



**City of
Santa Clara**
The Center of What's Possible

NOTICE

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING Distribution Date: 1/17/2025

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides a **30-day public review period** for a Notice of Preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).

Project title: El Camino Real Specific Plan
Location: Approximately 316 acres of properties located immediately adjacent to the segment of the El Camino Real between Lafayette Street on the east and the City limits on the west.
Applicant: City of Santa Clara
Owner: Various
Request: A Draft EIR for the project was previously considered for adoption in 2021. The City Council did not take action on the Specific Plan and the EIR was not certified. The City Council directed City staff to modify the plan to reduce residential density and maximum building heights. The Land Use Plan has been revised to be consistent with existing/recently approved entitlements, reflect a 4,400 residential unit capacity, and reduced density along sensitive interfaces. In addition, a new, low-density land use designation for townhome development was created. The new land use designation, *Corridor Residential – Low*, would allow for a density of 12 to 25 dwelling units per acre (du/acre) and a maximum of height of three stories. Approximately 60 parcels that were previously designated *Corridor Residential* (26 to 45 du/acre, four stories) would be redesignated as *Corridor Residential – Low*. The proposed Specific Plan would reduce the existing commercial space by approximately 289,000 square feet.

NOTICE IS HEREBY GIVEN THAT the City of Santa Clara as the Lead Agency seeks the views of responsible agencies and the public as to the scope and content of the environmental information that should be considered for inclusion in the project EIR for the proposed project. The project description, location, and potential environmental effects are contained in the materials provided in the form of a Notice of Preparation (NOP). The NOP is available from the Planning Division at the address below and online at the City's website: www.santaclaraca.gov/CEQA.

PUBLIC COMMENT PERIOD

Comments may be filed with the City in response to the NOP within the **30-day** review period between **Friday, January 17, 2025 and Tuesday, February 18, 2025**, pursuant to Section 15082 of the CEQA Guidelines. Written comments for the project EIR scope and content will be accepted if they are received by **5:00 PM on Tuesday, February 18, 2025** to:

Lead Agency: City of Santa Clara, Community Development Department, Planning Division
Contact: Rebecca Bustos, RBustos@santaclaraca.gov
1500 Warburton Avenue, Santa Clara, CA 95050
Phone: (408) 615-2450



**City of
Santa Clara**
The Center of What's Possible

NOTICE OF PUBLIC SCOPING MEETING

In addition to providing written notice, you may attend the **virtual** Scoping Meeting that is scheduled for **Thursday, January 30, 2025 from 6:00 PM to 7:30 PM.**

Meeting Details:

Zoom Webinar

<https://santaclaraca.zoom.us/j/88535837836>

Webinar ID: 885 3583 7836

This session includes a presentation on the project description and will provide an opportunity for agencies and the public to identify issues that they wish to see addressed in the EIR analysis. The NOTICE on the back provides additional details.

Notice of Preparation

Draft Program Environmental Impact Report

For the El Camino Real Specific Plan

DATE: January 17, 2025

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, and Other Interested Agencies; Interested Parties and Organizations

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the El Camino Real Specific Plan and Notice of Public Scoping Meeting

LEAD AGENCY: City of Santa Clara
Community Development Department, Planning Division
1500 Warburton Avenue
Santa Clara, California 95050

CONTACT: Rebecca Bustos, Principal Planner
1500 Warburton Avenue
Santa Clara, California 95050
RBustos@santacalaraca.gov
Phone: 408-615-2464

NOTICE IS HEREBY GIVEN THAT The City of Santa Clara (lead agency) will prepare a Draft Environmental Impact Report (EIR) for the proposed El Camino Real Specific Plan (ECR Plan). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Interested agencies are requested to comment on the project's scope and on the content of the descriptions of the significant environmental issues and reasonable alternatives and mitigation measures to be explored in the Draft EIR. The project location and description are summarized below.

A 30-DAY NOP REVIEW PERIOD: The City solicits comments regarding the scope and content of the Draft EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, the NOP public review period will **begin on January 17, 2025, and end on February 18, 2025**. Please send your written/typed comments (including name, telephone number, and contact information) by **5:00 p.m. on February 18, 2025** to:

Email: Rbustos@SantaClaraCA.gov

OR

Mail: City of Santa Clara – Community Development Department
Attn: Rebecca Bustos, Principal Planner
1500 Warburton Avenue
Santa Clara, California 95050

PUBLIC SCOPING MEETING: The City will hold a virtual Scoping Meeting to: 1) inform the public and interested agencies about the proposed project; and 2) solicit public comment on the scope of the environmental issues to be addressed in the Program EIR as well as the range of practicable alternatives to be evaluated. The date, time and place of the meeting are as follows:

January 30, 2025
6:00 p.m. to 7:30 p.m.
Zoom Webinar

<https://santaclaraca.zoom.us/j/88535837836>

Webinar ID: 885 3583 7836

PROJECT RELATED DOCUMENTS: Project related documents, including this NOP, can be found on the project webpage:

<https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/specific-plans/el-camino-real-specific-plan-revision>

PROJECT LOCATION: Santa Clara is in northwest Santa Clara County in an area commonly referred to as the South Bay or Silicon Valley. Santa Clara is surrounded by the City of Sunnyvale to the west, the City of San José to the south and east, and the San Francisco Bay to the north. Regional access to Santa Clara is via Interstate 280 to the south and US Highway 101 to the north. The El Camino Real (ECR) Specific Plan project area is comprised of approximately 316 acres of properties that are located immediately adjacent to the segment of the El Camino Real between Lafayette Street on the east and the City limits on the west. The project location is shown in Figure 1.

