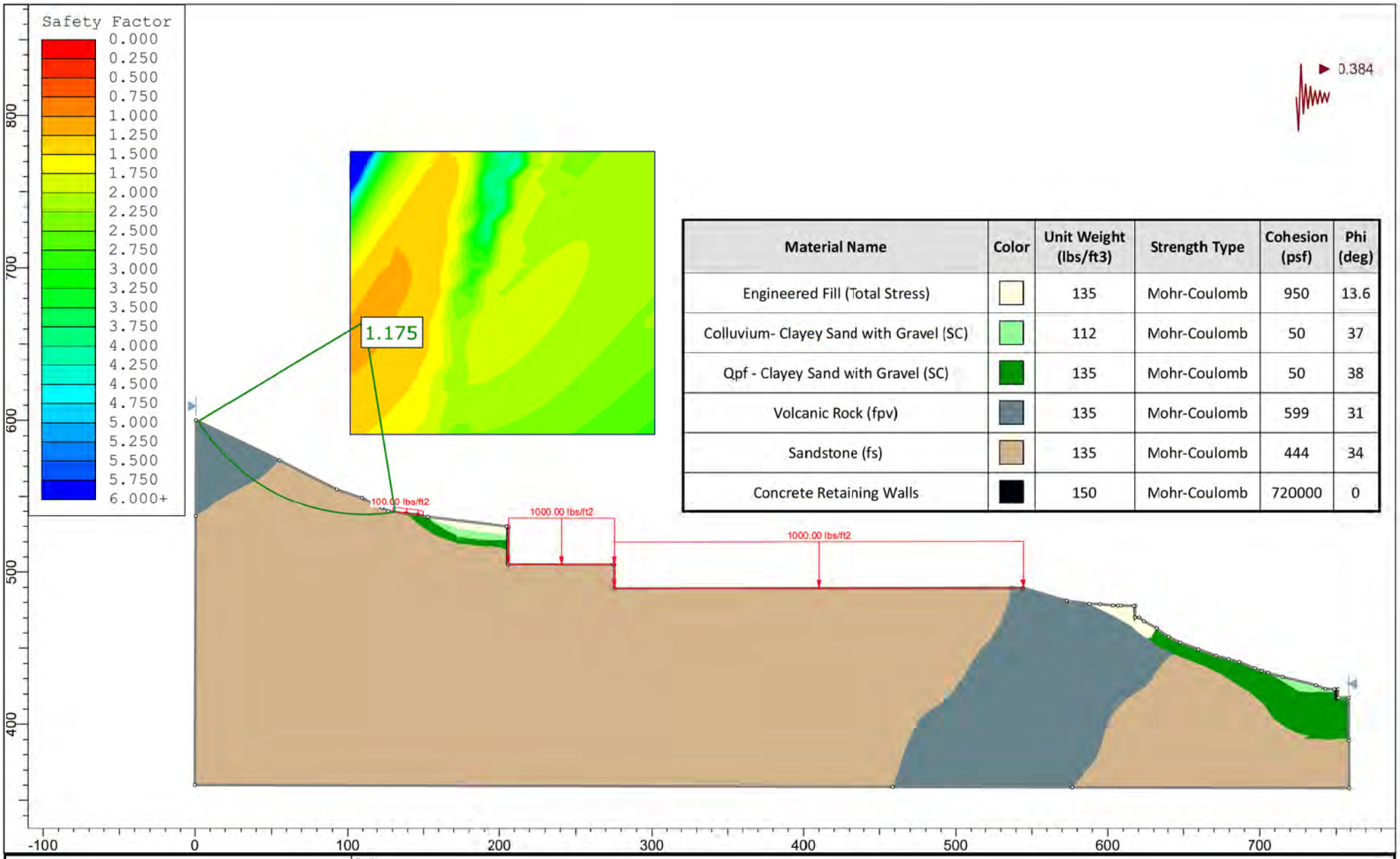


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Qpf - Clayey Sand with Gravel (SC)		135	Mohr-Coulomb	50	38
Volcanic Rock (fpv)		135	Mohr-Coulomb	599	31
Sandstone (fs)		135	Mohr-Coulomb	444	34
Concrete Retaining Walls		150	Mohr-Coulomb	720000	0
Engineered Fill (Effective Stress)		135	Mohr-Coulomb	350	31

