2019029008

INITIAL STUDY

Environmental Checklist and Evaluation for Santa Clara County

File Number:	11008-17GA-17EA	**Date:**	February 1, 2019,
Project Type:	Grading Abatement	**APN(s):**	898-34-003
Project Location / Address	3555 Dryden Ave. Gilroy	**GP Designation:**	Hillsides
Owner's Name	Vietnamese Sangha Congregation	**Zoning:**	HS-d1
Applicant's Name:	Thomas Nguyen	**Urban Service Area:**	N/A

Project Description

This application is for a Grading Abatement to restore the site to pre-graded conditions. Approximately 2.19 acres of the site was converted into a flat surface for parking that required approximately 9,842 cubic yards of grading with up to 25 ft. in height of fill material. A new pond was excavated that resulted in 7,777 cubic yards of cut volume and 7 feet cut height, which altered a natural drainage swale that leads to Alamias Creek. The grading violation also include an additional 4,215 cubic yards of fill which will be removed and hauled away from site as surplus backfill created from alteration of pipeline utilities. The proposed project will entail 10,558 cubic yards of cut and 6,343 cubic yards of fill to restore the site to prior existing conditions by regrading the property to original contours.

Environmental Setting and Surrounding Land Uses

The subject property has an existing religious institution (temple maintained by the Vietnamese Sangha Congregation) with an accessory care takers residence, barn, and community garden. These uses were determined to be code violations per County Zoning Ordinance, as evidenced by inspections which found alter and donation boxes on the interior and exterior of the premises, periodic large gatherings held at the site, and people seeking support, advice and meditation arriving on the property for guidance. The property owner is required to cease all religious institution uses on the lot as per the compliance order issued on October 5, 2018. The subject property is only permitted to be maintained as a private residence and garden for the owner – not affiliated with any religious institution. A religious institution requires review and approval of a Use Permit, which the property does not currently have.

The subject property is a 47-acre parcel located off the intersection of Dryden Avenue and Leavesley Avenue, in an unincorporated area of the County, outside of the City of Gilroy. The Alamias Creek runs adjacent to Leavesley Avenue. Surrounding uses include single family residences, ranches, and wineries in the neighborhood.

Other agencies sent a copy of this document:

CA Dept. of Fish and Wildlife, Regional Water Quality Control Board, Army Corp of Engineers, Santa Clara Valley Water District

The environmental factors checked below would be potentially affected by this project, involving at least one impact as indicated by the checklist on the following pages.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

☐ **Aesthetics**	☐ **Agriculture / Forest Resources**	☐ **Air Quality**
☒ **Biological Resources**	☒ **Cultural Resources**	☐ **Geology / Soils**
☐ **Greenhouse Gas Emissions**	☐ **Hazards & Hazardous Materials**	☒ **Hydrology / Water Quality**
☐ **Land Use**	☐ **Noise**	☐ **Population / Housing**
☐ **Public Services**	☐ **Resources / Recreation**	☐ **Transportation / Traffic**
☐ **Tribal Cultural Resources**	☒ **Mandatory Findings of Significance**	☐ **Utilities / Service Systems**
		☐ **None**

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

Colleen A. Tsuchimoto
Signature

February 1, 2019
Date

Colleen A. Tsuchimoto
Printed name

Santa Clara County Planning
For

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS					
	IMPACT				
WOULD THE PROJECT:	YES			NO	SOURCES
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	2,3,4, 6,17f
b) Substantially damage scenic resources along a designated scenic highway?	☐	☐	☐	☒	3, 6,7 17f
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒	2,3
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒	3,4

DISCUSSION:
The project site is located within the Santa Clara Valley viewshed (-d1) Zoning District, within an unincorporated area of Santa Clara County, outside the City of Gilroy. However, the project does not impact any structural improvements, such as the residence on the property. As part of the compliance agreement entered into between the County and property owner, the property owner is required to convert the religious institution into a private residence for the owner, which is consistent with building permit issued for the structure. The purpose of this project is to restore the site to original contours, as grading was previously completed without permits to create a new parking area and pond, and alteration of pipeline utilities on-site. The grading conducted created a paved parking lot and pond which is not visible from the valley floor. Hydro seeding plantings have since covered up the location of the parking area and backfill area #2. The pond has some partial plantings starting to surround the perimeter of the pond.

MITIGATION: N/A

B. AGRICULTURE / FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Convert 10 or more acres of farmland classified as prime in the report *Soils of Santa Clara County (Class I, II)* to non-agricultural use?	☐	☐	☐	☒	3,23,24,26
b) Conflict with existing zoning for agricultural use?	☐	☐	☐	☒	9,21a
c) Conflict with an existing Williamson Act Contract or the County's Williamson Act Ordinance (Section C13 of County Ordinance Code)?	☐	☐	☐	☒	1, 28
d) Conflict with existing zone for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒	9
e) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒	32
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒	3,4,26

DISCUSSION:
The property consists of non-prime agricultural soils (Climara story clay (CmE), and Climara Clay(CiD)). Therefore, the project would not impact any prime farmland. The property is zoned HS-d1, not an agricultural zone. The property is not under any Williamson Act Contract. Therefore, the project will not conflict with any Williamson Act contract provisions. The property is not being used for conversion of forest lands to other uses. There are no oak woodland habitat or other types of woodlands on the property.

