



**Los Altos Hills Open Space Committee
Regular Meeting Minutes
9:00 AM, January 8, 2020
Los Altos Hills Town Hall, Heritage House**

Committee Members and Associates Present: Richard Contreras (Chair), George Clifford (Vice Chair), Nancy Couperus (Founder), Peter Brown (left at 10:00am), Jean Struthers, Wendie Ward, Kit Gordon, Karen Lemes (Associate), Sharen Schoendorf (Associate)

Committee Members Absent: Alice Sakamoto (Associate)

Council Liaison Present: George Tyson

Community Guest: Jonathan Buck, ENGeo

1. Call to Order and Acceptance of Minutes

- a. Roll Call. RC called the meeting to order at 9:06 am
- b. Acceptance of Meeting Minutes. **RC moved to accept the minutes from December 12 with minor edit. PB seconded and the vote was unanimously in favor of approval (RC, GC, PB, WW, KG, JS, SW).**
- c. Announcements. None.

2. Planning

- a. **24269 Dawnridge Drive (RC, WW).** The developer applied for a permit for a major renovation and addition (2099 sqft). The property is a flag lot off Magdalena with a slope of 5.4%. Hale Creek is just north of the property line. **RC moved and GC seconded the acceptance of the report and these Open Space Committee recommendations. The vote was unanimously in favor (RC, GC, PB, WW, KG, JS, SW).**
 - i. Remove fence and invasive ivy from creek side. Any replacement fence should be placed 25 feet from top of bank.
 - ii. Remove wood stack from the base of the Valley oak tree.
 - iii. Remove rodenticide from riparian habitat zone.
 - iv. Require the developer to dedicate an open space easement, and enforce a riparian setback, 25 feet of top of bank.
 - v. Request the developer to evaluate the removal of the retaining wall at the creek. This would allow a more natural creek environment.
- b. **13940 La Paloma Rd (KG, GC).** The developer applied for a permit for a new 2-story residence with basement, garage, pool, sports court and ADU. The 1.518-acre property has an average slope of 7.05%. No creeks are on the property. The plan calls for the removal of 29 trees including 7 oak trees and 10 redwood trees. **KG moved and GC seconded the acceptance of the report and these Open Space Committee recommendations. The vote was unanimously in favor (RC, GC, PB, WW, KG, JS, SW).**
 - i. The Open Space Committee recommends saving as many oaks as possible, especially the large 28" oak.
 - ii. The Open Space Committee recommends 3:1 oak tree replacement for the lost heritage oak trees. If oaks are not possible, then replace with other trees native to Los Altos Hills.

- iii. The Open Space Committee recommends not to plant oleanders but instead to plant native shrubs and trees. Oleanders are toxic and provide no habitat value for our region. There are many shrubs and small trees native to Los Altos Hills including toyon (*Heteromeles arbutifolia*), manzanitas (*Arctostaphylos* spp), California lilac (*Ceanothus* spp), coffeeberry (*Frangula californica* spp), buckwheat (*Egiogonum* spp), California wax myrtle (*Morella californica*), California cherry (*Prunus* spp), elderberry (*Sambucus nigra*), buckeye (*Aesculus californica*), big leaf maple (*Acer macrophyllum*) and many others. See calscape.org for complete list of plants native to Los Altos Hills.
 - c. **14210 Baleri Ranch Road** (GC, KG). The developer applied for a landscape permit that includes an outdoor kitchen, pergola, fire pit, soaking tub, paving, planting and new fencing. The proposed fencing at the southern border is along a pathway easement and wildlife movement corridor. Matadero Creek borders the property to the west. SCVWD has an easement along the creek. **GC moved and WW seconded the acceptance of the report and these Open Space Committee recommendations. The vote was unanimously in favor (RC, GC, PB, WW, KG, JS, SW).**
 - i. The Open Space Committee recommends the developer dedicate an open space easement at the southern border overlaying the existing pathway easement to allow wildlife movement along this corridor.
 - ii. The Open Space Committee recommends the developer dedicate an open space easement 25 feet from top of bank of Matadero Creek.
 - d. Fence Permit Reviews: None requested other than projects listed above.
- 3. **New & Continuing Business**
 - a. Fence Ordinance Amendment. PB lead a lively discussion of the proposed fence ordinance amendment. Modifications were discussed. The committee thanked PB for his work and supports the intent of the proposal. **JS moved and KG seconded the motion to approve the Proposed Amendment to the Fence Ordinance with minor language modifications. The vote was unanimously in favor (RC, GC, PB, WW, KG, JS, SW).**
 - b. Presentation from Jonathan Buck from Engeo. The Town has hired Engeo to facilitate permits from resource agencies (RWQCB, CDFW, USACE, USFWS) for Town projects along creeks. Jon presented the status of four Town projects: Matadero Creek Bank Stabilization, Barron Creek Restoration, Page Mill Rd/Moon Land Pedestrian Bridge and cattail maintenance in Matadero Creek. Mitigation location for the Matadero Creek Bank Stabilization Project has delayed the permitting. The Open Space Committee has been asked to help find a suitable location for mitigation near the site, possibly creating a project with private home owner and Grassroots Ecology or other environmental restoration organization.
 - c. Native Plants for Landscaping Screening – no action taken.
 - d. Vote on Nancy Couperus for position as associate member. **RC moved and GC seconded the motion to approve Nancy Couperus as associate member. The vote was unanimously in favor (RC, GC, WW, KG, JS, SW).**
 - e. Article on fencing for Our Town. KL will contact Our Town editor Alex Atkins to determine if he would publish an article on this topic. KL will ask Tay Vanderlip and AS if they could write an article.

