

County of Santa Clara
Department of Planning and Development
"People Centered Services"

County Government Center, East Wing, 7th Floor
 70 West Hedding Street
 San José, CA 95110
 Phone: (408) 299-5700
 Website: plandev.santaclaracounty.gov



Notice of Intent to Adopt a Mitigated Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project will not have a significant effect on the environment.

File Number	TAZ	APN(s)	Date
PLN21-141		558-41-033	5/21/2026
Project Name		Project Type	
Highway 17 Single-Family Residence		Building Site Approval and Grading Approval	
Person or Agency Carrying Out Project		Address	Phone Number
County of Santa Clara Department of Planning and Development		70 W Hedding St, 7 th Floor East Wing, San Jose, CA 95110	(408) 299-5795
Name of Applicant		Address	Phone Number
Bill Chiocchi		977 Windsor Hills Circle, San Jose, CA 95123	(408) 605-5445
Project Location			
<p>The subject property is in the Santa Cruz Mountains in western Santa Clara County, outside of the Urban Service Area, in the unincorporated community of Los Gatos. The site is bound by Old Santa Cruz Highway to the north, Highway 17 to the west, and single-family residential properties to the south and east. Lexington Reservoir and Lexington Elementary School are roughly one quarter-mile east of the project site.</p>			
Project Description			
<p>The proposed pr Building Site Approval and Grading Approval to construct a single-family residence and related improvements on a 12.8-acre parcel (APN 558-41-033). The subject property is zoned hillside within the scenic road combining district (HS-sr) and has a General Plan designation of Hillsides. The project site has a hilly, heavily wooded terrain of Oak Woodland (PRC §21083.4), with a limited building envelope due to geologic hazards, located east of Highway 17 and west of Lexington Reservoir. The parcel is surrounded by other heavily forested and sloped parcels that consist of low density single-family homes, an elementary school, water reservoir, and open space, which are all within unincorporated Santa Clara County. The applicant proposes to construct a single-family residence with an attached garage, new driveway with a fire truck turnaround, related drainage improvements, on-site wastewater treatment system, and water tanks and hydrant for fire safety (refer to Attachment A). The stormwater control measures will mitigate the projected drainage flows so as to not exceed the existing peak levels. In addition, the project will include stormwater treatment measures designed to reduce and mitigate pollutants in stormwater run-off generated because of the project.</p>			

The total estimated grading quantities for all improvements is 920 cubic yards of cut and 191 cubic yards of fill. Domestic water is proposed to be provided by the San José Water Company, and an on-site wastewater treatment system must be installed. Retaining walls of up to 4 feet in elevation are proposed along the driveway and fire truck turnaround. No tree removal is proposed as a part of this project.

Purpose of Notice

The purpose of the notice is to inform that the County of Santa Clara Department of Planning and Development has recommended a Mitigated Negative Declaration be approved for this project. The County of Santa Clara Planning Staff has reviewed the Initial Study for the project, and based upon substantial evidence in the record, **finds that although the proposed project could initially have a significant effect on the environment, changes or alterations have been incorporated into the project to avoid or reduce impacts to a point where clearly no significant effects will occur.** The project site is not on a list of hazardous material sites as described by Government Code 65962.5 (Cortese List).

A final decision for the proposed project is tentatively scheduled for June 23, 2026. Please note that the approval of a Mitigated Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately.

Public Review Period: 30 days	Begins: 05/22/2026	Ends: 06/22/2026
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Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before the above date. Such comments should be based on specific environmental concerns. Written comments should be addressed to the attention of David Horwitz, Associate Planner at the **County of Santa Clara Department of Planning and Development, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, Tel: (408) 299-5700.** A file containing additional information on this project may be reviewed at the Department of Planning and Development under the file number appearing at the top of this form. For additional information regarding this project and the Mitigated Negative Declaration, please contact David Horwitz, Associate Planner at (408) 299-5795 or david.horwitz@pln.sccgov.org.