MITIGATION: N/A

C. AIR QUALITY

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

WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒	5,29, 30
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒	5,29, 30
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒	5,29, 30
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒	5,29, 30

DISCUSSION:

The proposed project is located within the San Francisco Bay Area Air Quality Management District (BAAQMD), which regulates air pollutants, including those that may be generated by construction and operation of development projects. These criteria pollutants include reactive organic gases, carbon monoxide, nitrogen dioxide, and particulate matter (PM). BAAQMD also regulates toxic air contaminants (fine particulate matter), long-term exposure to particulates linked with respiratory health conditions, and increased risk of cancer. Major sources of toxic air contaminants in the Bay Area include major automobile and truck transportation corridors (e.g., freeways and expressways) and stationary sources (e.g., factories, refineries, power plants).

Operation

The proposed project would involve restoration of the site to pre-graded condition and contours (grading conducted for new pond and parking area without grading permits). BAAQMD has published screening criteria for operational criteria pollutants for different land use types.[1] The land use type applicable to the proposed project is "Single-family." The operational screening threshold for criteria pollutants for this land use type is 325 dwelling units. The proposed project would not impact any building area, which is well under this threshold. Therefore, operation of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan or violate any air quality standard or contribute substantially to an existing or projected air quality violation or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment.

[1]Although the BAAQMD CEQA Guidelines that contain these screening level sizes have been overturned in court, the County has determined that these thresholds are based on substantial evidence, as identified in Appendix D of the Guidelines, and has therefore incorporated them into this Initial Study.

Demolition/Construction

Fugitive dust will be created during the grading activities to restore the site to pre-graded condition; however, standard dust control measures and best management practices, as stipulated by County Land Development Engineering and the BAAQMD, would be employed to ensure that any air quality impacts, such as fugitive dust from NOx (oxides of nitrogen) and PM_{10} (respirable particulate matter with aerodynamic resistance diameter of 10 micrometers), would remain less than significant during construction. Grading operations would not exceed BAAQMD maximum thresholds.

MITIGATION: N/A

D. BIOLOGICAL RESOURCES					
	IMPACT				
WOULD THE PROJECT:	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCES
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	1, 7, 17b, 17o,
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☒	☐	☐	3,7, 8a, 17b, 17e, 22d, 22e, 33
c) Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or tributary to an already impaired water body, as defined by section 303(d) of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐	3, 7, 17n, 33
d) Have a substantial adverse effect on oak woodland habitat as defined by Oak Woodlands Conservation Law (conversion/loss of oak woodlands) – Public Resource Code 21083.4?	☐	☐	☐	☒	1, 3, 31, 32
e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒	1,7, 17b, 17o
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒	3,4, 17l

DISCUSSION:
As noted in the project description, a new pond was excavated, which resulted in 7,777 cubic yards of unpermitted cut volume and up to 7 feet of cut height, which altered a natural drainage swale that leads to Alamias Creek. The grading violation also included an additional 4,215 cubic yards of fill which will be removed and hauled away from the site as surplus backfill created from the grading violation for alteration of pipelines utilities. This has created biological impacts to the riparian habitat/drainage swale that leads to the major creek (Alamias Creek) on the property. Additionally, 2.19 acres of the site was converted into a flat surface for new parking lot of approximately 9,842 cubic yards of grading with up to 25 ft. in height of fill material

The proposed project will entail 10,558 cubic yards of cut and 6,343 cubic yards of fill to restore the site to previously existing conditions, including regrading to original contours
A biological report ("Land Cover Verification for 3555 Dryden Avenue, Gilroy, Santa Clara County, CA," dated October 20, 2017, by Coast Range Biological) prepared by the applicant's biologist has verified the impacted project area to include 0.06 acres of impact to seasonal wetlands. Per the requirements, mitigation conditions will be implemented to restore the hydrology conditions, including planting of erosion control plantings so that further sedimentation will not impact the newly graded areas (See further details under mitigation). Per a site inspection, it appears that the owner has already started to initiate planting hydroseeding. This can be included as a part of the riparian restoration plan per the habitat conservation plan conditions.

The CA Department of Fish and Game's Natural Diversity Database does not identify any rare or endangered species on or in vicinity of the site. Additionally, there are no serpentine soils, on the project site, which are associated with a number of special status species. No existing trees were impacted with the grading violation as there are no trees within those areas of the property. According to the Land Cover Verification report (Coast Range Biological, October 20, 2017), land covers impacted by the project are designated California Annual Grassland, Seasonal Wetland, and Mixed Oak Woodland & Forest.

Project needs the following Agency approvals/permits for altering the watercourses on-site Prior to final grading abatement issuance the applicant shall provide evidence of obtaining permits or clearance regarding the following:

- Army Corps of Engineers (404 Permit)
- Regional Water Quality Control Board (401 Permit)
- CA Dept. of Fish and Wildlife Service(1600 Streambed Alteration Agreement)
- National Marine Fisheries Service
- Santa Clara Valley Water District

Habitat Conservation Plan Conditions
The project site is located in the Santa Clara Valley Habitat Plan area, a Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) that complies with State and Federal Endangered Species Act requirements. The project impacts Seasonal Wetlands, a sensitive land cover, and requires Habitat Plan coverage subject to complying with Habitat Plan Conditions of Approval and payment of Habitat Plan fees prior to issuance of grading permit.

Habitat Plan Conditions of Approval include Avoidance & Minimization Measures (AMMs) for

impacts to legally protected plant and wildlife species, hydrologic conditions and water quality,, rural development,, wetland and ponds,, oak woodlands,, and require species-specific wildlife surveys. . In addition, a Riparian/Wetland Restoration Plan shall be submitted for review and approval by the County and Habitat Agency prior to issuance of grading permit.

MITIGATION:
To mitigate water course impacts resulting from excavation of a manmade pond, the following recommendations shall be followed as advised in the biological report:

1) Erosion control plantings shall be installed to prevent further erosion in the pond area as part of the grading restoration work.