- f. Fast Track/Site Dev Hearing: NC attended a Fast Track and met a resident that may be interested in joining a town committee. All members and associate members were encouraged to attend the hearings. The hearings are most Tuesdays at 10am.
- g. Nesting Bird Box Speaker. KG wrote a memo to council requesting permission to use Council Chambers and to advertise the talk. The date is Oct 4, 3:00-5:00 pm.

Meeting adjourned at 11:04 am

Attachment A	OSC Review 24269 Dawnridge Drive
Attachment B	OSC Review 13940 La Paloma Road
Attachment C	OSC Review 14210 Baleri Ranch Road
Attachment D	Proposed Amendment to the Fence Ordinance
Attachment E	Presentation from Jonathan Buck, Engeo

Minutes submitted by Kit Gordon

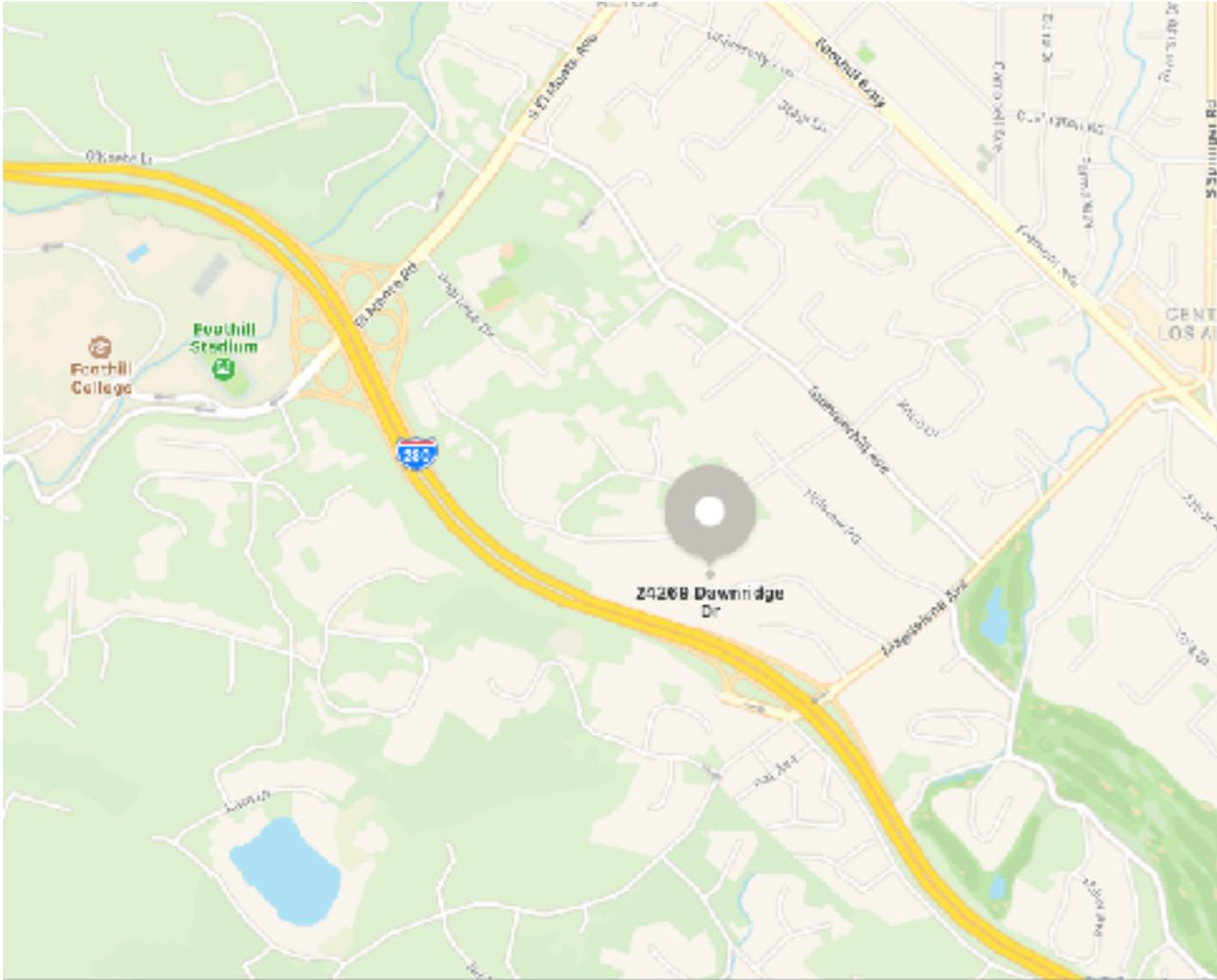
To: Los Altos Hills Planning Department

From: Open Space Committee
Date: 8th January 2020
Property address: 24269 Dawnridge Drive
Date of Site Visit: 6th January 2020

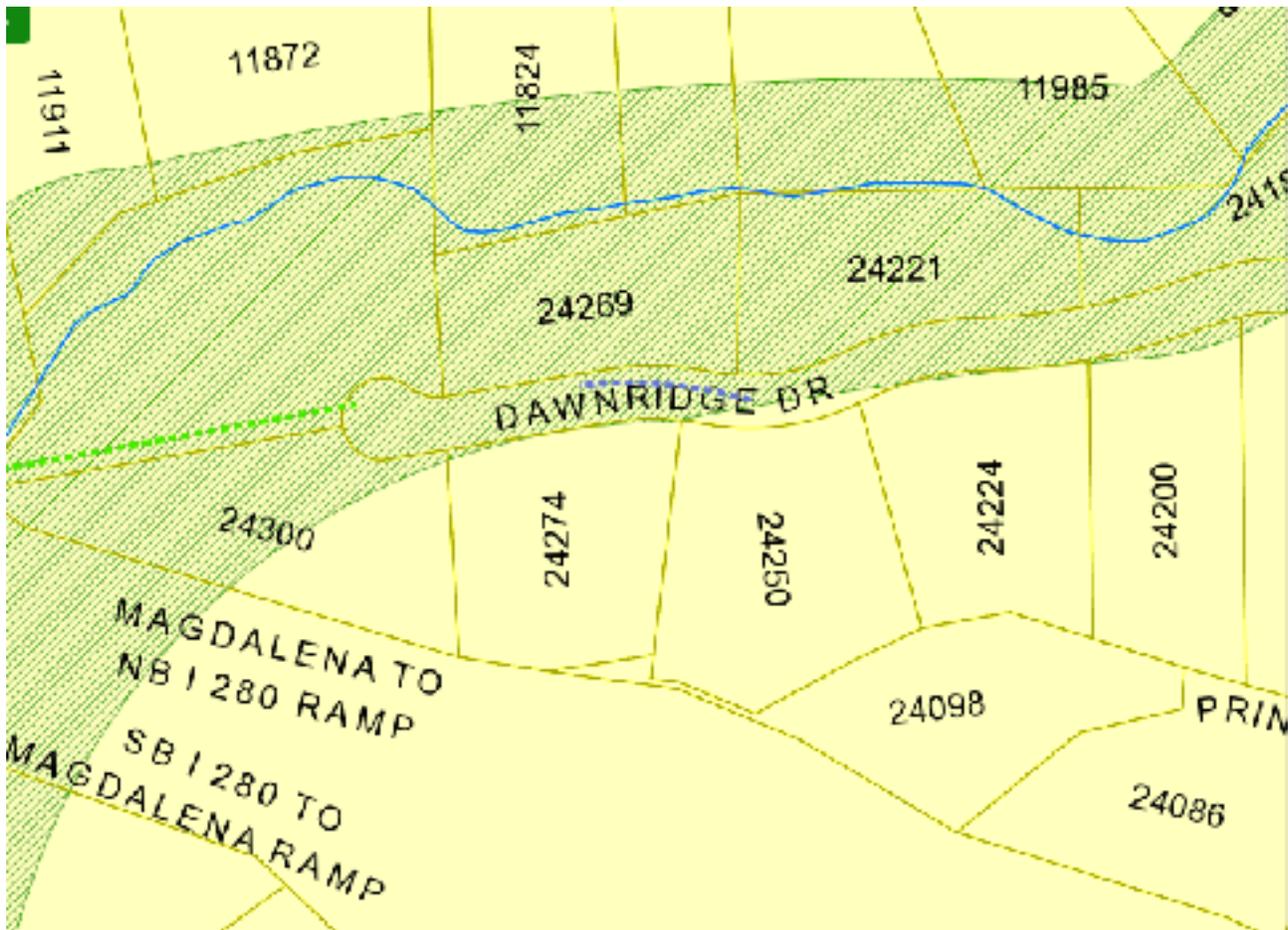
Lands of	Lim	APN	33618019
Town Planner	Jeremy Loh	Project Number	SD19-0089