The Mitigated Negative Declaration and Initial Study may be viewed at the following

- (1) Santa Clara County Department of Planning and Development, 70 West Hedding Street, East Wing, 7th Floor, San Jose, CA 95110
- (2) Planning & Development website <https://plandev.santaclaracounty.gov/services/planning-services/projects/current-planning-projects> (under “Projects” > “Current Planning Projects”).

Responsible Agencies sent a copy of this document

Santa Clara Valley Water District; California Department of Fish and Wildlife; California Department of Forestry and Fire Protection; California Native American Heritage Commission; Caltrans; California Regional Water Quality Control Board

Mitigation Measures included in the project to reduce potentially significant impacts to a less than significant level:

Refer to Attachment A.

A reporting or monitoring program must be adopted for measures to mitigate significant impacts at the time the Negative Declaration is approved, in accordance with the requirements of section 21081.6 of the Public Resources Code.

Prepared by:

David Horwitz, Associate Planner

DocuSigned by:

David Horwitz

5/21/2026

Signature

Date

Approved by:

Joanna Wilk, Principal Planner

DocuSigned by:

Joanna Wilk

5/21/2026

Signature

Date

Attachment A

Notice of Intent – Adopt a Mitigated Negative Declaration (MND) Building Site Approval and Grading Approval at Highway 17, Los Gatos

MITIGATION MEASURES

BIOLOGICAL RESOURCES

- **BIOMIT 1: Worker’s Environmental Awareness Training.** At start of construction activities, a workers’ environmental training shall be performed by a qualified biologist. The owner and/or applicant shall provide the County a brief resume of the biologist to verify the qualifications. The training should include information on species identification, natural history, the protection measures to be implemented, and the penalties for non-compliance. Each worker should sign a certification sheet on completion of the training. All new workers should be trained prior to their involvement in construction activities.
- **BIO-MIT 2a: California Giant Salamander (CGS) and Santa Cruz Black Salamander (SCBS) – Pre-Construction Surveys.** Within 72 hours of project start, a qualified biologist should perform a pre-construction survey for CGS and SCBS. The pre-construction survey should focus on searching beneath cover objects, such as rocks, pieces of downed wood, boards, etc., especially within the grading limits surrounding the swale/culvert area. If these species are observed, individuals should be captured and moved outside of the work area in suitable habitat. In the context of this measure, a qualified biologist should possess the property authorizations from CDFW to handle this species during project construction monitoring. The results of the pre-construction survey shall be submitted to the County of Santa Clara Planning and Development Department after its completion, prior to the commencement of construction.
- **BIO-MIT 2b: California Salamander and Santa Cruz Black Salamander – Construction Observation.** The qualified biologist shall be present at the project site during tree/vegetation removal and initial (new) grading activities in and around the swale/ culvert area. Once the vegetation removal and initial grading activities in the swale area have been completed, subsequent construction monitoring can be performed by a designated monitor, generally a crew leader that will be present at the site at all times. If CGS/ SCBS are observed by the designated monitor during construction activities, all work in the immediate area must cease and the qualified biologist contacted to capture and relocate the individual out of harm’s way. Work in that specific area shall not proceed until approved by the qualified biologist. Any sightings of CGS/SCBS shall be reported to the County of Santa Clara Department of Planning and Development.
- **BIO-MIT 2c: California Giant Salamander and Santa Cruz Black Salamander – Construction Logistics Plan.** Prior to the start of construction activities, the project boundary, including storage and staging areas, and access routes should be clearly delineated with orange construction fencing. No storage of equipment or materials, vegetation removal, or maintenance of equipment should be performed outside of the project work area boundaries. A delineation of these boundaries shall be shown on the building and grading permit plans submitted to the County of Santa Clara Planning and Development Department.

