

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: McCann Operations Center Improvements Project

Lead Agency: Purissima Hills Water District

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Project Location: Los Altos Hills

City

Santa Clara

County

Project Description (Proposed actions, location, and/or consequences).

The Purissima Hills Water District (District) is implementing improvements to the McCann Operations Center, which houses the District's maintenance staff offices, parts inventory, and vehicles. Improvements include replacing the existing building with a new 2-story, approximately 7,600 square-foot structure in approximately the same location as the existing building. The footprint of the new building extends into the hillside, which will require grading of the slope and the installation of a retaining wall. Improvements also include a new 30-kilowatt emergency generator, a new 2,000-gallon above ground fuel tank that will have two separate internal fuel tanks, and a covered storage area along the southern developed area of the site. Additionally, the project includes encroachment into an existing conservation easement. The purpose of the project is to erect a facility that could withstand and remain operational after a seismic event, as the existing building was built in 1970, and a recent seismic evaluation determined that the building would not meet full compliance for ASCE 31 Tier 1 Life Safety Performance Criteria. Construction is expected to begin in April 2026 and end May 2027.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impact BIO-1: Project construction could impact white-tailed kites if they are nesting in or near the project site.

Mitigation Measure BIO-1: Avoidance. To the extent feasible, construction activities shall be scheduled outside the white-tailed kite nesting season. Pre-Construction Surveys. Preconstruction survey for white-tailed kite and other nesting birds shall be conducted to ensure nest protection.

Impact BIO-2: Construction could directly impact or disturb roosting bats if they are present in or near the project site.

Mitigation Measure BIO-2: Roosting Bat Protection. A qualified biologist shall survey the site and a 50-foot buffer for bat roosting habitat.

Impact BIO-3: Project construction could impact the three Heritage Oaks and/or other retained trees on the project site.

Mitigation Measure BIO-3: Protection of Heritage Oaks and Other Retained Trees. The proposed project shall adhere to all recommendations in the Preliminary Arborist's Report prepared for the project.

Impact CUL-1: Construction of the project could potentially result in disturbance to unknown archaeological resources.

Mitigation Measure CUL-1: Retain a Professional Archaeologist during ground disturbing construction.

Impact CUL-2: Excavation could disturb previously unknown buried archaeological resources and/or human remains.

Mitigation Measure CUL-2a: Potential for exposing buried cultural resources shall be noted on construction Plans.

Mitigation Measure CUL-2b: Inadvertent Discovery of Human Remains. If human remains are found, the Santa Clara County Coroner shall be immediately notified of the discovery.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A