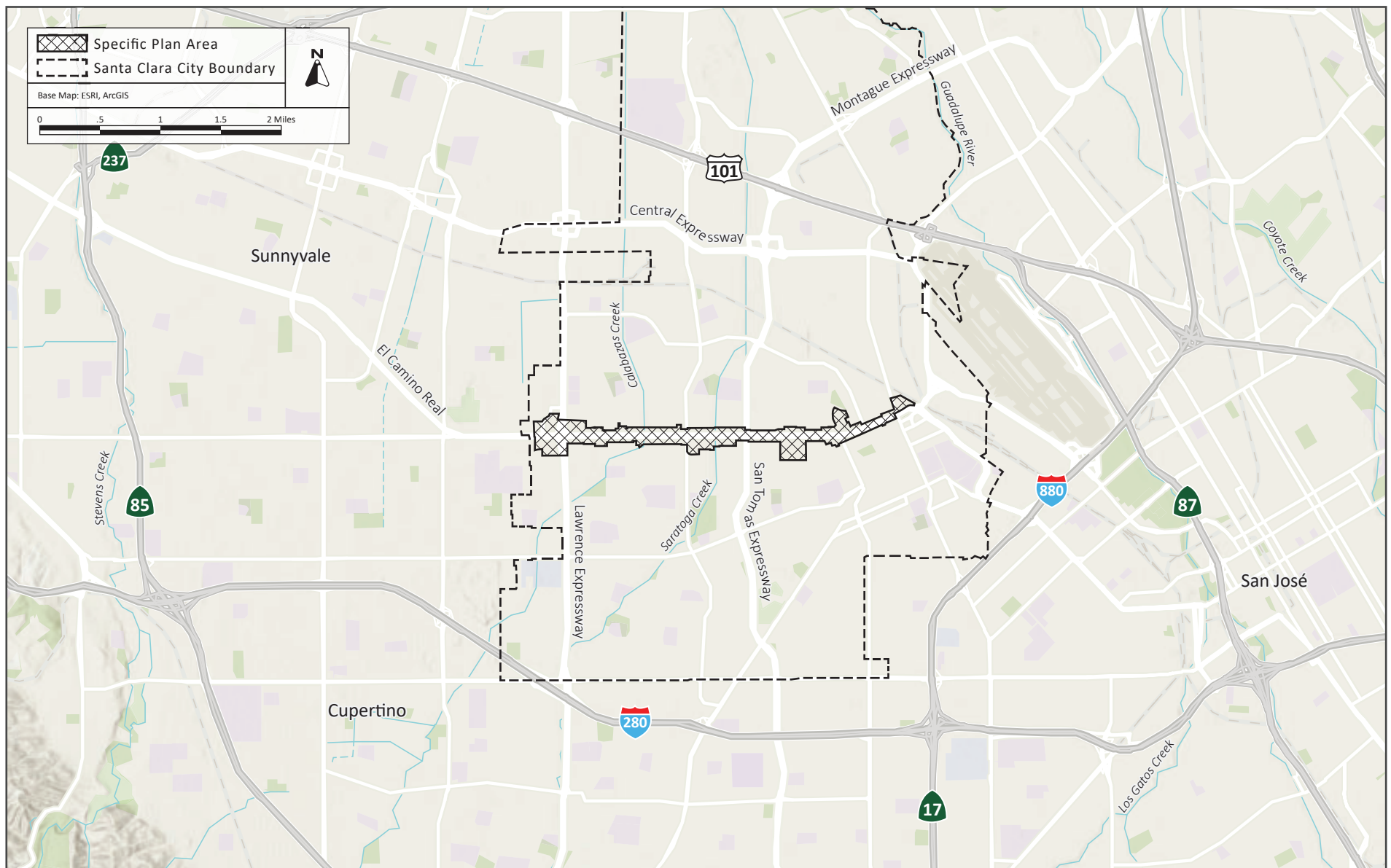
PROJECT BACKGROUND: Development along El Camino Real is currently comprised of a mix of small-scale auto-oriented commercial uses and services, mid- to large-scale strip mall developments, and multi-family residential buildings. The City of Santa Clara 2010-2035 General Plan, adopted November 2010, envisions transforming the El Camino Real corridor from a series of automobile-oriented strip malls to a tree-lined, pedestrian- and transit-oriented corridor with a mix of residential and retail uses. The Specific Plan will provide guidance for the transformation of land uses along the El Camino Real corridor and support a multimodal transportation facility, consistent with the General Plan vision.

Previous Process (2017-2022)

The City of Santa Clara, with support from the Santa Clara Valley Transportation Authority (VTA), was provided grant funding to develop a Specific Plan for El Camino Real within Santa Clara. Following a two-plus-year community engagement process, the City completed the Specific Plan which was presented to the Santa Clara City Council for adoption on June 15, 2021. The City Council did not take action on the Specific Plan and the EIR was not certified. The Santa Clara City Council directed City staff to modify the plan to reduce residential density and maximum building heights.

Revision Process (2023)

Since then, the Specific Plan has been revised per direction received from City Council. As mentioned above, the previously prepared EIR was not certified; therefore, the revised plan would be subject to a new CEQA process.



ECR PLAN AREA VICINITY MAP

FIGURE 1

PROJECT CHARACTERISTICS: The ECR Specific Plan (project) will build on two supporting plans: 1) the Grand Boulevard Initiative - a regional, multi-jurisdictional effort to transform El Camino into a multi-modal corridor; and 2) the City's 2015-2035 General Plan, which envisions El Camino Real as a tree-lined, pedestrian and transit-oriented corridor with a mix of residential and retail uses.

The purpose of the project is to provide an overall vision and guidance to transform the project area into a vibrant mixed-use corridor with improved streetscapes and safe environments for walking, bicycling, and other modes of transportation, while preserving the quality of life of adjacent neighborhoods and existing assets to the community. The project will refine and implement the General Plan vision of the El Camino Real corridor. The project will address specific plan topics such as land use, transportation, and infrastructure. It will include development policies, goals, and design standards for the El Camino Real corridor. The project would also include recommendations for conceptual modifications to the roadway and streetscape enhancements to enable safer and a greater number of multi-modal transportation options along the generally east-west stretch of El Camino Real through Santa Clara.

The Land Use Plan has been revised to be consistent with existing/recently approved entitlements, reflect a 4,400 residential unit capacity, and reduced density along sensitive interfaces. In addition, a new, low-density land use designation for townhome development was created. The new land use designation, *Corridor Residential – Low*, would allow for a density of 12 to 25 dwelling units per acre (du/acre) and a maximum of height of three stories. Approximately 60 parcels that were previously designated *Corridor Residential* (26 to 45 du/acre, four stories) would be redesignated as *Corridor Residential – Low*. The proposed Specific Plan would reduce the existing commercial space by approximately 289,000 square feet. The proposed and modified land use plans are shown below in Figures 2 and 3, respectively.

POTENTIAL ENVIRONMENTAL EFFECTS: The Draft EIR will evaluate potential environmental impacts of the project. The Draft EIR will also propose mitigation to avoid and/or reduce impacts deemed potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to the project's impacts.