- **BIO-MIT 3a: White-tailed Kite, Olive-sided Flycatcher and MBTA Nesting Birds – Pre-Construction Survey.** Perform pre-construction nesting bird surveys no earlier than one week before the scheduled start of the project. The nesting survey shall be performed by a qualified biologist and cover the entire property, since potential nesting raptors require buffers at a minimum of 300 feet. Provide the results of the survey to the County of Santa Clara Planning and Development Department after the survey is performed, prior to commencement of construction.
- **BIO-MIT 3b: White-tailed Kite, Olive-sided Flycatcher and MBTA Nesting Birds – Active Nest Buffers.** In the event active nests are observed, the nest site shall be flagged and a buffer shall be established, in an effort to prevent nest failure. The buffer widths shall be determined by the qualified biologist, based on species, site conditions, and anticipated construction activities. The County of Santa Clara Department of Planning and Development (DPD) shall be informed in the event that active nests are observed.
- **BIO-MIT 3c: White-tailed Kite, Olive-sided Flycatcher and MBTA Nesting Birds – Active Nest Monitoring.** Active nests should be monitored at a frequency determined by the monitoring biologist, but at a minimum of once per week, until the nestlings have fledged. Results of the monitoring shall be provided to DPD once it has concluded.
- **BIO-MIT 3d: White-tailed Kite, Olive-sided Flycatcher and MBTA Nesting Birds – Active Nest Disturbance.** In the event that construction activities appear to be interfering with nest maintenance (e.g. feedings and incubation), then construction activities should be postponed until the young have fledged, as determined by the qualified biological monitor.
- **BIO-MIT 4: Pallid Bat and Western Red Bat - Pre-Construction Roosting Survey.** Although no trees (potential roost sites) are planned for removal for this project, the close proximity of construction activities adjacent to roost sites could cause abandonment. Therefore, no earlier than two weeks prior to the anticipated start of construction activities, a bat specialist should survey the trees adjacent to the work areas for roosting bats. If present, implement recommendations of the bat specialist, which could include buffer zones and/or scheduling constraints, depending on whether maternity, bachelor, wintering or night roosts are identified, or exclusion measures. Maternity roosts are most important as negative impacts can have broad, far reaching effects, since they are critical for reproduction and can support multiple generations of bats. The qualified biologist should possess the proper authorizations from CDFW to implement bat exclusion measures. Results of the roosting survey shall be provided to DPD after the survey is completed, prior to commencement of construction.
- **BIO-MIT 5: San Francisco Dusky-footed Woodrat - Pre-Construction Woodrat House Survey.** No earlier than two weeks prior to the start of project activities, a qualified biologist should perform a pre-construction survey for woodrat houses within the project work boundaries plus a 25-foot buffer around the project site perimeter. Flag and establish buffers around each woodrat house observed. The buffer width will be determined by the qualified biologist, but will not be less than 5 feet. If a woodrat house is present within the work area and cannot be avoided, then the qualified biologist shall coordinate with CDFW for approval

to implement a woodrat relocation plan. This could involve live trapping, the construction of alternate houses in adjacent suitable habitat, and relocating individuals into the newly constructed houses. The woodrat relocation plan must be implemented by a qualified biologist possessing a Scientific Collection Permit authorizing the handling of woodrats. Authorization by CDFW must be obtained prior to the implementation of this measure. Post-relocation monitoring may be required by CDFW, as part of the plan. Results of the survey shall be provided to DPD after the survey is completed, prior to commencement of construction.