Reason for review :
Major Remodel and Addition

Background:
Property is a flat lot off Magdalena, North East of 280 (Apple Map below:)



Hale Creek runs close to the NE boarder (Los Altos Hills Interactive GIS map):



Plans (next page) call for a remodel of a 3,859 sq foot single family residence with a 2099 sq foot addition. Two accessory structures are to be removed.

The average slope is 5.4%.

No evidence of wildlife trails was noted.

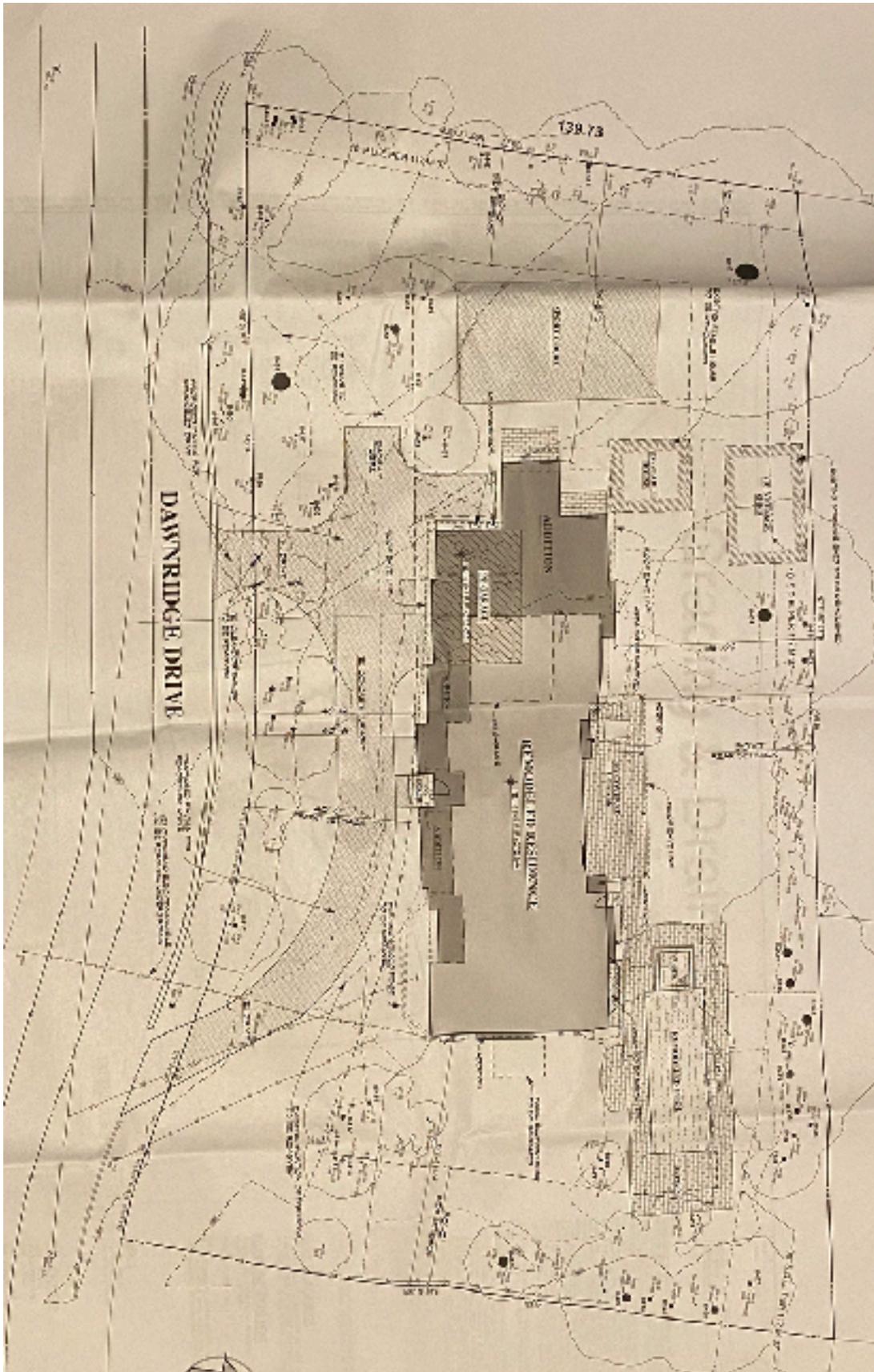
Two large (>40") Valley Oaks are planned to be retained.