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SLIDEINTERPRET 8.016

Project	Los Gatos Meadows			
Analysis Description	Section C-C' - Static			
Drawn By	MJS	Scale	1:679	Company: Cornerstone Earth Group
Date	Januar 17, 2020			File Name: 1167-1-1 Los Gatos Meadows Stability Analysis.slmd

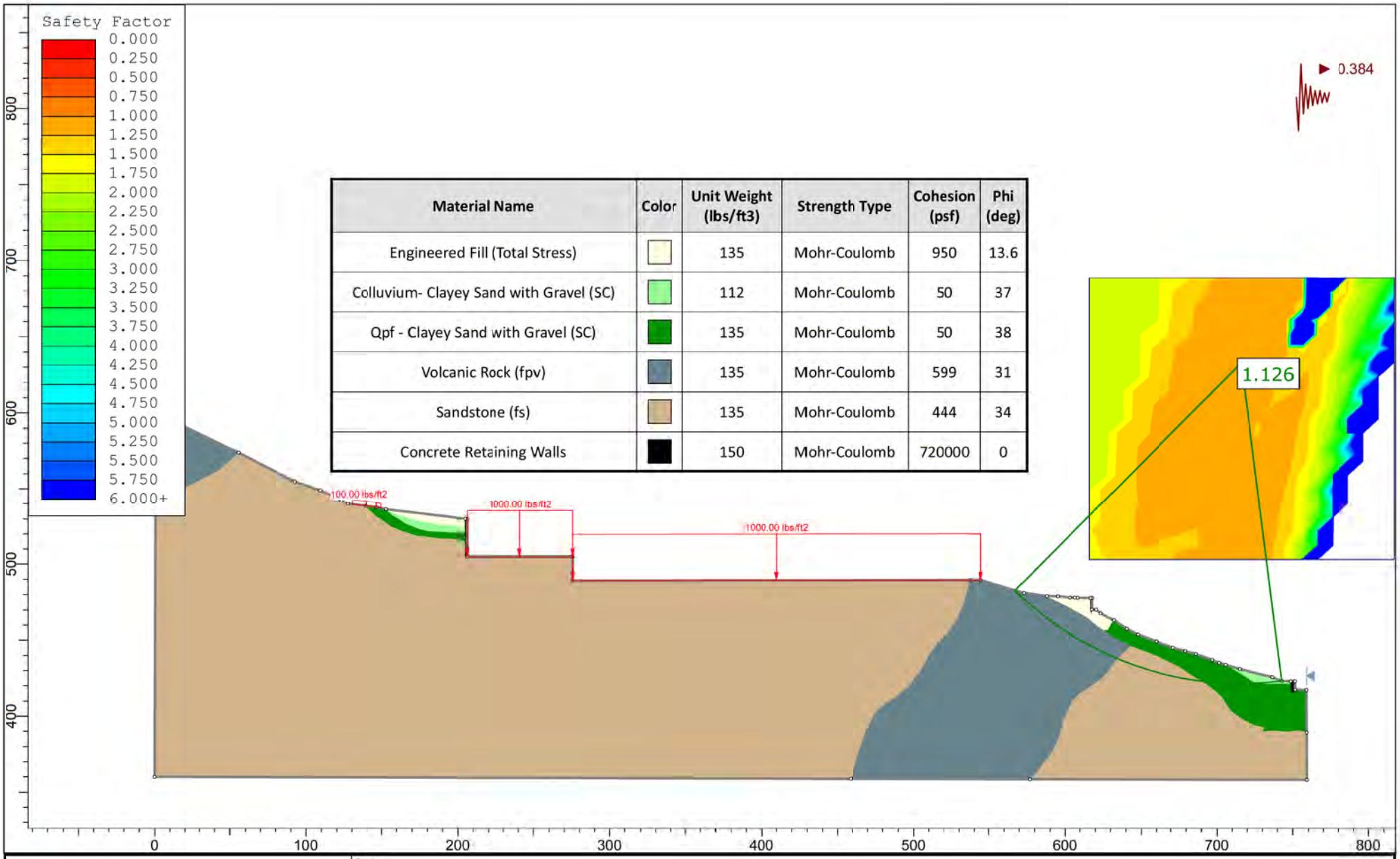


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Engineered Fill (Total Stress)		135	Mohr-Coulomb	950	13.6
Colluvium- Clayey Sand with Gravel (SC)		112	Mohr-Coulomb	50	37
Qpf - Clayey Sand with Gravel (SC)		135	Mohr-Coulomb	50	38
Volcanic Rock (fpv)		135	Mohr-Coulomb	599	31
Sandstone (fs)		135	Mohr-Coulomb	444	34
Concrete Retaining Walls		150	Mohr-Coulomb	720000	0

rocscience

SLIDEINTERPRET 8.016

Project	Los Gatos Meadows			
Analysis Description	Section A-A' - Upper Slope (Seismic)			
Drawn By	MJS	Scale	1:1047	Company: Cornerstone Earth Group
Date	Januar 17, 2020			File Name: 1167-1-1 Los Gatos Meadows Stability Analysis.slmd