CULTURAL RESOURCES

- **CR-MIT 1: Preconstruction Cultural Resources and Tribal Cultural Resources Training.** The applicant shall provide a cultural resources and tribal cultural resources sensitivity and awareness training program for all personnel involved in project construction, including field consultants and construction workers. The training programs shall be developed in coordination with a Secretary of the Interior-qualified archaeologist. The County shall invite consulting Native American tribal representatives to participate. The training program shall include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating state laws and regulations. The training program shall also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and shall outline what to do and whom to contact if any potential cultural resources or tribal cultural resources are encountered. The training program shall emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans.
- **CR-MIT 2: Inadvertent Discovery of Cultural Resources.** If pre-contact or historic- era cultural materials are encountered during Project implementation, all construction activities within 100 feet shall halt, and a Secretary of the Interior-qualified archaeologist shall inspect the find within 24 hours of the discovery and notify the County of Santa Clara of their initial assessment. Pre-contact archaeological materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers, etc.) or toolmaking debris; culturally darkened soil (“midden”) containing heat-affected rocks, artifacts, or shellfish remains; stone milling equipment (e.g. mortars, pestles, hand stones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic -era materials might include building or structure footings and walls, and deposits of metal, glass, and/or ceramic refuse.

If the County determines, based on recommendations from a qualified archaeologist and a Native American representative (if the resource is Native American-related), that the resource may qualify as a historical resource or unique archaeological resource (as defined in CEQA Guidelines Section 15064.5) or a tribal cultural resource (as defined in CA Public Resource Code Section 21080.3), the resource shall be avoided if feasible. Consistent with Section 15126.4(b)(3), this may be accomplished by planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement.

- **CR-MIT 3: Inadvertent Discovery of Human Remains.** In the event that any human

remains are discovered or recognized during project construction, construction activities within 100 feet of the find shall cease until the Santa Clara County Coroner has been contacted to determine that no investigation of the cause of death is required. The coroner shall contact the Native American Heritage Commission within 24 hours, if the coroner determines the remains to be Native American in origin. The NAHC will then identify the person or persons it believes to be the Most Likely Descendant of the deceased Native American (CA Public Resource Code 5097.98), who in turn will make recommendations to the County for the appropriate means of treating the human remains and any associated funerary objects (CEQA Guidelines Section 15064.5(d)).

If avoidance is not feasible, the County shall work with the qualified archaeologist and appropriate Native American representatives (if the resource is Native American-related) to determine and implement treatment measures to avoid, minimize, or mitigate any potential impacts on the resource pursuant to CA Public Resource Code Section 21083.2 and CEQA Guidelines Section 15126.4. Measures shall include documentation of the resource and may include data recovery (according to CA Public Resource Code Section 21083.2), if deemed appropriate, or other actions for tribal cultural resources such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource (according to CA Public Resource Code Section 21084.3).

GEOLOGY AND SOILS

- **GEO-MIT 1: Grading Operations.** The placement of fill and control of any grading operations at the site shall be performed in accordance with the recommendations of the project geotechnical engineer. All existing surface and subsurface structures, if any, which will not be incorporated in the final development, shall be removed from the project site prior to any grading operations. These objects should be accurately located on the grading plans to assist the field engineer in establishing proper control over their removal. Utility lines located in the building pad shall be removed prior to any grading at the site. The depressions left by the removal of subsurface structures shall be cleaned of all debris, backfilled and compacted with clean, native, and/or approved import soil material. This backfill must be engineered fill and shall be conducted under the supervision of the project geotechnical engineer. All organic surface material and debris, including grass and weeds, shall be stripped prior to any other grading operations, and transported away from all areas that are to receive structures or structural fills. After removing all the subsurface structures and after stripping the organic material from the soil, the building pad area shall be scarified by machine to a depth of 12 inches and thoroughly cleaned of vegetation and other deleterious. After stripping, scarifying, and cleaning operations, the subgrade soil shall be compacted to not less than 95% relative maximum density using ASTM D1557-12 procedure over the entire building pad, and 5 feet beyond the perimeter of the pad. All engineered fill or imported soil shall be placed in uniform horizontal lifts of not more than 6 to 8 inches in un-compacted thickness, and compacted to not less than 95% relative maximum density. This shall extend a minimum of 5 feet beyond the perimeter of the pad. The base rock, however, shall be compacted to not less than 95% relative maximum density. Before compaction begins, the fill shall be brought to a water content that will permit proper compaction by either; 1) aerating the material if it is too wet, or 2) spraying the material with water if it is too dry. Each lift shall be thoroughly mixed before compaction to assure a uniform distribution of water content. When fill material