E. CULTURAL RESOURCES					
	IMPACT				
WOULD THE PROJECT	YES			NO	SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County's Historic Preservation Ordinance (Section 17 of County Ordinance Code) – i.e. relocation, alterations or demolition of historic resources?	☐	☐	☐	☒	3, 16, 19, 40, 41
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5 of the CEQA Guidelines?	☐	☒	☐	☐	3, 19, 40, 41,
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒	2,3,4,,40,41
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒	2, 40,41

DISCUSSION:
The California Historical Resources Northwest Information Center indicated that the proposed project area has the possibility of containing unrecorded archaeological site(s). Therefore, an archaeological study prepared by a qualified archaeologist was required for submittal evaluating the project's impacts to cultural resources. "Cultural Resource Evaluation of the Property at 3555 Dryden Avenue Vietnamese Sangha Project in the County of Santa Clara," prepared by Archaeological Resource Management dated May 3, 2017 concludes that there is one previously recorded archaeological site within the subject property within the creek impacted area. Therefore, archaeological monitoring is recommended.

In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the

Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator Of Indian Affairs in accordance with the provisions of state law and this chapter.

MITIGATION:

3) Prior to final grading abatement permit issuance, submit copy of contract with archaeologist to conduct archaeological monitoring during the grading restoration work.
4) Prior to final inspection, submit archaeological monitoring report prepared by archaeologist to document that the recorded archaeological resource is not impacted. Work shall be halted on-site if the archaeological resource is at risk.
5) If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Dept. No further disturbance of the artifacts may be made except as authorized by the County Planning Dept.

F. GEOLOGY AND SOILS					
	IMPACT				
WOULD THE PROJECT:	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	6, 17c, 43
ii) Strong seismic ground shaking?	☐	☐	☒	☐	6, 17c
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒	6, 17c, 17n, 18b
iv) Landslides?	☐	☐	☒	☐	6, 17L, 118b
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	6, 14, 23, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐	2, 3, 17c, 23, 24, 42
d) Be located on expansive soil, as defined in the report, *Soils of Santa Clara County*, creating substantial risks to life or property?	☐	☐	☒	☐	14,23, 24,
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒	3,6, 23,24,
f) Cause substantial compaction or over-covering of soil either on-site or off-site?	☐	☐	☒	☐	3, 6
g) Cause substantial change in topography or unstable soil conditions from excavation, grading, or fill?	☐	☐	☒	☐	2, 3, 6,17j, 42

DISCUSSION:

The Santa Clara County Seismic Stability maps identify the subject property as being within the County earthquake fault zone and landslide zone, which indicates a potential for fault rupture and landslide impacts. A geologic letter was prepared, "Additional Evaluation of Fill Slope Grading Violation," dated July 17, 2017, by Silicon Valley Soil Engineering, that presented field observations and recommendations for remedial grading which are part of the geologic conditions to restore the site

The project will be subject to Santa Clara County's Policies and Standards Pertaining to Grading and Erosion Control. The County Geologist requires that a geotechnical engineer's Plan Review letter be submitted prior to final grading abatement permit issuance to confirm the plans conform with the intent of the geologic letter recommendations, and prior to Grading completion a Construction Observation letter be submitted that verifies the work was completed in accordance with the plans.

The required grading will be carried out in accordance with the recommendations set forth by the the County Grading Ordinance. At the time of construction, all graded areas shall be reseeded in conformance with the County Grading Ordinance to ensure that the project will minimize the potential for erosion on the site. All other land use and engineering aspects of this project will be conditioned by the recommendations set forth by the County Land Development Engineering Office.

MITIGATION: N/A

G. GREENHOUSE GAS EMISSIONS					
	IMPACT				
WOULD THE PROJECT	YES			NO	SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒	

SETTING:

Given the overwhelming scope of global climate change, it is not anticipated that a single development project would have an individually discernible effect on global climate change. It is more appropriate to conclude that the greenhouse gas emissions generated by a proposed project would combine with emissions across the state, nation, and globe to cumulatively contribute to global climate change. The primary GHG associated with the proposed project is carbon dioxide,

which is directly generated by fuel combustion (vehicle trips, use of natural gas for buildings) and indirectly generated by use of electricity. As such, the project will not have a significant impact to GHG emissions.

DISCUSSION:
The proposed project would regrade the site to pre existing graded conditions. BAAQMD has published screening level sizes for operational GHG emissions for different land use types.[2] The land use type applicable to the proposed project is "Single-family." The operational screening level sizes for GHG emissions for this land use type is 56 dwelling units. The proposed project does not impact any new building area. GHG emissions from construction are considered to be less than significant when the development is below the operational screening level size. Therefore, construction and operation of the facility would not result in a cumulatively considerable net increase in GHG emissions.

MITIGATION: N/A

H. HAZARDS & HAZARDOUS MATERIALS					
	IMPACT				
WOULD THE PROJECT	YES			NO	SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒	1, 3, 4, 5
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒	2, 3, 5
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	☐	☐	☐	☒	46
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒	47

[2]Although the BAAQMD CEQA Guidelines that contain these screening level sizes have been overturned in court, the County has determined that these thresholds are based on substantial evidence, as identified in Appendix D of the Guidelines, and has therefore incorporated them into this Initial Study.

e)	For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	3, 22a
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	5, 48
g)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒	4, 17g

DISCUSSION:
The property is located in the South Santa Clara County Fire Department Area. No new development is being proposed. The proposed grading will restore the site to pre-graded conditions. There is no storage of hazardous materials associated with this project. The site is not located near any airport. There is no wildland habitat on-site (major trees).