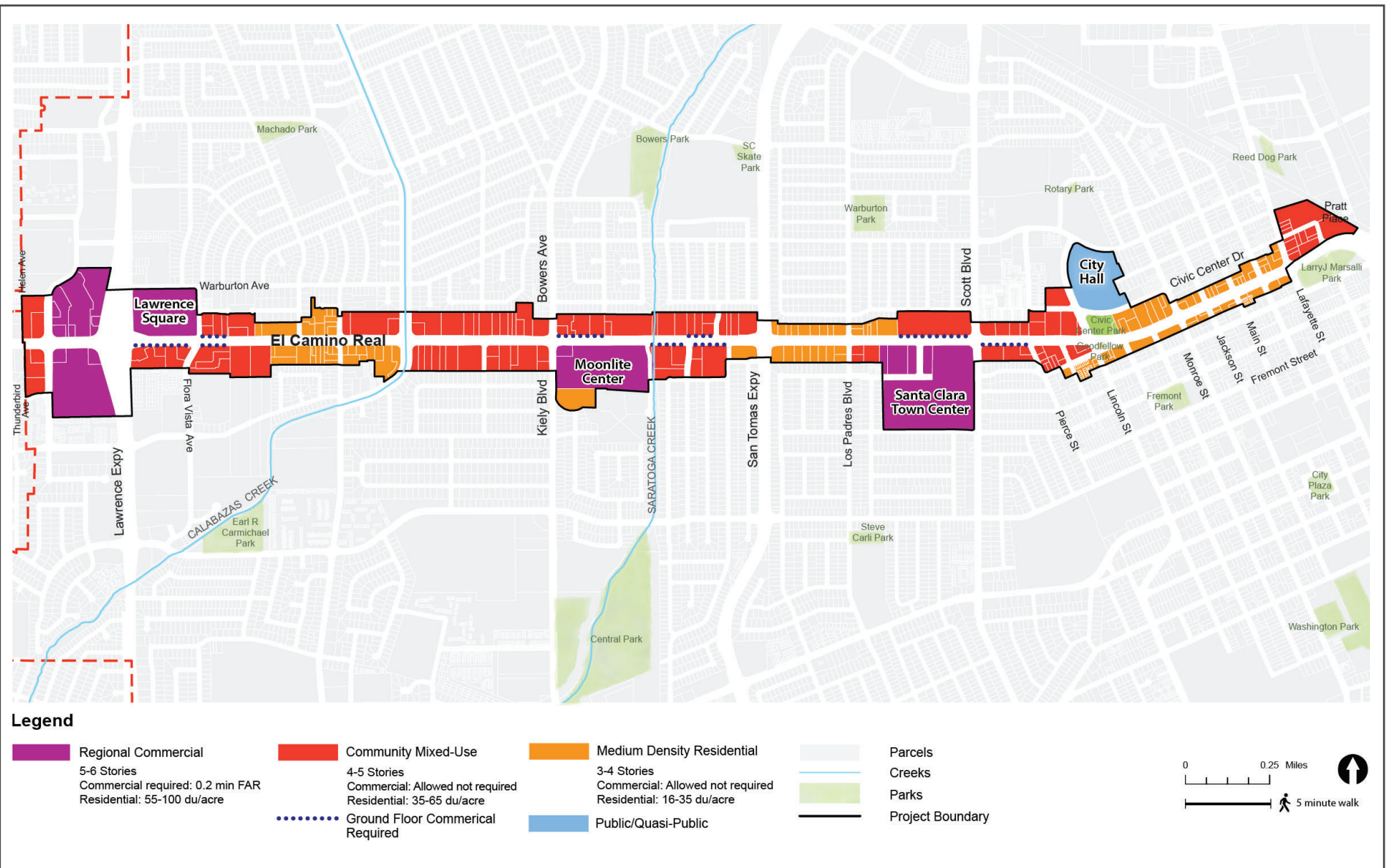
The EIR is intended to be a program-level document that will analyze the broad environmental effects of the project. No specific development projects are being considered. Rather, the analysis will focus on the reasonably foreseeable direct and indirect physical environmental effects that could result from implementation of the land use and policies envisioned for the El Camino Real corridor in the ECR Plan.

In accordance with State CEQA Guidelines Section 15063(a), the City did not prepare an Initial Study, but advises that the EIR will evaluate potentially significant environmental effects related to the following environmental resources:

Aesthetics: The EIR will analyze potential impacts due to changes in building mass, height, and lighting envisioned in the project.

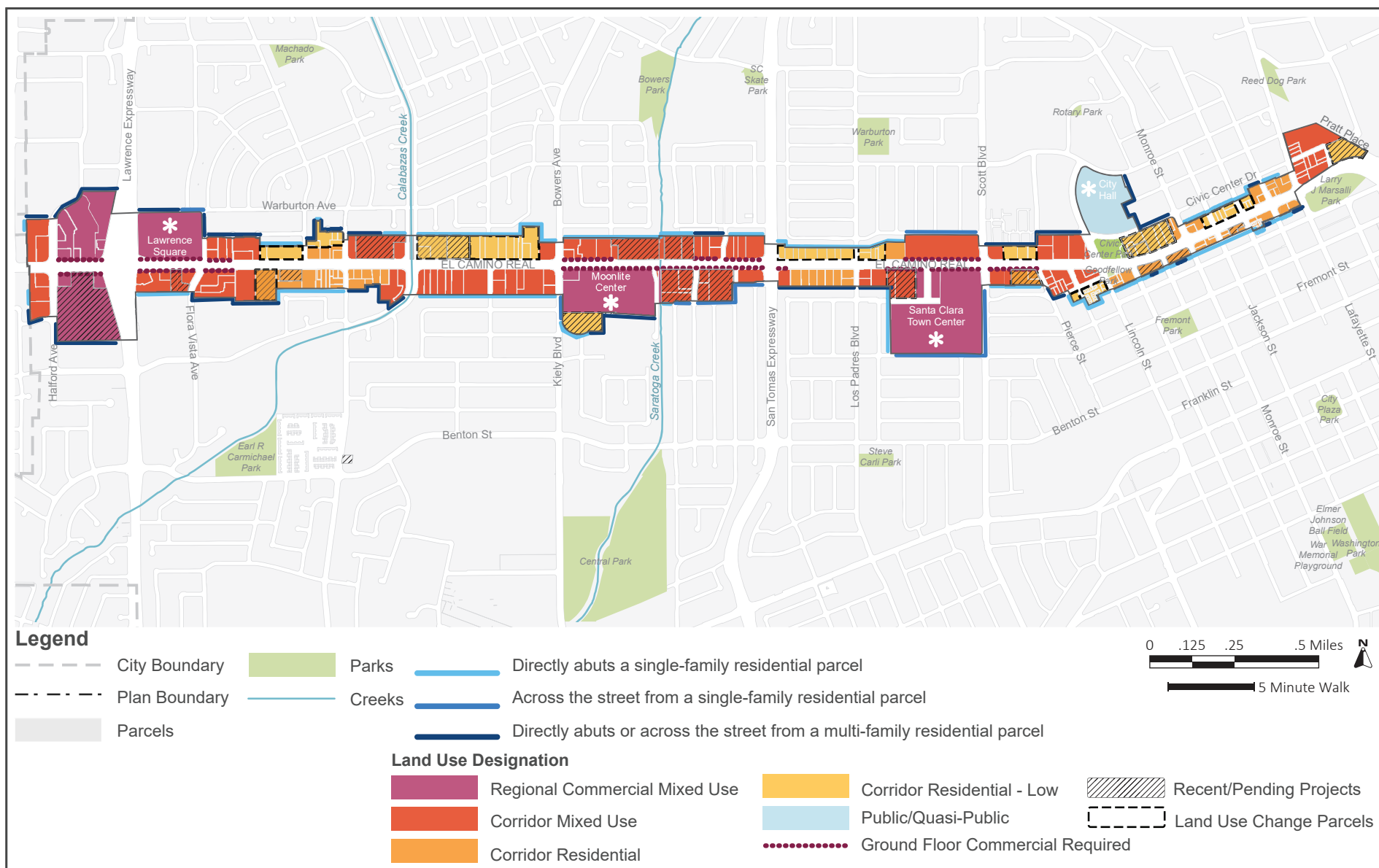
Air Quality: The EIR will address the project's impacts to local and regional air quality in accordance with CEQA and Bay Area Air Quality Management District (BAAQMD) guidelines and thresholds.