includes rocks, nesting of rocks shall not be allowed, and all voids shall be carefully filled by proper compaction. Rocks larger than 4 inches in diameter shall not be used for the final 2 feet of building pad. Unstable (yielding) subgrade shall be aerated or moisture conditioned as necessary. Yielding isolated area in the subgrade shall be stabilized with an excavation of the subgrade to the depth of 12 to 18 inches, lined with stabilization fabric membrane (Mirafi 500X or equivalent), and backfilled with aggregate base. The project geotechnical engineer shall be notified at least two days prior to commencement of any grading operations so that they may coordinate the work in the field with the project contractor. All imported borrows shall be approved by the project geotechnical engineer before being brought to the site. Import soil shall have a plasticity index no greater than 15 and an R-value greater than 25. All grading work shall be observed and approved by the project geotechnical engineer. The project geotechnical engineer shall prepared a final report upon completion of the grading operations.

- **GEO-MIT 2: Water Wells.** Any water wells and/or monitoring wells that are to be abandoned on the site shall be capped according to the requirements of the Santa Clara Valley Water District. The final elevation of the top of the well casing shall be a minimum of 3 feet below the adjacent grade prior to any grading operation. Evidence of any well abandonment shall be provided prior to grading and building permit issuance.
- **GEO-MIT 3: Cut and Fill Slopes.** Cut slopes shall not exceed 2 (horizontal) to 1 (vertical), with an 8-foot-wide bench for each 15 feet of vertical section. Fill slopes shall not exceed 2 (horizontal) to 1 (vertical), with an 8-foot-wide bench. Fill slopes shall be properly and consecutively keyed into natural slopes steeper than 6:1 with a 10-foot-wide base key that has 10% downward gradient into the slope. A subdrain system shall be installed at the base key and properly discharge to the nearest catch basin and/or drain inlet. The base key shall be backfilled with native soil and compacted to no less than 95% relative maximum density. Rounding of the upper few feet of all slopes shall be implemented to reduce sloughing, as recommended by the project geotechnical engineer. Overflow of water on the surface of the slopes shall be prevented. Berms shall be constructed on the crests of all new earth slopes in a manner to divert the water away from the edge of the slope. Concrete-lined drainage ditches shall be constructed on the inside edges of the benches to collect and discharge the runoff water to property vertical drainage channels and/or drainage pipes. The surface of the slopes shall be compacted to provide a surface free of loose material. Native vegetation approved by the project biologist shall be promptly planted on the surface of the slope after the completion of the grading operation. Proper maintenance on these slopes shall be required at all times. The grading plans shall be reviewed by the project geotechnical engineer prior to the submission of a development permit application to the County of Santa Clara Department of Planning and Development.
- **GEO-MIT 4: Foundation Design Criteria.** The proposed residence shall be supported on skin friction drilled concrete pier and grade beam and/or mat foundation. Skin friction piers shall have a minimum diameter of 18 inches and penetrate a minimum of 20 feet below adjacent grade and a minimum of 3 feet into bedrock. These piers can be designed with an allowable skin friction value of 800 psf. This value is dead plus live loads and may be increased by 1/3 for short-term seismic and wind loads. All piers shall be reinforced with at