MITIGATION: N/A

I. HYDROLOGY AND WATER QUALITY						
		IMPACT				
WOULD THE PROJECT:		YES			NO	SOURCE
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒	34, 36
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	☐	☐	☐	☒	3, 4
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐	3, 17n,
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Note policy regarding flood retention in watercourse and restoration of riparian vegetation for West Branch of the Llagas.)	☐	☐	☒	☐	3, 17p

e)	Create or contribute increased impervious surfaces and associated runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒	1, 3, 5, 36, 21a
f)	Otherwise substantially degrade water quality?	☐	☐	☐	☒	1, 3, 5
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒	3, 17p, 18b, 18d
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒	3, 18b, 18d
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒	2, 3, 4, 17p

DISCUSSION:

The nearest water course is Alamias Creek, located on the border of the site adjacent to Leavesley Road. As noted in the project description, a new pond was excavated that resulted in 7,777 cubic yards of cut volume, and up to 7 feet of cut height, which altered a natural swale drainage that leads to Alamias Creek. The grading violation also included an additional 4,215 cubic yards of fill which will be removed and hauled away from the site as surplus backfill created from the grading violation for alteration of pipelines utilities. This has created biological impacts to the riparian habitat/drainage swale that leads to the major creek (Alamias Creek) on the property. Additionally, 2.19 acres of the site was converted into a flat surface for a parking lot of approximately 9,842 cubic yards of grading with up to 25 ft. in height of fill material.

Project needs the following Agency approvals/permits for altering the watercourses on-site. Prior to final grading abatement issuance the applicant shall provide evidence of obtaining permits or clearance regarding the following:

- Army Corps of Engineers (404 Permit)
- Regional Water Quality Control Board (401 Permit)
- CA Dept. of Fish and Wildlife Service(1600 Streambed Alteration Agreement)
- National Marine Fisheries Service
- Santa Clara Valley Water District

The proposed project will entail 10,558 cubic yards of cut and 6,343 cubic yards of fill to restore the site to prior existing conditions to regrade to original contours. Mitigations as described below in the mitigation section will mitigate impacts to Alamias Creek during the grading abatement activities:

MITIGATION:

1) Best Management Practices shall be implemented to protect water quality in near proximity to Alamias Creek and its tributary during project implementation in compliance with the State Stormwater Pollution Prevention Program (SWPPP) and the County's grading ordinance.
2) Dewatering of the pond shall occur during the late summer/early fall when water levels are at the lowest to limit potential downstream impacts from dewatering.

3) An erosion control plan is required to minimize erosion and siltation impacts during the grading work.

J. LAND USE					
	IMPACT				
WOUL THE PROJECT:	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Physically divide an established community?	☐	☐	☐	☒	2, 4
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒	8a, 9, 18a

DISCUSSION:
The proposed project is an application for a Grading Abatement to restore the site to pre-graded conditions. A pond, and parking area were graded for without permits. As noted in the project description, 2.19 acres of the site was converted into a flat surface of approximately 9,842 cubic yards of grading with up to 25 ft. in height of fill material. A pond was excavated that resulted in 7,777 cubic yards of cut volume and 7 feet cut height which blocked and altered a natural swale drainage that leads to Alamias Creek and a new parking area was created. The proposed project will entail 10,558 cubic yards of cut and 6,343 cubic yards of fill to restore the site to prior existing conditions to regrade to original contours. An additional 4,215 cubic yards of fill will be hauled away from the site as surplus backfill created from the grading violation.

Surrounding land uses include single family residences, ranches, and wineries in the neighborhood.

The subject property is zoned HS-d1 (Hillsides within Santa Clara Valley Viewshed area -d1). It is the intent of the Hillsides District to preserve mountainous lands unplanned or unsuited for urban development primarily in open space, and to promote those uses which support and enhance a rural character, which protect and promote best use of natural resources, and which avoid the risks imposed by natural hazards found in these areas. The intent of the -d1 district (Santa Clara Valley Viewshed) is to conserve the scenic attributes of the hillsides most immediately visible from the valley floor. It is intended to minimize the visual impacts of structures and grading on the natural topography and landscape, using a combination of design guidelines.

As no new structures are being constructed, and the project is intended to return the site back to pre-graded conditions, this is in consistency with the Zoning Ordinance standards for the property.

MITIGATION: N/A

K. NOISE					
	IMPACTS				
WOULD THE PROJECT:	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒	8a, 13, 22a, 45
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒	13, 45
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒	1, 2, 5 ,45
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐	1, 2, 5, 45
e) For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or private airstrip would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	1, 5, 22a

DISCUSSION:
The project site is located near the intersection of Dryden Avenue and Leavesley Avenue. The surrounding land uses are residential. The nearest sensitive receptor is a rural residence, located on the parcel adjacent to the property west of the site, which is approximately 30 ft. away from the site. Other sensitive receptors include rural residences north of the site, located approximately 250 ft. away, a rural residence approximate 500 ft. away, east of the site, and a rural residence approximately 650 ft. south of the site.

The noise levels created during the grading of this project could create a temporary construction noise disturbance to neighboring properties. As the construction noise would be temporary, and would not affect the ambient noise levels beyond the construction period, the impact is considered less than significant. Furthermore, the project would be required to conform to the County Noise Ordinance. Also the resulting single-family residence is not anticipated to create a significant impact to ambient noise levels after construction is completed, the County Noise Ordinance (Section B11-152) sets maximum exterior noise levels for land use categories, and compliance with these specifications will ensure that the neighboring properties are not significantly impacted.

