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Summary Form for Electronic Document Submittal

Form F

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

SCH #: _____

Project Title: Single-Family Residence at 3343 Alpine Road

Lead Agency: County of Santa Clara

Contact Name: Joanna Wilk, Associate Planner

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Project Location: 3343 Alpine Road, Portola Valley (unincorporated Santa Clara County)

City *County*

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

Notice of Intent to prepare a Mitigated Negative Declaration for Building Site Approval and Grading Approval application for a new single-family residence at 3343 Alpine Road. The development includes a proposal to connect to an existing sewer system operated by West Bay Sanitation District along Alpine Road. The subject property cannot accommodate a traditional septic system due to a 100-foot septic system setback from Los Trancos Creek. In order to provide a sewer connection to the proposed site, the applicant must obtain approvals from both San Mateo County LAFCO and Santa Clara County LAFCO for a Minor Sphere Amendment and Annexation to West Bay Sanitation District prior to building or grading permit issuance. Additionally, to provide the site with adequate fire emergency access, a Minor Sphere Amendment and Annexation to Woodside Fire Protection District is required.

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

Due to projects location adjacent to Los Trancos Creek, there is a potential to cause biological, cultural, and hydrological impacts. The construction of the residence may impact species habitats and riparian corridors, disturb cultural resources, and alter drainage flows. However, the implementation of mitigation measures to address these impacts cause them to be less than significant. To address potential biological impacts, mitigation measures such as Best Management Practices (BMPs), monitoring by a qualified biologist, construction during dry season, pre-construction surveys, wildlife fencing, and riparian protection measures cause these impacts to be less than significant. Additionally, the implementation of mitigation measures to address cultural resource impacts such as an on-site archaeologist, and mandatory notification to the lead agency if any resources are discovered during construction, cause these impacts to be less than significant. Lastly, to address hydrological impacts, mitigation measures such as BMPs, flood plain management, and storm water design measures in accordance with County of Santa Clara Ordinance Code causes these impacts to be less than significant.

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

The proposed project has been reviewed by representatives of responsible agencies such as the Regional Water Quality Control Board and California Department of Fish and Wildlife. The agencies requested additional information regarding water runoff into Los Trancos Creek and mitigation measures for applicable species protection. The applicant then revised the project to address the agencies concerns. The project continued the CEQA process once the agencies reviewed the revisions and deemed the project adequate. To date, no concerns from the public have been raised.

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

Santa Clara County LAFCO
San Mateo County LAFCO
California Department of Fish and Wildlife
U.S. Army Corp of Engineers
San Francisco Bay Regional Water Quality Control Board