least four No. 5 rebars, which shall run the entire length of the piers, with the perimeter piers tied at least 12 inches into the grade beam's upper section. The grade beams width shall be limited to 10 inches and be founded a minimum depth of 6 inches below adjacent pad grades and shall be reinforced with a minimum of two No. 4 rebars, one near the top and one near the bottom. Grade beams shall be kept to the described recommended width to minimize any effect of uplift pressures. The mat foundation shall have a minimum thickness of 10 inches, with an allowable contact pressure of 2,200 psf. The modulus of subgrade reaction shall be taken as 150 pci in the design of the mat foundation. The previously described bearing values are for dead plus live loads, and may be increased by 1/3 for short-term seismic and wind loads. The design of the structure/foundation utilizing this design shall meet all County of Santa Clara Ordinance requirements. A minimum of 5 inches of ¾-inch crushed rock (recycled, crushed asphalt concrete is not acceptable) shall be underlain the concrete mat slab. The rock shall be placed on the compacted subgrade. The subgrade soils shall be compacted to not less than 95% relative maximum density. Use of a vapor barrier (Stego 15 mil) under the concrete slab shall be required if a floor covering would be applied. The membrane shall be placed between the rock and the concrete slab. The previously described bearing values are for dead plus live loads, and may be increased by 1/3 for short-term seismic and wind loads. The design of the structure/foundation utilizing this design shall meet all County of Santa Clara Ordinance requirements. For the concrete slab-on-grade construction of the garage, a minimum of 5 inches of ¾-inch crushed rock (recycled crushed asphalt concrete is not acceptable) shall be placed on the subgrade soil. The subgrade soil shall be compacted to not less than 95% relative maximum density. The concrete garage slab shall have a minimum thickness of 5 inches and reinforced with No. 4 rebar with maximum spacing of 18 inches on-center both ways. If the concrete garage slab is proposed to receive floor covering, a Stego 15-mil vapor barrier shall be placed on the rock section. The project structural engineer responsible for the foundation design shall determine the final design of the foundations and reinforcing that is required. The foundation plans shall be reviewed by the project geotechnical engineer prior to submission of a development permit application to the County of Santa Clara Department of Planning and Development.

- **GEO-MIT 5: Retaining Walls.** The basement retaining walls shall be designed for seismic loading condition. The pseudostatic method by Seed and Whitman shall be used ($PE = (3/8)(0.45a_{max}/g)(H^2)Wt$ where $a_{max} = 0.75g$; H = height of the retaining wall; Wt = total unit weight of retained soil). This pseudostatic force shall be added to the active pressure for seismic loading condition. Any facilities that will retain a soil mass such as retaining walls, shall be designed for a lateral earth pressure (active) equivalent to 45 pounds equivalent fluid pressure for horizontal backfill, 50 pounds equivalent fluid pressure for 3:1 sloped backfill, and 55 pounds for 2:1 sloped backfill. If the retaining walls are restrained from free movement at both ends, they shall be designed for the earth pressure resulting from 55 pounds equivalent fluid pressure, to which shall be added surcharge loads. The surcharge loads shall be discussed between the project structural engineer and the project geotechnical engineer prior to designing the retaining walls. In designing for allowable resistive lateral earth pressure (passive) of 300 pounds equivalent fluid pressure shall be used with the resultant acting at the third point. The top foot of subgrade soil shall be neglected for computation of passive resistance. A friction coefficient of 0.3 shall be used for retaining wall design. This can be increased by 1/3 for short-term seismic and wind loads. Drainage

shall be provided behind the retaining wall. The drainage system shall consist perforated (subdrain) pipe placed at the base of the retaining wall and surrounded by 4-inch drain rock wrapped in a filter fabric. The drain rock wrapped in fabric shall be at least 12-inches-wide and extend from the base of the wall to within 1.5 feet of the ground surface. The upper 1.5 feet of backfill shall consist of compacted native soil. The retaining wall drainage system shall be sloped to outfall to a discharge facility. The entire basement retaining walls shall be waterproofed to prevent seepage water intrusion with Paraseal LG or equivalent. The project geotechnical engineer shall review all designs pertaining to facilities retaining a soil mass.