Biological Resources: The project area is developed and generally does not provide suitable habitat for special-status species. The EIR will discuss impacts to migratory birds associated with street trees along El Camino Real and address consistency with the City's Tree Preservation Ordinance.



PROPOSED LAND USE PLAN

FIGURE 2



MODIFIED LAND USE PLAN

FIGURE 3

Cultural and Tribal Cultural Resources: The Draft EIR will evaluate the potential for the project to impact historic buildings, based on a review of the California Register of Historical Resources (CRHR) and the City's list of historic properties. Additionally, the Draft EIR will examine potential impacts on tribal cultural resources (TCRs), compliant with Assembly Bill 52, and other potential subsurface cultural resources.

Energy: Future development envisioned in the ECR Plan would consume energy. The Draft EIR will examine whether energy use would be wasteful, inefficient, or unnecessary, or would conflict with an applicable plan for renewable energy or energy efficiency.

Geology and Soils: The EIR will analyze potential geological and seismic impacts from project construction and operation.

Greenhouse Gas Emissions: Future development envisioned in the ECR Plan would generate regional and global greenhouse gas emissions (GHGs) as a result of construction and operational activities. The EIR will evaluate whether emissions would conflict with emissions reduction goals and plans.

Hazards and Hazardous Emissions: The EIR will analyze the potential for hazardous materials contamination within and near the project area. The analysis will focus on the potential for these materials to be released during construction of the development envisioned in the ECR Plan.

Hydrology and Water Quality: The EIR will analyze the potential water quality impacts of redevelopment activities in the project area envisioned in the ECR Plan. The EIR will also address impacts related to special flood hazard zones and inundation.

Land Use and Planning: The EIR will analyze whether the project would conflict with relevant land use plans, policies, and regulations such that environmental impacts would result.

Noise and Vibration: The EIR will analyze short-term impacts due to potential construction noise on sensitive residential receptors adjacent to the El Camino Real corridor and long-term noise exposure from operational traffic and development envisioned in the ECR Plan.

Population and Housing: The EIR will analyze the potential for future development under the ECR Plan to displace existing people or housing, and whether implementation of the ECR Plan would lead to unplanned population growth.

Public Services: Implementation of the ECR Plan would increase the demand for public services, including fire, police protection, parks, and libraries. The EIR will address the availability of public facilities and determine if build out of the ECR Plan would require the construction of new facilities.

Recreation: The EIR will analyze potential impacts to parks and recreational facilities resulting from the population growth that would be facilitated by the residential development envisioned in the ECR Plan.

Transportation: The project would alter vehicle movement and circulation in the El Camino Real Corridor and enhance transit and active transportation modes. Based on the City of Santa Clara's requirements, the Transportation Impact Analysis (TIA) will focus on the operations of key intersections and freeway segments in the vicinity of the plan area. The study will include an analysis of AM and PM peak hour traffic conditions using the City's significance criteria as well as the criteria used by the Santa

Clara Valley Transportation Authority (VTA) and Santa Clara County. The project's impact on pedestrian, bicycle, and transit services will also be discussed in the EIR.¹

Utilities and Service Systems: Implementation of the ECR Plan would result in thousands of new residential units in the El Camino Real Corridor. Future residents would increase the demand for utilities, including water and sanitary sewer services, and solid waste disposal. The EIR will evaluate project impacts to existing utilities and service systems.

Other Required Analyses: Based on initial review and existing conditions within the project area, the following environmental resources would not require additional analysis, as no impacts would occur:

- Agriculture and Forestry Resources
- Mineral Resources
- Wildfire

The Draft EIR will also discuss the cumulative impacts of the project in combination with other closely related past, present, and reasonably foreseeable probable future projects in the vicinity. The Draft EIR will address alternatives to the project that would reduce or avoid identified significant impacts. In conformance with the CEQA Guidelines, the EIR will include consistency with local and regional plans and policies, growth inducing impacts, significant irreversible changes, references, and organizations/persons consulted, and EIR authors.

PURPOSE OF THIS NOTICE: In accordance with the State CEQA Guidelines Section 15082, the City has prepared this NOP to inform agencies and interested parties that an EIR will be prepared for the above-referenced project. The purpose of a NOP is to provide sufficient information about the project to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed.

¹ The City has confirmed that the revised Specific Plan meets the criteria for Transit Supportive Projects and would not require a VMT analysis per the City's Transportation Analysis Policy.



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño Indians

ACTING EXECUTIVE
SECRETARY
Steven Quinn

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

February 4, 2025

Rebecca Bustos
City of Santa Clara
1500 Warburton Avenue
Santa Clara CA 95050



Re: 2025010508 El Camino Real Specific Plan, Santa Clara County

Dear Ms. Bustos:

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:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - 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:**
- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - 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:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
 - 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.
 - Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - 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)).
 - 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:
- 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.
 - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - 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 (https://ohp.parks.ca.gov/?page_id=30331) 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:
Mathew.Lin@NAHC.ca.gov.