MITIGATION: N/A

L. POPULATION AND HOUSING					
	IMPACT				
WOULD THE PROJECT:	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒	1, 3, 4
b) Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	1, 2, 3, 4

DISCUSSION:
The proposed project will grade the site to pre-graded conditions. This will not alter or increase growth in the area. No new structures are proposed. No housing will be demolished as a result of the grading activity.

MITIGATION: N/A

M. PUBLIC SERVICES					
	IMPACT				
WOULD THE PROJECT:	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
i) Fire Protection?	☐	☐	☐	☒	1, 3, 5
ii) Police Protection?	☐	☐	☐	☒	1, 3, 5
iii) School facilities?	☐	☐	☐	☒	1, 3, 5
iv) Parks?	☐	☐	☐	☒	1, 3, 5, 17h
v) Other public facilities?	☐	☐	☐	☒	1, 3, 5

DISCUSSION: No expansion of services is required for this project. No new buildings are being constructed. The existing facility has fire, police, school and park facility access.

MITIGATION: N/A

N. RESOURCES AND RECREATION					
	IMPACT				
WOULD THE PROJECT:	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	☐	☐	☐	☒	1, 2, 3, 6, 44
b) Result in the loss of availability of a locally-important mineral resource recovery site as delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒	1, 2, 3, 6,8a
c) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	1, 2, 4, 5, 17h
d) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒	1, 3, 4, 5

DISCUSSION:
The proposed project would not result in the loss of any mineral resource or increase the use of any parks. There are no known mineral resources located on-site. The proposed project, restoring the site to pre-graded conditions, would not require the construction of or expansion of recreational facilities.

MITIGATION: N/A

O. TRANSPORTATION / TRAFFIC					
	IMPACT				SOURCE
WOULD THE PROJECT:	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒	1, 4, 5, 6, 7, 49, 52
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?	☐	☐	☐	☒	6, 49, 50, 52
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒	5, 6, 7, 52
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒	3, 5, 6,7, 52
e) Result in inadequate emergency access?	☐	☐	☐	☒	1, 3, 5, 48, 52
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒	8a, 21a

DISCUSSION: The proposed project is to restore the site to pre-graded conditions. No new operational traffic will be created as a result of the project. There may be temporary increase in trips to and from the site while grading abatement activities are occurring. Up to 12 cubic yard of dirt can be hauled in one truck load. The applicant will be required to use approved haul routes and expose of hauled earthwork to an approved disposal site.

MITIGATION: N/A

P. UTILITIES AND SERVICE SYSTEMS					
	IMPACT				
WOULD THE PROJECT:	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒	1, 3, 5,
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒	1, 3, 5, 21a, 38
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒	1, 3, 5
d) Require new or expanded entitlements in order to have sufficient water supplies available to serve the project?	☐	☐	☐	☒	1, 3, 5, 21,
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒	1, 3, 5
f) Not be able to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒	1, 3, 5
g) Be in non-compliance with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒	5, 6

DISCUSSION:
The proposed project will not exceed the capacity of existing utilities and service systems or result in the construction of new facilities that could cause significant environmental effects. Furthermore, the proposed project will be in compliance with any statutes or regulations relative to solid waste and will not employ equipment that would introduce interference with any communication system.

MITIGATION: N/A

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

DISCUSSION:

a) **Less Than Significant Impact with Mitigation Incorporated.** As discussed in the Biological Resources section, the proposed project is located in the Santa Clara Valley Habitat Plan (SCVHP) area, which establishes standardized measures that mitigate impacts upon species covered by the SCVHP to a less-than-significant level. The proposed project would not have the potential to substantially reduce the habitat of any fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of, or restrict the range of, a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Archaeological monitoring mitigation is required to mitigate potential impacts to a recorded archaeological resource within the subject project area, and installation of erosion control plantings are required to mitigate impacts to the pond area.

b) **No Impact.** No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and/or probable future projects. No cumulative impacts would occur.

c) **No Impact.** The proposed project is to restore the site to pre-graded conditions. As described in the environmental topic sections of this Initial Study, the restoration would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

References:

1. Biological Resources: "Land Cover Verification for 3555 Dryden Avenue, Gilroy, Santa Clara County, CA," dated October 20, 2017, by Coast Range Biological.
2. Cultural Resources: "Cultural Resource Evaluation of the Property at 3555 Dryden Avenue Vietnamese Sangha Project in the County of Santa Clara," dated May 3, 2017, by Archaeological Resource Management.
3. Geological Resources: "Additional Evaluation of Fill Slope Grading Violation," dated July 17, 2017 by Silicon Valley Soil Engineering.

Initial Study Source List*

1. **Environmental Information Form**
2. **Field Inspection**
3. **Project Plans**
4. **Working knowledge of site and conditions**
5. **Experience With Other Projects of This Size and Nature**
6. **County Expert Sources: Geologist, Fire Marshal, Roads & Airports, Environmental Health, Land Development Engineering, Parks & Recreation, Zoning Administration, Comprehensive Planning, Architectural & Site Approval Committee Secretary**
7. **Agency Sources: Santa Clara Valley Water District, Santa Clara Valley Transportation Authority, Midpeninsula Openspace Regional District, U.S. Fish & Wildlife Service, CA Dept. of Fish & Game, Caltrans, U.S. Army Corps of Engineers, Regional Water Quality Control Board, Public Works Depts. of individual cities, Planning Depts. of individual cities,**