- **GEO-MIT 6: Excavation.** Any vertical cuts deeper than 5 feet shall be properly shored. The minimum cut slope for excavation to the desired elevation shall be one horizontal to one vertical (1:1). The cut slope shall be increased to 2:1 if the excavation is conducted during the rainy season or when the soil is highly saturated with water. The basement can be excavated to the desired elevation with a one horizontal to one vertical (1:1) cut slope. The cut slope shall be increased to 2:1 if the excavation is conducted during the rainy season or when the soil is highly saturated with water. Temporary trench and/or subdrain shall be required to intercept seepage groundwater and drain to sump pump area, if necessary. If there is a space constraint, shoring shall be required during the excavation of the new basement adjacent to the existing foundation or property boundary. The excavation shall be supported with steel "H" beams and a 3 x 12 wood lagging or equivalent. Prior to any excavation, the steel "H" beams shall be placed in pre-drilled minimum 12-inch diameter holes to a minimum depth of 24 feet. The holes shall be filled with concrete to one foot below the bottom of the excavation. At this point, excavation can begin. As the excavation operation proceeds, the 3 x 12 wood lagging shall be placed between the steel "H" beams. The "H" beams shall be placed a maximum distance of 8 feet apart. There shall be no voids between the soil wall excavation and wood lagging. However, if a void occurs, the void shall be filled with sand slurry or pressure-grouted. The shoring shall be designed by the project structural engineer or shoring design engineer, and the project geotechnical engineer shall review the shoring plan for approval, along with the County of Santa Clara Department of Planning and Development. The project geotechnical engineer and the County of Santa Clara Department of Planning and Development shall review all designs pertaining to facilities retaining a soil mass. Alternately, stitch piers may support the basement excavation. The stitch piers can be used as shoring along the property line for the excavation of the basement. Piers should be founded at a minimum depth of 24 feet at 12 inches diameter and 3 feet on-center.
- **GEO-MIT 7: Drainage.** Positive drainage shall be provided during construction and be maintained throughout the life of the proposed structure. The final exterior grade adjacent to the proposed structure shall be such that the surface drainage will flow away from the structure. Rainwater discharge at downspouts shall be directed onto pavement sections, splash blocks, or other acceptable facilities which will prevent water from collecting in the soil adjacent to the foundations. Utility lines that cross under or through perimeter footings shall be completely sealed to prevent moisture intrusion into the areas under the slab and/or footings. The utility trench backfill shall be of impervious material and this material shall be placed at least 4 feet on either side of the exterior footings. Consideration shall be given to collection and diversion of roof runoff and the elimination of planted areas or other surfaces which could retain water in areas adjoining the building. In unpaved areas, protective slopes

shall be stabilized adjoining perimeter building walls. These slopes shall be extended to a minimum of 5 feet horizontally from building walls. They shall have a minimum outfall of 2 percent. These drainage measures shall be shown on the drainage permit plans submitted to the County of Santa Clara Department of Planning and Development.

- **GEO-MIT 8: Trenching.** All on-site utility trenches shall be backfilled with native on-site material or imported fill and compacted to at least 95% relative maximum density. Backfill shall be placed in 6 to 8 inch lifts and compacted. The project geotechnical engineer shall be notified at least 48 hours before the start of any utility trench backfilling operations. The utility trenches running parallel to the building foundation shall not be located in an influence zone that will undermine the stability of the foundation. If the utility trenches were encroaching the influence zone, the encroached area shall be stabilized with cement sand slurry. If utility trench excavation is to encounter groundwater, the project geotechnical engineer shall be notified for dewatering recommendations. A note of backfill requirements shall be shown on the development permit plans submitted to the County of Santa Clara Department of Planning and Development.