Sincerely,

Mathew Lin

Mathew Lin
Cultural Resources Analyst

cc: State Clearinghouse

February 12, 2025

Rebecca Bustos
City of Santa Clara
Community Development Department, Planning Division
1500 Warburton Avenue
Santa Clara, California 95050

Re: Comments on the El Camino Real Specific Plan Notice of Preparation of an Environmental Impact Report

Dear Ms. Bustos,

Thank you for allowing the City of Sunnyvale to provide comments on the El Camino Real Specific Plan Notice of Preparation (NOP) of an Environmental Impact Report. Comments concerning Transportation related to the project are as follows:

1. Based on the existing and proposed land uses, we believe that this project will trigger a Congestion Management Program (CMP) requirement and a Traffic Impact Analysis (TIA) would be required. City of Sunnyvale would like to review the scope for the TIA.
2. Although intersection level of service is no longer a CEQA requirement, the City of Sunnyvale requests City of Santa Clara to evaluate intersections operationally in Sunnyvale using criteria per the VTA TIA Guidelines as a basis. Accordingly, City of Sunnyvale and CMP intersections with ten or more project trips per lane added to any intersection movement should be analyzed. Due to the project size and location, it is expected that project trips would travel to the north and west through Sunnyvale, which is likely to trigger the need for intersection analysis along El Camino Real, Lawrence Expressway, Wolfe Road, Mathilda Avenue, and Sunnyvale-Saratoga Road. The following intersections shall be included in the analysis:
 - a. El Camino Real and Henderson Avenue
 - b. El Camino Real and Poplar Avenue
 - c. El Camino Real and Wolfe Road
 - d. E Fremont Road and Wolfe Road
 - e. El Camino Real and Fair Oaks Avenue
 - f. El Camino Real and Sunnyvale Avenue
 - g. El Camino Real and Mathilda Avenue
 - h. Reed Avenue/Monroe Street and Lawrence Expressway
 - i. Kifer Road and Lawrence Expressway
 - j. Arques Avenue and Lawrence Expressway
 - k. E. Duane Avenue/Oakmead Parkway and Lawrence Expressway
 - l. US 101 Ramps and Lawrence Expressway

- m. Tasman Drive and Lawrence Expressway
- n. SR 237 Ramps and Lawrence Expressway

Traffic conditions at the study intersections are typically conducted during the AM (7-10) and PM (4-7) peak hours under existing and future analysis scenarios.

3. Corridor analysis should be considered for El Camino Real, Lawrence Expressway, Mathilda Avenue and Wolfe Road.
4. The specific plan area is located near the easterly boundary of the City of Sunnyvale. Relevant approved projects within Sunnyvale and other neighboring jurisdictions need to be included in the study estimates of the Background traffic volumes. This is consistent with the CMP TIA Guidelines. Similarly, pending projects and/or the application of an annual growth rate need to be incorporated in the Cumulative traffic volume estimates in order to reflect the growth in both the local and regional traffic. A current list of approved and pending development projects in the City of Sunnyvale can be supplied upon request.
5. Evaluation of the alternative modes of transportation should be included in this project's traffic analysis. The VTA CMP Guidelines indicate that traffic analysis must include transit facilities in terms of transit service availability, transit capacity relative to the increased demand, impact of increased traffic delays on the service, and the need for transit access improvements. According to the CMP Guidelines, the traffic analysis must also evaluate bicycle and pedestrian facilities in terms of their availability, project effects on future bike/pedestrian plans, and improvements proposed by the project. Maps and information on existing and planned bicycle facilities within Sunnyvale can be supplied upon request.
6. The TIA should identify the individual and cumulative project operational impacts on Sunnyvale facilities, along with associated feasible improvements. It is important to also include the project's full/pro-rata share financial contributions towards the implementation of these improvements to bring the roadways back to acceptable or no-project operational level of service.
7. Truck routes and construction-related activity impacts on the City of Sunnyvale and regional corridors need to be investigated and mitigated if necessary.
8. The Valley Transportation Plan (VTP) on the VTA web site contains a list of regional improvements which shall be included in the cumulative conditions. Similarly, local improvements within the City of Sunnyvale that are already identified in the City's Capital Improvement Program (CIP) and/or in the Sunnyvale Traffic Impact Fee Study shall be included in the cumulative analysis. When utilizing regional and local road improvements as project mitigations, please clarify construction schedule of these improvements relative to the schedule of the development completion.
9. The proposed project is significant in size and is expected to affect the Sunnyvale street system. Following to the CMP guidelines, the City of Sunnyvale is requesting to review the draft TIA report.

10. Impacts to County of Santa Clara facilities should be improved based on projects listed in the County Expressway Planning Study.

Please do not hesitate to contact me if you have any questions regarding my comments. You can reach me by email at itsang@sunnyvale.ca.gov or by phone at 408-730-7556.

Sincerely,

Lillian Tsang, P.E.
Principal Transportation Engineer
Department of Public Works
Cc: Angela Obeso, Interim Transportation and Traffic Manager

From: [Vivian Shults](#)
To: [Rebecca Bustos](#)
Cc: [Tom Shults](#)
Subject: Draft Program Environmental Impact Report For the El Camino Real Specific Plan
Date: Monday, February 17, 2025 7:08:09 PM

You don't often get email from vivianyshults@gmail.com. [Learn why this is important](#)

City of Santa Clara – Community Development Department
Attn: Rebecca Bustos, Principal Planner
1500 Warburton Avenue
Santa Clara, California 95050

Re: Draft Program Environmental Impact Report for the El Camino Real Specific Plan

Dear Rebecca Bustos,

While I appreciate all the work that has gone into the El Camino Real Specific Plan Proposal, and I appreciate some of the more reasonable modifications, I still have the following concerns and questions that may be worth another look.

- 1) Your plan will not preserve the quality of life of adjacent neighborhoods as claimed in your "Characterization of the Project" section. Eliminating all parking on El Camino will force semi tractor trailers, retail and restaurant customers that now park on El Camino, into our neighborhoods.
- 2) Adding 4,400 units in a 3 mile stretch along El Camino in Santa Clara, will add an additional 6,000 – 8,000 cars to our City, while eliminating car lanes exacerbating congestion. This will create more gridlock for commuters trying to get to and from work.
- 3) Virtually eliminating all parking requirements for new construction will force the 6,000 – 8,000 additional vehicles to park in existing neighborhoods that are already becoming more impacted due to the addition of ADU's without parking. These additional 6,000 - 8,000 cars will further negatively impact existing neighborhoods.
- 4) Will any parking be required for the proposed 289,000 square feet of retail?
- 5) Characterizing "Corridor Residential" as "Low Density" is disingenuous. Creating 12-25 units per acre that are adjacent to single family homes IS NOT "LOW DENSITY".