8a. **Santa Clara County (SCC) General Plan**
8b. The South County Joint Area Plan
9. **SCC Zoning Regulations (Ordinance)**
10. County Grading Ordinance
11. **SCC Guidelines for Architecture and Site Approval**
12. **SCC Development Guidelines for Design Review**
13. County Standards and Policies Manual (Vol. I - Land Development)
14. Table 18-1-B of the Uniform Building Code (expansive soil regulations) [1994 version]
15. Land Use Database
16. **Santa Clara County Heritage Resource (including Trees) Inventory [computer database]**
17. **GIS Database**
    a. **SCC General Plan Land Use, and Zoning**
    b. **USFWS Critical Habitat & Riparian Habitat**
    c. **Geologic Hazards**
    d. **Archaeological Resources**
    e. **Water Resources**
    f. **Viewshed and Scenic Roads**
    g. **Fire Hazard**
    h. **Parks, Public Open Space, and Trails**
    i. **Heritage Resources - Trees**
    j. **Topography, Contours, Average Slope**
    k. **Soils**
    l. **HCP Data (habitat models, land use coverage etc)**
    m. **Air photos**
    n. **USGS Topographic**
    o. **Dept. of Fish & Game, Natural Diversity Data**
    p. **FEMA Flood Zones**
    q. **Williamsosn Act**
    r. **Farmland monitoring program**
    s. **Traffic Analysis Zones**

    Base Map Overlays & Textual Reports (GIS)
18. **Paper Maps**
    a. **SCC Zoning**
    b. Barclay's Santa Clara County Locaide Street Atlas
    c. **Color Air Photos (MPSI)**
    d. Santa Clara Valley Water District - Maps of Flood Control Facilities & Limits of 1% Flooding
    e. **Soils Overlay Air Photos**
    f. "Future Width Line" map set
19. **CEQA Guidelines [Current Edition]**

Area Specific: San Martin, Stanford, and Other Areas

San Martin

20a.San Martin Integrated Design Guidelines
20b.San Martin Water Quality Study
20c.Memorandum of Understanding (MOU) between Santa Clara County & Santa Clara Valley Water District

Stanford

21a. Stanford University General Use Permit (GUP), Community Plan (CP), Mitigation and Monitoring Reporting Program (MMRP) and Environmental Impact Report (EIR)
21b. Stanford Protocol and Land Use Policy Agreement

Other Areas

22a.South County Airport Comprehensive Land Use Plan and Palo Alto Airport comprehensive Land Use Plan [November 19, 2008]
22b.Los Gatos Hillsides Specific Area Plan
22c.County Lexington Basin Ordinance Relating to Sewage Disposal
22d. User Manual Guidelines & Standards for Land Uses Near Streams: A Manual of Tools, Standards and Procedures to Protect Streams and Streamside Resources in Santa Clara County by the Santa Clara Valley Water Resources Protection Collaborative, August 2005 – Revised July 2006.
22e. Guidelines and Standards for Land Use Near Streams: Streamside Review Area – Summary prepared by Santa Clara County Planning Office, September 2007.
22f. Monterey Highway Use Permit Area

Soils

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

Agricultural Resources/Open Space

25. Right to Farm Ordinance
26. State Dept. of Conservation, "CA Agricultural Land Evaluation and Site Assessment Model"
27. Open Space Preservation, Report of the Preservation 2020 Task Force, April 1987 [Chapter IV]
28. Wiliamson Act Ordinance and Guidelines (current version)

Air Quality

29. BAAQMD Clean Air Plan, and BAAQMD CEQA Air Quality Guidelines (2010)
30. BAAQMD Annual Summary of Contaminant Excesses & BAAQMD, "Air Quality & Urban Development - Guidelines for Assessing Impacts of Projects & Plans" [current version]

Biological Resources/

Initial Study Source List*

Water Quality & Hydrological Resources/
Utilities & Service Systems"

31. Site-Specific Biological Report

32. Santa Clara County Tree Preservation Ordinance Section C16, Santa Clara County Guide to Evaluating Oak Woodlands Impacts, Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications

33. Clean Water Act, Section 404

34. Riparian Inventory of Santa Clara County, Greenbelt Coalition, November 1988

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

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

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

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

39. County Environmental Health Department Tests and Reports

Archaeological Resources

40. Northwest Information Center, Sonoma State University

41. Site Specific Archaeological Reconnaissance Report

Geological Resources

42. Site Specific Geologic Report

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

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

Noise

45. County Noise Ordinance

. Hazards & Hazardous Materials

46. Section 21151.4 of California Public Resources Code

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

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

Transportation/Traffic

49. Transportation Research Board, "Highway Capacity Manual", Special Report 209, 1995.

50. SCC Congestion Management Agency, "Monitoring and Conformance report" (Current Edition)

51. Official County Road Book

52. Site-specific Traffic Impact Analysis Report

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

Project Location Map

File 11008-17EA

0 250 500 1,000
Feet

This map created by the Sierra County Planning Office. The GIS data was compiled from various sources, while deemed reliable, the Planning Office assumes no liability.
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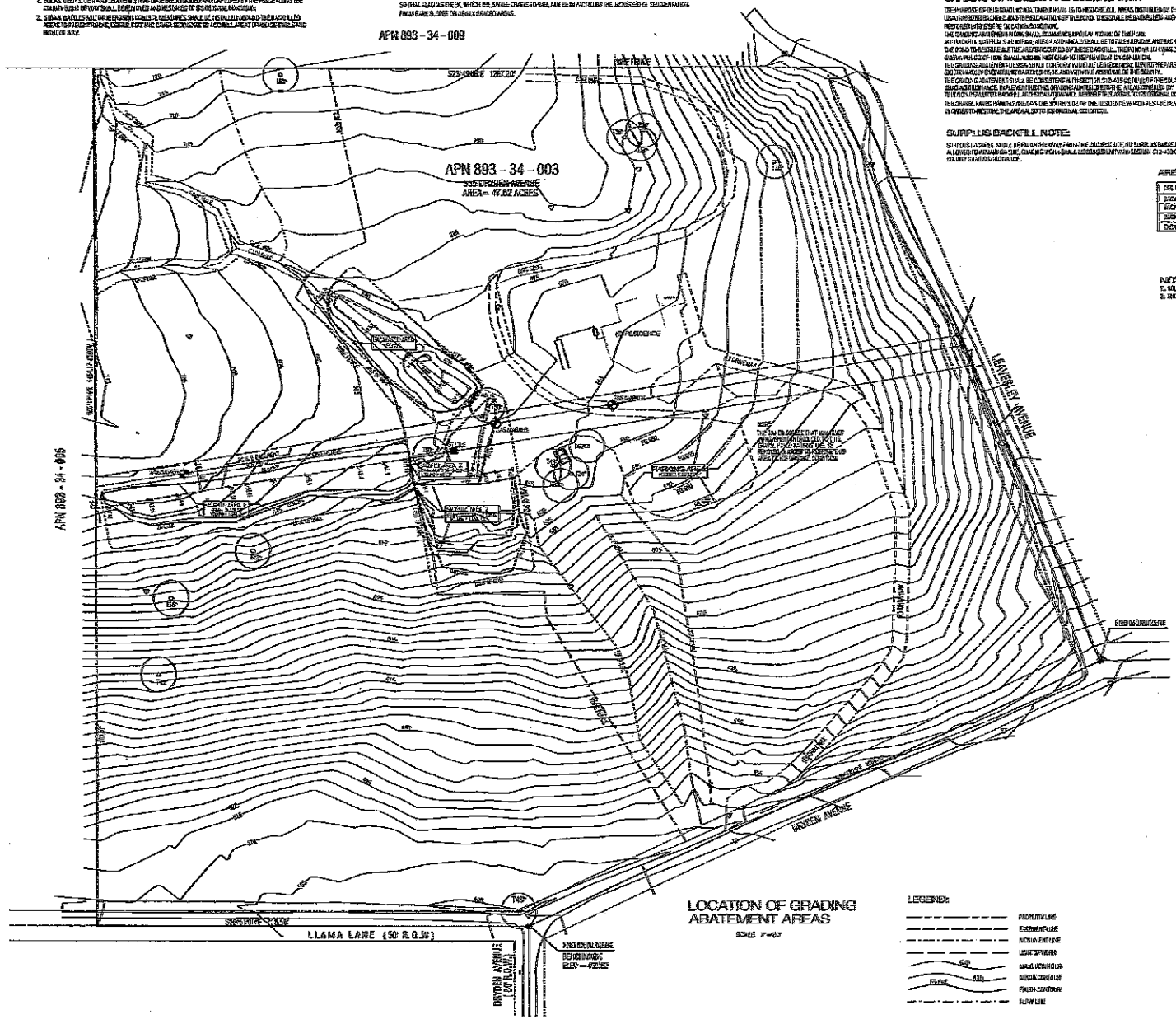
Attachment B

ROAD AND AIRPORTS DEPARTMENT NOTES:

1. ROCKS, DEBRIS, DIRT AND SEDIMENTS THAT HAVE BEEN WASHED AND DEPOSITED ON THE ROADWAY ALONG THE DRAINAGE RIGHT OF WAY SHALL BE REMOVED AND DISPOSED TO DESIGNATED DUMPSITES.
2. SUMMA BATTLES AND OTHER ENCROACHMENTS, MEASURES SHALL BE INSTALLED AND TREE BARRIERS AREAS TO PREVENT RUBBLE, DEBRIS, DIRT AND OTHER SEDIMENTS TO ACCOMPLISH AREAS OF DRAINAGE FLOW, SAND BOXES OF AIRE.

SANTA CLARA VALLEY WATER DISTRICT NOTES

THE DRAINAGE SWALE, IMPRESSED BY THE GRADING OF POND AND PAD, SHOULD BE RESTORED AND PLANTED WITH EROSION CONTROL PLANTS BEFORE ANY ADDITIONAL GRADING OCCURS. THE SWALE WILL ALSO HAVE ADDITIONAL DRAINAGE SO THAT ALL FLOW FROM THE SWALE EMERGES TO AREA, WHICH WILL BE IMPACTED BY THE IMPRESSED OF SEDIMENT AND FROM BARE SLOPES OR HEAVILY GRADED AREAS.



GRADING STATEMENT AND JUSTIFICATION

THE PURPOSE OF THIS GRADING OPERATION IS TO RESTORE ALL AREAS UNDERMINED BY THE UNAUTHORIZED DUMPING AND THE BACKFILLING OF THE POND TO ESSENTIALLY BE BUILDABLE AND REFORMER IMPROVED TO THE ORIGINAL CONDITION.

THE CONTRACT AND OTHER WORK SHALL TEMPORARILY AND NEW WORK OF THE YEAR. ALL DUMPED MATERIAL, CLAY BREAKS, ASPHALT AND ANY OTHER ALLIED TOTALS FOUNDATIONS ARE BACKFILLED TO THE POND TO RESTORE ALL THE AREAS OCCUPIED BY THESE DUMPS. THE POND WHICH WAS DISCHARGED DURING PERIOD OF 1998 SHALL ALSO BE RESTORED TO ITS PREVIOUS CONDITION.

THE GRADING AGREEMENT DOES NOT INCLUDE SHALL CONTAIN NO WORKING OF EXISTING NATURAL TERRITORY AREAS BY GRADING AND EXCAVATION PARTS TO 15, 16 AND 17 WITH THE ARRANGE OF THE FOR SUPPLY.