HAZARDS AND HAZARDOUS MATERIALS

- Refer to **WF-MIT1 through WF-MIT6.**

HYDROLOGY AND WATER QUALITY

- **HWC-MIT 1: Drainage.** The applicant will be required to submit grading plans with their permit applications which include an erosion and sediment control plan that outlines seasonally appropriate erosion and sediment controls during the construction period. These plans must include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2, a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage must be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The project is required to incorporate stormwater treatment improvements in compliance with the NPDES Municipal Permit. If stormwater treatment is required, the project would require a Stormwater Management Plan, sizing calculation for treatment measures, and an Operations and Maintenance Agreement for Stormwater Quality improvements.
- **HWC-MIT 2: Ground Disturbing Prohibition during Wet Season.** To avoid potential erosion material from impacting Aldercroft Creek, construction is prohibited during the wet season. Ground disturbing activities shall be limited to the dry season (April to October).
- **HWC-MIT 3: Protection of Stream during Construction.** The landowner shall secure any required permits/agreements with regulatory agencies prior to building and grading permit issuance, and prior to placement of the storm drain pipe and energy dissipater within the seasonal drainage. The landowner shall implement standard erosion control BMPs to prevent construction materials from entering the seasonal drainage, except for those materials required for the storm drain pipe and energy dissipater. The landowner shall install silt fencing and construction area limit-of-work fencing (i.e. orange construction fencing), where

necessary to ensure inadvertent impacts are not incurred to the seasonal drainage (Refer to **HWC-MIT 1**). Areas disturbed by the placement of the storm drain and energy dissipater shall be revegetated with native grasses and forbs. All staging of equipment and materials, and refueling or equipment, shall be located outside of the seasonal drainage. The contractor shall prepare and implement a fuel spill and clean-up plan.

TRIBAL CULTURAL RESOURCES

- Refer to **CR-MIT 1, CR-MIT 2, and CR-MIT 3**.

WILDFIRE

- **WF-MIT 1: Defensible Space.** The area within 5 horizontal feet of the structure, including attached decks of stairs, shall not contain any combustible decorative structures, attached gates or fences made of combustible materials, storage structures, wood piles, woody mulch, combustible boards, combustible landscape materials (including but not limited to lumber, railroad ties, creosote- or pressure-treated wood), potted plants in combustible pots, or synthetic lawns. Mature trees shall only be allowed within 5 feet of the structure if the branches are 10 feet above the roof and 10 feet from any chimney. Irrigated and mowed grass shall be kept below a maximum height of 3 inches. All plants within 5 feet of the structure shall be irrigated, non-woody, and/or herbaceous, and are not to exceed 2 feet in height. All pots for potted plants within 5 feet of the structure shall be made of ceramics, metals, or cement. In the area from 5 feet to 30 feet horizontally from the structure (within the property boundaries), all dead plants, grass, and weeds will be removed. Dead or dry leaves will be removed on an ongoing basis. Trees shall be trimmed on an ongoing basis to keep 10 feet of distance between branches of different trees. Dead tree limbs which overhang the roof are to be removed on an ongoing basis. Grasses are to be cut to a maximum of 4 inches on an ongoing basis.
- **WF-MIT 2: Utilities.** All utilities, including powerlines, shall be undergrounded.
- **WF-MIT 3: Home Hardening.** The project is required to comply with all WUI requirements within the California Building Code (CBC) Chapter 7A. The applicant shall also propose building materials, windows, and vents which exceed these requirements. Communication equipment, including high-speed internet service, shall be fire-hardened. Compliance with CBC Chapter 7A shall be demonstrated on the building permit plans submitted to the County DPD.
- **WF-MIT 4: Parking.** Parking of vehicles along the fire access route, including the driveway, fire department turnout, and fire department turnaround, shall be prohibited at all times.
- **WF-MIT 5: Water Supply.** At a minimum, one additional 5,000-gallon water tank beyond what is required by County and State fire regulations shall be provided on site. All water tanks and piping to the wharf hydrant shall be made of steel or similar material approved by the County Fire Marshal prior to installation. A note of the water tank material shall be noted on the building and grading permit plans submitted to the County DPD.