With appreciation for your consideration.

Sincerely,

Vivian Shults

2268 Bray Avenue

Santa Clara, CA 95050

408-616-9097

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



February 18, 2025

SCH #: 2025010508
GTS #: 04-SCL-2019-01380
GTS ID: 15533
Co/Rt/Pm: SCL/82/11.47-
14.61

Rebecca Bustos, Senior Planner
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: El Camino Real Specific Plan — Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)

Dear Rebecca Bustos:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the El Camino Real Specific Plan. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the January 2025 NOP.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project is a modified version of a previous DEIR that had been considered for adoption for the area along State Route (SR)-82 located in the City of Santa Clara. The current version of the Land Use Plan includes 4,400 residential units, reduced density, and would create a low-density residential designation for townhomes. Existing commercial space would be reduced.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Vehicle Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide ([link](#)). Caltrans looks forward to reviewing the VMT analysis in the DEIR when it is available.

Multimodal Transportation Planning

Please review and include reference to the *Caltrans District 4 Pedestrian Plan* (2021) and the *Caltrans District 4 Bike Plan* (2018) in the DEIR. These two plans studied existing conditions for walking and biking along and across the State Transportation Network (STN) in the nine-county Bay Area and developed a list of location-based and prioritized needs.

Please note that any Complete Streets reference should be updated to reflect Caltrans Director's Policy 37 ([link](#)) that highlights the importance of addressing the needs of non-motorists and prioritizing space-efficient forms of mobility, while also facilitating goods movement in a manner with the least environmental and social impacts. This supersedes Deputy Directive 64-R1, and further builds upon its goals of focusing on the movement of people and goods.

Integrated Transportation and Land Use Planning

Transportation and housing are integrally connected. The Housing Element Update process provides a mechanism to reflect current transportation and land use policy and adopt efficient land-use strategies such as transit-oriented, infill and mixed-use developments that can potentially reduce vehicle miles traveled and address climate change.

Please review and include reference to the current California Transportation Plan (CTP) in the DEIR. CTP 2050 envisions that the majority of new housing located near existing housing, jobs, and transit, and in close proximity to one another will reduce vehicle travel and GHG emissions, and be accessible and affordable for all Californians, including disadvantaged and low-income communities. The location, density, and affordability of future housing will dictate much of our future travel patterns, and our ability to achieve the vision outlined in CTP 2050. Caltrans encourages the City to consider and explore the potential of excess state-owned property for affordable housing development, per Executive Order N-06-19.

Caltrans looks forward to reviewing the DEIR that should demonstrate how the future housing development patterns align with the City's adopted VMT policies. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through efficient and equitable land use planning and policies. The City should also continue to coordinate with Caltrans to identify and implement necessary network improvements and impact mitigation.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the

project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Equity and Public Engagement

We will achieve equity when everyone has access to what they need to thrive no matter their race, socioeconomic status, identity, where they live, or how they travel. Caltrans is committed to advancing equity and livability in all communities. We look forward to collaborating with the City to prioritize projects that are equitable and provide meaningful benefits to historically underserved communities.

Caltrans encourages the City to foster meaningful, equitable and ongoing public engagement in the Specific Plan development process to ensure future transportation decisions and investments reflect community interests and values. The public engagement process should include community-sensitive and equity-focused approaches seeking out the needs of individuals from underserved, Tribal, and low-income communities, the elderly, and individuals with disabilities.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Marley Mathews, Associate Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "LliSEL Ayon". The signature is fluid and cursive, with the first name "LliSEL" in all caps and the last name "Ayon" in title case.

LLISEL AYON
Acting Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

From: [Rebecca Bustos](#)
To: [Fiona Phung](#)
Cc: [Shannon George](#); [Lesley Xavier](#)
Subject: FW: El Camino Real Specific Plan NOP (VW File 33858)
Date: Wednesday, February 26, 2025 1:14:37 PM
Attachments: [Outlook-lvi2s1t4.png](#)
[Design Guide 2.pdf](#)
[Design Guide 3.pdf](#)

Hi All,

One additional comment letter on the ECR NOP.

Thanks,

Rebecca

From: Jason Miguel <JMiguel@valleywater.org>
Sent: Wednesday, February 26, 2025 10:37 AM
To: Rebecca Bustos <RBustos@SantaClaraCA.gov>
Cc: Shree Dharasker <sdharasker@valleywater.org>
Subject: El Camino Real Specific Plan NOP (VW File 33858)

You don't often get email from jmiguel@valleywater.org. [Learn why this is important](#)

Hi Rebecca,

I know the deadline to comment has passed but please see below for comments to be considered.

The Santa Clara Valley Water District (Valley Water) has reviewed your Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the El Camino Real Specific Plan received on January 17, 2025. Based on our review of the NOP we have the following comments

1. On all project maps, please clearly label all creeks that cross through the Specific Plan area, including, Calabazas Creek, Saratoga Creek, and San Tomas Aquino Creek. The map included in the NOP does not identify San Tomas Aquino Creek.
2. The El Camino Real Specific Plan should include criteria for setbacks from the creeks as they cross through the Specific Plan area. Elements to consider are setbacks for environmental

purposes, including enhancements, for trail purposes, and for flood protection benefits. Bank Setbacks must follow [the Guidelines and Standards for Land Use near Streams \(G&S\)](#), adopted by the City of Santa Clara in February 2007.

3. Landscape and streetscape plans should be in conformance with the G&S and includes guides for projects whose landscaping goals are larger scale revegetation/mitigation projects (Design Guide 2 attached) and guides for ornamental landscape where the goals are geared toward human aesthetics (Design Guide 3 attached).

Design Guide 3 will help ensure landscaping will be maintained in a manner consistent with the goals of protecting the local natives and replacement plants consistent with this guide are commercially available. This guide provides options for use of either non-invasive, drought-tolerant, non-native ornamental plants that will not have the potential to cross pollinate with native riparian species or non-invasive, drought-tolerant, non-local California natives (ornamental natives) with no potential to cross-pollinate with the local native species.

Design Guide 2 requires use of locally native riparian species grown from propagules collected from the local watershed which are not available at conventional nurseries nor are they available in large container sizes. Such plants typically require a custom nursery contract to collect and grow the plants with a one-year lead time with resulting plants, including trees, smaller than 1 gallon in size. As noted above, this is more suited for mitigation/ restoration sites, not ornamental landscaping within a development.