No significant trees are designated for removal.

From an Open Space perspective the only issue appears to be the close proximity, albeit on neighboring property, of Hale Creek.

Currently there is a retaining wall with a fence on top within 25 feet of top of bank (disallowed under LAH Resolution 26-07)

Plans (Hale Creek on neighboring property to the RHS)





Above: One of Valley Oaks. Note wood stacked at base.

Below: Fence, with ivy, believed to be on property line (not shown on plans). Also visible is Hale creek and indication of retaining wall.



Retaining wall

OSC Preliminary Recommendation for this Property

Remove fence and ivy from creekside. Any replacement fence needs to be 25' from top of bank. Consider removing stacked wood from base of Valley Oak. Consider removing rodenticide.

Final OSC recommendation

- A. Remove fence and invasive ivy from creek side. Any replacement fence should be placed 25 feet from top of bank.
- B. Remove wood stack from the base of the Valley oak tree.
- C. Remove rodenticide from riparian habitat zone.
- D. Require the developer to dedicate an open space easement, and enforce a riparian setback, 25 feet of top of bank of Hale creek.
- E. Request the developer to evaluate the removal of the retaining wall at the creek. This would allow a more natural creek environment.

To: Los Altos Hills Planning Department
From: Open Space Committee
Date: Jan 8, 2019
Property address: 13490 La Paloma Road
Date of Site Visit: Jan 7, 2020

Lands of	Jeff & Fay Wang			APN	175-23-070	
Town Planner	Steve Padovan			Project Number	SD19-0090	
Lot Size	Slope	LUF	DA (sqft)	FA (sqft)	Earthworks (CY)	
1.518	7.05%	1.514	20,571	8,048	2530	

Reason for review: New Residence w/Basement, Garage, ADU, Pool, Sports Court, etc.

PROPERTY SUMMARY

A new 2-story home with basement, garage, pool, sports court and ADU is proposed. The existing 1-story, ranch-style home, pool and stable are proposed for demolition. The plan re-grades the property into wide level areas for the larger home site and for the sports court and pool area. The landscape plan removes 29 trees. All seven existing oak trees, the largest measuring 28", are slated to be killed. Only three new oaks are proposed in the landscape plan. Ten redwood trees are to be killed. The new landscaping proposes shrubs and trees around the perimeter of the property and a perimeter fence. The design of the fence is unknown.

Conservation Policy 2.2: Minimize disturbance of the natural terrain and vegetation. Preserve and protect **native** and naturalized plants, with special attention to preservation of unique, **rare or endangered species and plant communities** such as **oak woodlands**.
Conservation Policy 2.3: Preserve and protect **Heritage Trees**, including native oaks and other significant trees, on public and private property.
Conservation Policy 11.5: Ensure that development projects are designed to conserve the natural slope, **preserve existing native vegetation, limit invasive species**, and conserve natural drainage channels and swales.
Open Space Policy 1.2: Protect and maintain those areas necessary to the integrity of natural resources and processes, with special emphasis on, but not limited to, the **groundwater recharge and drainage system, open spaces vital for wildlife habitat**, open spaces suitable for agriculture, and other areas of **major or unique ecological significance**.
Land Use Program 2.3 Encourage the preservation of **existing trees**, rock outcroppings, ridgelines and other **significant natural features**

Municipal Code 10-2.702 Siting.