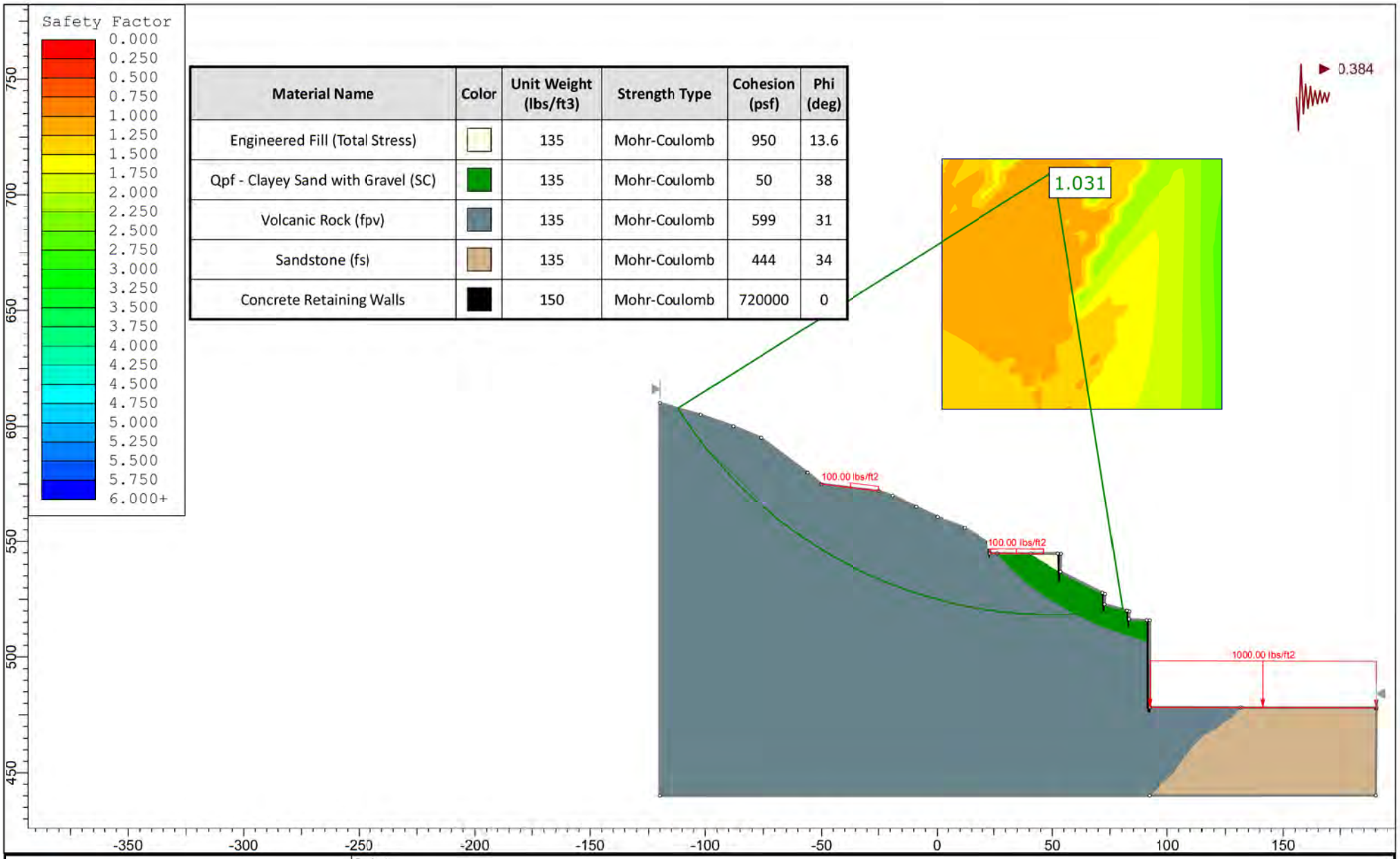


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Engineered Fill (Total Stress)		135	Mohr-Coulomb	950	13.6
Colluvium- Clayey Sand with Gravel (SC)		112	Mohr-Coulomb	50	37
Qpf - Clayey Sand with Gravel (SC)		135	Mohr-Coulomb	50	38
Volcanic Rock (fpv)		135	Mohr-Coulomb	599	31
Sandstone (fs)		135	Mohr-Coulomb	444	34
Concrete Retaining Walls		150	Mohr-Coulomb	720000	0

rocscience

SLIDEINTERPRET 8.016

Project	Los Gatos Meadows			
Analysis Description	Section A-A' - Lower Slope (Seismic)			
Drawn By	MJS	Scale	1:1048	Company: Cornerstone Earth Group
Date	Januar 17, 2020			File Name: 1167-1-1 Los Gatos Meadows Stability Analysis.slmd



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Engineered Fill (Total Stress)		135	Mohr-Coulomb	950	13.6
Qpf - Clayey Sand with Gravel (SC)		135	Mohr-Coulomb	50	38
Volcanic Rock (fpv)		135	Mohr-Coulomb	599	31
Sandstone (fs)		135	Mohr-Coulomb	444	34
Concrete Retaining Walls		150	Mohr-Coulomb	720000	0

rocscience

SLIDEINTERPRET 8.016

Project	Los Gatos Meadows				
Analysis Description	Section C-C' - Seismic				
Drawn By	MJS	Scale	1:689	Company	Cornerstone Earth Group
Date	Januar 17, 2020			File Name	1167-1-1 Los Gatos Meadows Stability Analysis.slmd

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

February 24, 2021
LG6020A

TO: Corvell Sparks
Assistant Engineer
TOWN OF LOS GATOS
Parks and Public Works Department
41 Miles Avenue
Los Gatos, California 95030

SUBJECT: **Supplemental Geotechnical Peer Review**
RE: Covia Communities; Los Gatos Meadows - Senior Living Community
PD-20-001
FY202194
110 Wood Road

At your request, we have completed a supplemental geotechnical peer review of Planned Development permit applications for the proposed site improvements using:

- Geotechnical Investigation and Geologic Hazards Evaluation (report) prepared by Cornerstone Earth Group, Inc., dated December 30, 2020.

In addition, we have reviewed pertinent maps and technical documents from our office files, completed a site reconnaissance from the property perimeter, and discussed the project with the applicant's Geologic and Geotechnical Consultant.

DISCUSSION

Based on our prior peer review of preliminary plan-sets, we understand the applicant proposes to demolish the existing 10 residential buildings and existing site improvements to construct a new residential care facility with 174 apartment units, as well as dining, health and support centers for specialized care. We also understand the proposed improvements will be generally located within the portions of the property that have been previously developed.