4. Valley Water records indicate that there are various registered and destroyed wells within various APNs within the El Camino Real Specific Plan. While Valley Water has records for most wells located within the County, there are numerous unregistered wells, including many that pre-date well permitting or registration requirements. If any abandoned/unregistered wells or well-like structures are encountered during construction of the project, please contact the Valley Water Well Ordinance Program at (408) 630-2660 to arrange to have the wells brought into compliance. Below is a list of potential APNs that Figure 3 shows that have *Recent/Pending Projects*:

- APN: 313-06-0

- 0 destroyed wells
- APN: 290-01-113
 - 0 destroyed wells
- APN: 290-01-136
 - 1 destroyed well
- APN: 290-02-103
 - 1 destroyed well
- APN: 220-01-062
 - 1 destroyed well
- APN: 220-32-058
 - 24 destroyed wells
- APN: 220-32-057
 - 18 destroyed wells
- APN: 216-01-061
 - 0 wells reported
- APN: 216-01-052
 - 1 destroyed well
- APN: 290-46-016
 - 6 destroyed wells
- APN: 290-46-017
 - 1 destroyed well
- APN: 290-10-090
 - 0 wells reported
- APN: 290-10-091
 - 1 active well
- APNs: 269-63-001 through 269-63-055
 - 16 destroyed wells
- APNs: 224-78-001 through 227-48-039 and 224-48-031 through 224-48-080
 - 1 destroyed well
- APN: 269-05-107
 - 0 wells reported
- APNs: 224-77-010 through 224-77-041
 - 0 wells reported

5. Several potential sites listed lie within a flood zone. These sites lie within Zones AH, D, and X. Zone AH is a Special Flood Hazard Area (SFHA) is an area that would be subject to a base flood elevation (BFE) of 79 feet (NAVD 88); Zone D is an area of undetermined flood hazard; and Zone X which is an area with reduced flood risk due to a levee.

- The EIR should assess flooding impacts at the affected sites and ensure that it

does not adversely impact flooding, both in terms of depth and lateral extent.

6. The proposal would allow a substantial net increase in residential dwelling units, therefore a Water Supply Assessment (WSA) is required to be prepared by the City and incorporated into the EIR. Valley Water requests the opportunity to review the draft WSA to comment on the consistency with countywide water supply planning efforts; especially if future growth will be relying on the groundwater basin, which is managed by Valley Water. The WSA will need to determine if the additional growth allowed under the Specific Plan is accounted for in the City's Urban Water Management Plan. If not, the WSA will need to consider if total projected water supplies determined to be available by the City for the plan during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the Specific Plan, in addition to existing and other planned growth.

7. Re-development of the site provides opportunities to minimize water and associated energy use by using recycled water, incorporating on-site reuse for both storm and graywater, and requiring water conservation measures above State standards (i.e., CALGreen). To reduce or avoid adverse impacts to water supply, the City and applicant should consider the following:

- Landscaping that exceeds the requirements of the City's water efficient landscape regulations;
- Weather- or soil-based irrigation controllers;
- Dedicated landscape meters;
- Submeters for multi-family housing and individual spaces within commercial buildings;
- Dual plumbing to facilitate and maximize the use of alternative water sources for irrigation, toilet flushing, cooling towers, and other non-potable water uses; and
- Alternative water sources for non-potable uses including recycled water, stormwater, rainwater, and graywater.

8. In accordance with Valley Water's Water Resources Protection Ordinance, a Valley Water encroachment permit is required for any work that takes place on or near Valley Water land, easement, or facility. The EIR should describe the impact to Valley Water facilities by any proposed work.

If you have any questions, or need further information, you can reach me at (408) 630-2976, or by email at JMiguel@valleywater.org.

Please reference Valley Water File No. 33858 on future correspondence regarding this project.

Thanks,

JASON MIGUEL

ASSISTANT ENGINEER II - CIVIL
Community Projects Review Unit
Tel. (408) 630-2976 / Cell. (408) 761-5789

Santa Clara Valley Water District is now known as:



Clean Water • Healthy Environment • Flood Protection

5750 Almaden Expressway, San Jose CA 95118

<https://link.edgepilot.com/s/afde1690/v207fM9epUqxN0eXjhd0lw?u=http://www.valleywater.org/>

USE OF LOCAL NATIVE SPECIES

INTRODUCTION

The use of locally native plants for all landscaping and revegetation projects adjacent to streams and riparian areas is required for new and major redevelopment. It should also be the preferred choice for homeowners involved in any landscaping and revegetation projects within the riparian corridor since native plants are ecologically best suited to a particular creek environment and will provide the most habitat and slope protection with the least amount of maintenance over time.

HOW TO FIND AND SELECT NATIVES IN THE WATERSHED

When vegetating the creek, choose species growing nearby and make sure the plants used were propagated from seeds, cuttings or divisions collected from the same local creek or watershed. Try local home-grown native plants via direct installation of seeds, divisions and cuttings on the creek bank. Oaks, buckeye and bay trees are easy to grow from seed planted directly into moist creek bank soil. Cottonwood and willow are easy to grow from cuttings stuck directly into moist sandbars. California rose, California blackberry, snowberry, mugwort, beardless wildrye and others can be propagated readily from vegetative offsets and division.

GUIDELINES FOR PLANTING NATIVE SPECIES

- Geared toward establishing or enhancing the native habitat.
- **Ensure that the initial planting density is high**, averaging 6 to 12 feet on center, to create canopy coverage and closure quickly. Include a range of species in the plant palette to fill in the understory, mid-story and overstory.
- **Avoid hardscape** such as patios, walkways and decks within these areas to minimize human impacts and maximize habitat value.
- **Maintain and monitor plantings** for a 3 to 5 year period to ensure healthy establishment. Performance and success criteria include percentage of allowable mortality and goals for an annual percentage of vegetative cover.
- Slowly eliminate the need for human intervention, including irrigation, weed control, replanting, pruning, etc. The final goal is to discontinue maintenance activities when habitat is self sustainable.

California Native Plant Society's Web site:
www.cnps.org

DESIGN GUIDE 2

GUIDELINES AND STANDARDS 1.B & 1.C

LIST OF NATIVE PLANT SPECIES

The following list is a conglomerate of riparian plant species that exist within the boundaries of Santa Clara County. The distribution of one plant may or may not overlap with the next one on the list. Some of them would never be seen together in the wild due to preferences for different

microclimates, soil substrates and hydrologic regimes. If you are unfamiliar with local native plant ecology, consult local experts for help selecting the best plant palette for your particular creek or follow Nature's example and copy what you see in a wild area located close to your project site.