THE GRADING AGREEMENT SHALL BE CONSISTENT WITH SECTION 310-4.5 SUBJECT TO USE OF THE COUNTY GRADING ORDINANCE, INCLUDING EXISTING GRADING AGAINST EXISTING, NATURAL OPENING OF TO THE NATURAL PROPERTIES BACKFILL AND THE ALLOWANCE, AND SUPPLY THE AREAS, TO THE ORIGINAL CONDITION.

THE CHANGE, RAISES PARKING AREA ON THE NORTH SIDE OF THE RESIDENCE WHICH ALSO BE REMOVED IN ORDER TO RESTORE THE AREA ALSO TO ITS ORIGINAL CONDITION.

SURPLUS BACKFILL NOTE:

SURPLUS BACKFILL SHALL BE EXPORTED AWAY FROM THE PROJECT SITE AND SURPLUS BACKFILL ARE ALLOWED TO REMAIN ON SITE, GRADING WORK SHALL BE CONSIDERED TO WITH SECTION 310-4.5 OF THE COUNTY GRADING ORDINANCE.

AREA AND VOLUME TABULATIONS:

DESIGNATION	AREA (SF)	VOLUME (CY)	DEPTH (FT)
BACKFILL AREA 1	34,326 SF = 0.788 AC	4,086 CY CUT	-5.0
BACKFILL AREA 2	20,337 SF = 0.468 AC	5,657 CY CUT	-3.5
BACKFILL AREA 3	10,000 SF = 0.230 AC	865 CY CUT	-2.0
EXCAVATED POND	29,407 SF = 0.675 AC	6,343 SF FILL	+1.2
	93,360 SF = 2.143 AC.	VOLUME (CUT) = 10,608 CY. (AREA 1, AREA 2, AREA 3)	
		VOLUME (FILL) = 6,343 CY. (VOL. OF POND)	

SURPLUS VOLUME (FILL) = 4,265 CY. (TO BE EXPORTED AWAY FROM SITE)

NOTE:
1. VOLUMES OF EXCAVATED AND BACKFILLED WERE INCLUDED IN THE MATRIX.
2. EXCAVATED AREA DRAWN AT THE LOCATION SHOWN ON DRAWING.

BACKFILL AREA 1 VOLUME CALCULATIONS

STATION LINE #	SECTION AREA (SF)	DISTANCE (FT)	VOLUME BETWEEN STATIONS
0+00	0		194,265 CY.
0+50.00	139	50.00	212,257 CY.
0+100.00	210	100.00	324,450 CY.
1+00.00	168	50.00	218,000 CY.
1+25.00	203	50.00	569,195 CY.
2+00	109	75.00	240,000 CY.
2+50.00	65	50.00	240,000 CY.
3+00.00	210	50.00	324,000 CY.
3+50.00	272	50.00	432,000 CY.
4+00.00	324	50.00	324,000 CY.
4+25.00	180	50.00	324,000 CY.
4+37.50	0	50.00	

TOTAL VOLUME = 3,814,000 CY. x 1.10 = 4,095 CY.

BACKFILL AREA 2 VOLUME CALCULATIONS

STATION LINE #	SECTION AREA (SF)	DISTANCE (FT)	VOLUME BETWEEN STATIONS
0+00.00	0		327,000 CY.
0+50.00	324	50.00	324,000 CY.
0+75.00	1,000	50.00	612,000 CY.
0+100.00	1,200	25.00	450,000 CY.
0+125.00	0	25.00	

TOTAL VOLUME = 1,713,000 CY. x 1.10 = 1,884 CY.

BACKFILL AREA 3 VOLUME CALCULATIONS

STATION LINE #	SECTION AREA (SF)	DISTANCE (FT)	VOLUME BETWEEN STATIONS
0+00	0		37,000 CY.
0+50.00	400	50.00	217,000 CY.
0+75.00	250	25.00	37,000 CY.
0+100.00	125	25.00	62,000 CY.
1+00.00	75	75.00	37,000 CY.
1+25.00	0	25.00	

TOTAL VOLUME = 240,000 CY. x 1.10 = 275 CY.

POND AREA (FILL) VOLUME CALCULATIONS

STATION LINE #	SECTION AREA (SF)	DISTANCE (FT)	VOLUME BETWEEN STATIONS
0+00	0		28,000 CY.
0+00.00	500	50.00	45,000 CY.
0+50.00	600	50.00	104,000 CY.
1+00.00	800	50.00	57,000 CY.
1+50.00	500	50.00	10,000 CY.
2+00.00	400	50.00	10,000 CY.
2+50.00	200	50.00	5,000 CY.
3+00.00	0	50.00	

TOTAL VOLUME = 5,750,000 CY. x 1.10 = 6,243 CY.

LOCATION OF GRADING ABATEMENT AREAS

SCALE 1"=60'

LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- LEASE OPTIONS
- 500 — MAJOR CONTOUR
- 495 — MINOR CONTOUR
- FRUSH CONTOUR
- SURVEY LINE

NORTH

SCALE 1"=60'

CONSULTANT: KLC CONSULTING ENGINEERS, INC.

PROJECT OWNER: PROPOSED GRADING ABATEMENT PLAN APN 893-34-003 VIETNAMESE SANGHA CONGREGATION IN AMERICA

ADDRESS: 555 DRYDEN AVENUE CITY: GILROY

DESIGN: AM

CHECKED: RBC

SCALE:

DATE: 12/07/10

SITE PLAN

PROJ. NO.: 15-029

REVISIONS:

SHEET NO.: C-4

SHEET 4 OF 9