The proposed construction includes relatively deep excavations and potential ground improvement measures. Additional site improvements include a hill-elevator for mobility and site access as well as parking areas. Proposed new building heights range from 59 to 85.5 feet tall (3 to 4 stories). Drainage improvements include bioretention swales. Preliminary estimates of project grading include 122,620 cubic yards of off-haul, and 6,300 cubic yards of earth work fill for the proposed project.

In our previous geotechnical peer review (letter dated November 25, 2020) we recommended the Project Geologic and Geotechnical Consultant consider performing additional laboratory testing to constrain the strengths of earth materials at the site and update completed slope stability analysis as warranted. We also noted the prior report provided for our peer review was a draft report, missing pertinent appendices and analysis, and recommended compilation of a final signed and stamped report for our peer review prior to approval of subject permit applications. We refer to our prior peer review letter for a description of the site conditions.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed site improvements are potentially constrained by undocumented fill, potentially compressible alluvial materials, expansive soils, existing excavations and site improvements, steep slopes, and strong seismic ground shaking. The Project Engineering Geologist and Project Geotechnical Consultant have completed a site investigation to provide preliminary recommendations for the proposed project (ground improvement, grading, temporary shoring, foundations and retaining walls, etc.). Based on the information provided to us, and the results of our peer review, we conclude that the geotechnical design recommendations provided appear to be generally consistent with the prevailing standard of practice in the area. The Project Engineering Geologist concludes that "the bedrock structural patterns are generally favorable in terms of gross stability." The applicant's Consultant has performed Slope Stability Analysis using strengths they conclude are sufficiently conservative based on their site investigation and engineering and geologic judgement. We understand that the Project Geotechnical Consultant has decided to forgo the recommended additional sample collection and laboratory testing, and we do not object. Based on their site investigation and analysis, the applicant's Consultant finds that the project is geotechnically feasible provided their recommendations are incorporated into project design and construction.

As noted in our prior peer review letter, the Consultant provides recommendations at an early stage of the project, and that shoring and ground improvement consultants will also be necessary based on the findings and recommendations currently presented. **The continued involvement of the Project Geologic and Geotechnical Consultant to review shoring and ground improvement designs and plans, as well as reviewing ground improvement testing procedures and**

results will be critical to the successful performance of the proposed project. The design criteria and performance testing provided by the Project Geologic and Geotechnical Consultant should be reviewed and used by the ground improvements design/build Contractor unless more conservative values are utilized. We do not have objections to geotechnical approval of the subject permit application for proposed planned development with the following conditions attached:

1. **Geotechnical Plan Review** - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the development plans, ground improvement plans, shoring design criteria from a geotechnical perspective, and supporting structural details and calculations (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, etc.,) to ensure that their recommendations have been properly incorporated. The Project Geotechnical Consultant should review and approve appropriate performance testing for proposed ground improvement measures.

   The results of the Geotechnical Plan Review should be summarized by the Project Geotechnical Consultant in a letter and submitted to the Town Engineer prior to issuance of building permits.

2. **Geotechnical Construction Inspections -** The geotechnical consultant should inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, ground improvement, shoring measures and design, site surface and subsurface drainage improvements, and excavations for foundations prior to placement of steel and concrete. The Project Engineering Geologist should inspect opened excavations to confirm bedrock conditions are consistent with those anticipated.

   The results of these inspections and the as-built conditions of the project, including ground improvement measures and placement of engineered fill, should be described by the geotechnical consultant in a letter and submitted to the Town Engineer for review and approval prior to final (as-built) project approval.

   Specialty/design-build consultants and contractors (shoring, ground improvement, etc.) shall also submit construction reports confirming satisfactory construction of the specific aspects of the project that they are responsible for.

LIMITATIONS

This supplemental geotechnical peer review has been performed to provide technical advice to assist the Town with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

Craig Stewart
Senior Geologist
PG 9786

David T. Schrier
Principal Geotechnical Engineer
GE 2334

DTS:CS:TS:SWN