TREES:

Big Leaf Maple

Acer macrophyllum

California Box Elder

Acer negundo var. *californicum*

California Buckeye

Aesculus californica

White Alder

Alnus rhombifolia

Western Sycamore

Platanus racemosa

Fremont Cottonwood

Populus fremontii ssp. *fremontii*

Black Cottonwood

Populus trichocarpa

Coast Live Oak

Quercus agrifolia

Valley Oak

Quercus lobata

Narrow-leaved Willow

Salix exigua

Red Willow

Salix laevigata

Yellow Willow

Salix lucida ssp. *lasiandra*

Arroyo Willow

Salix lasiolepis

Blue Elderberry

Sambucus mexicana

California Bay Laurel

Umbellularia californica

SHRUBS AND VINES:

California Sagebrush

Artemisia californica

Mule Fat

Baccharis salicifolia

Virgin's Bower

Clematis ligusticifolia

Toyon

Heteromeles arbutifolia

Coffeeberry

Rhamnus californica

California Wild Grape

Vitis californica

Brown Dogwood

Cornus glabrata

California Rose

Rosa californica

California Blackberry

Rubus ursinus

Snowberry

Symphoricarpos albus var. *laevigatus*

GROUND COVERS AND HERBACEOUS PERENNIALS:

Mugwort

Artemisia douglasiana

Western Aster

Aster chilensis

Douglas' Baccharis

Baccharis douglasii

Western Goldenrod

Euthamia occidentalis

Beardless Wildrye

Leymus triticoides

Sticky Monkey Flower

Mimulus aurantiacus

California Figwort

Scrophularia californica

California Native Plant Society's Web site:
www.cnps.org

USE OF ORNAMENTAL OR NON-NATIVE LANDSCAPING

INTRODUCTION

If the use of local native plants propagated from local stock does not fit your landscaping goals, choose:

- **Non invasive drought-tolerant, non native ornamental plants** having no potential to cross pollinate native riparian species. For example, if native valley and coast live oaks, willows, sycamores or cottonwoods exist in the riparian corridor, don't plant ornamental oaks, willows, sycamores or poplars.
- **Non invasive, drought tolerant, non-local California natives** (aka ornamental natives), with no potential to cross-pollinate local native species; for example- Fremontodendron or Romneya.

When selecting plants and choosing their location in an ornamental landscape, the project design goals are generally geared to human aesthetics. In choosing ornamental landscaping, hardscape features, such as patios, decks, and walkways, are design components. **These features should be avoided within the riparian habitat area at all locations.**

PLANT SELECTION GUIDE

The choices of plants that meet the criteria described above for ornamental landscaping is vast. Selection of a plant species for a particular site will depend on goals of the landscape plan, site constraints, the owner's desires and budget. There are a variety of resources available from which selections can be made. Cities generally have plant lists available that were assembled for water conservation purposes. The East Bay Municipal Utility District has prepared a book, entitled "Plants and Landscapes for Summer Dry Climates" and the Sunset Western Garden Book, commonly available at most nurseries, has plant selections identified that are suitable for dry places. **Select plants from these sources as long as you avoid invasive plants and take the caution provided above for selecting native species that have not been propagated from your local watershed.**

REFERENCES

The California Native Plant Society's 'Guidelines for Protecting Native Plants from Genetic Degradation' is a helpful reference on the subject.

NON – LOCAL CALIFORNIA NATIVE PLANTS

The following California native plants have a very low potential of hybridizing with our Santa Clara County natives since they do not naturally occur in northern California

TREES

Chilopsis linearis, (Desert Willow), Lyonothamnus floribundus, (Catalina Ironwood), Prosopis glandulosa var. torreyana, (Mesquite)

SHRUBS

Fremontodendron californicum or Fremontodendron mexicanum, (Flannel Bush), Galvesia speciosa, (Island Bush Snapdragon) Rhus integrifolia, (Lemonade Berry), Rhus ovata, (Sugar Bush), Romneya coulteri, (Matilija Poppy), Simmondsia chinensis, (Jojoba)

California Invasive Plant Council Web site:
www.cal-ipc.org

DESIGN GUIDE 3

GUIDELINES AND STANDARDS 1.C.2

COMMONLY FOUND INVASIVE SPECIES TO BE AVOIDED

Acacia

Acacia spp.

Almond

Prunus dulcis

Ash, evergreen

Fraxinus uhdei

Bamboo, running types

Arundinaria, *chimonobambusa*,
phyllostachys, etc.

Black locust

Robinia pseudoacacia

Broom, french

Genista monspessulana,
previously *cytissus monspessulanus*

Broom, scotch

Cytisus scoparius

Broom, spanish

Spartium junceum

Cape weed

Arctotheca calendula

Cotoneaster

Cotoneaster spp.

Elm

Ulmus spp.

Eucalyptus

Eucalyptus spp.

Fig

Ficus carica

Flowering plum, fruitful varieties

Prunus spp.

Fountain grass

Pennisetum setaceum); purple
variety "cupreum" is sterile and
acceptable

Foxglove

Digitalis purpurea

Giant reed

Arundo donax

Glossy privet

Ligustrum lucidum

Gorse

Ulex europaea

Himalayan blackberry

Rubus discolor

Holly oak

Quercus ilex

Iceplants

Carpobrotus edulis, c. *Chilensis*,
mesembryanthemum spp.

Ivy, algerian

Hedera canariensis

Ivy, cape

Delairea odorata,
previously *senecio mikanioides*

Ivy, english

Hedera helix

Kikuyu grass

Pennisetum clandestinum

Lemon balm

Melissa officinalis

Lombardy poplar

Populus nigra 'italica'

London plane tree

Platanus acerifolia

**Mint, any kind including
pennyroyal, peppermint,
spearmint**

Mentha spp.

Monterey pine

Pinus radiata

Myoporum

Myoporum laetum

Olive

Olea europaea

**Pampas grass,
jubata grass**

Cortaderia selloana, *C. Jubata*

Pepper trees

Schinus spp.

Periwinkle

Vinca major

Pyracantha

Pyracantha spp.

Tamarisk, salt cedar

Tamarix spp.

Tree of heaven

Ailanthus altissima

Walnut, english or black

Juglans regia, *juglans californica*
var. *Hindsii*

Find it at: <http://www.cnps.org/archives/archives.htm>

Scroll down to:

- 1) Policies and Guidelines
- 2) Conservation Policies
- 3) Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation.

California Invasive Plant Council Web site:
www.cal-ipc.org