(f) Tree Preservation. Every feasible attempt should be made to preserve existing trees except those trees identified in the Los Altos Hills *Landscape Guidelines* invasive plant

OSC FINAL RECOMMENDATION

1. The Open Space Committee recommends saving as many oaks as possible, especially the large 28" oak.
2. The Open Space Committee recommends 3:1 oak tree replacement for the lost heritage oak trees. If oaks are not possible, then replace with other trees native to Los Altos Hills.
3. The Open Space Committee recommends not to plant oleanders but instead to plant native shrubs and trees. Oleanders are toxic and provide no habitat value for our region. There are many shrubs and small trees native to Los Altos Hills including toyon (*Heteromeles arbutifolia*), manzanitas (*Arctostaphylos spp*), California lilac (*Ceanothus spp*), coffeeberry (*Frangula californica spp*), buckwheat (*Egiogonum spp*), California wax myrtle (*Morella californica*), California cherry (*Prunus spp*), elderberry (*Sambucus nigra*), buckeye (*Aesculus californica*), big leaf maple (*Acer macrophyllum*) and many others. See calscape.org for complete list of plants native to Los Altos Hills.

Date of OSC review: Jan 8, 2020

Voting of review: Unanimously in favor (WW, RC, JS, SW, GC, PB, KG)





Existing home, proposed for removal



Largest oak on property (28"), proposed for removal



Back of house: field and stable, proposed for removal

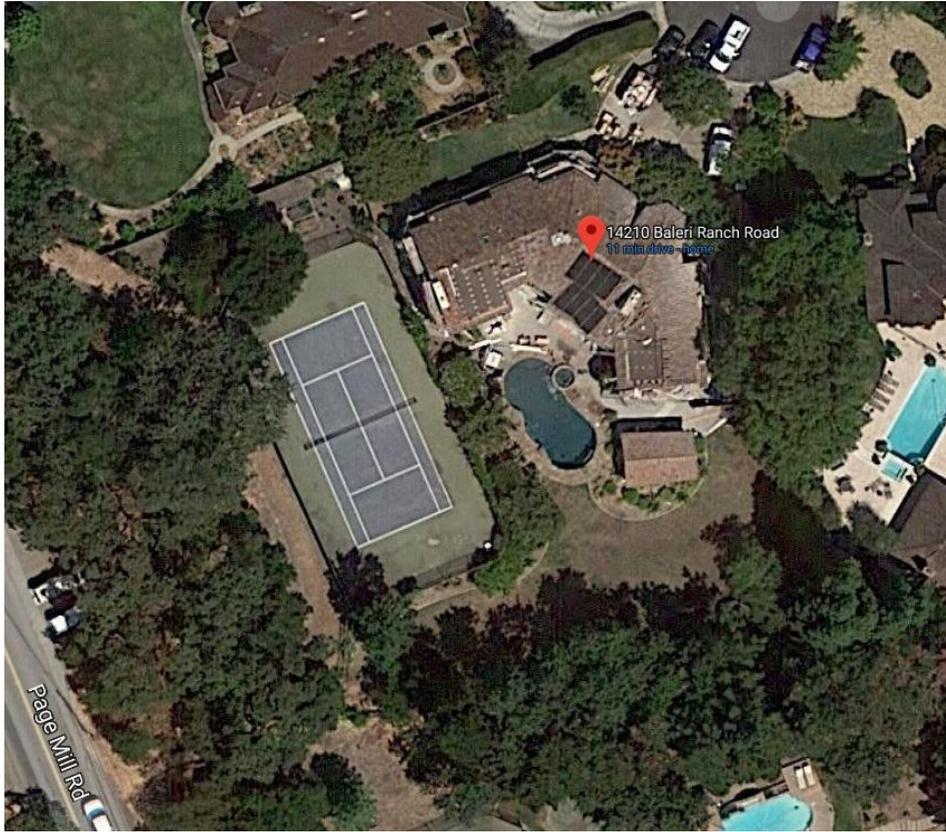
To: Los Altos Hills Planning Department

From: Open Space Committee**Date: 1/8/2020****Property address: 14210 Baleri Ranch Rd.****Date of Site Visit: 1/7/2020**

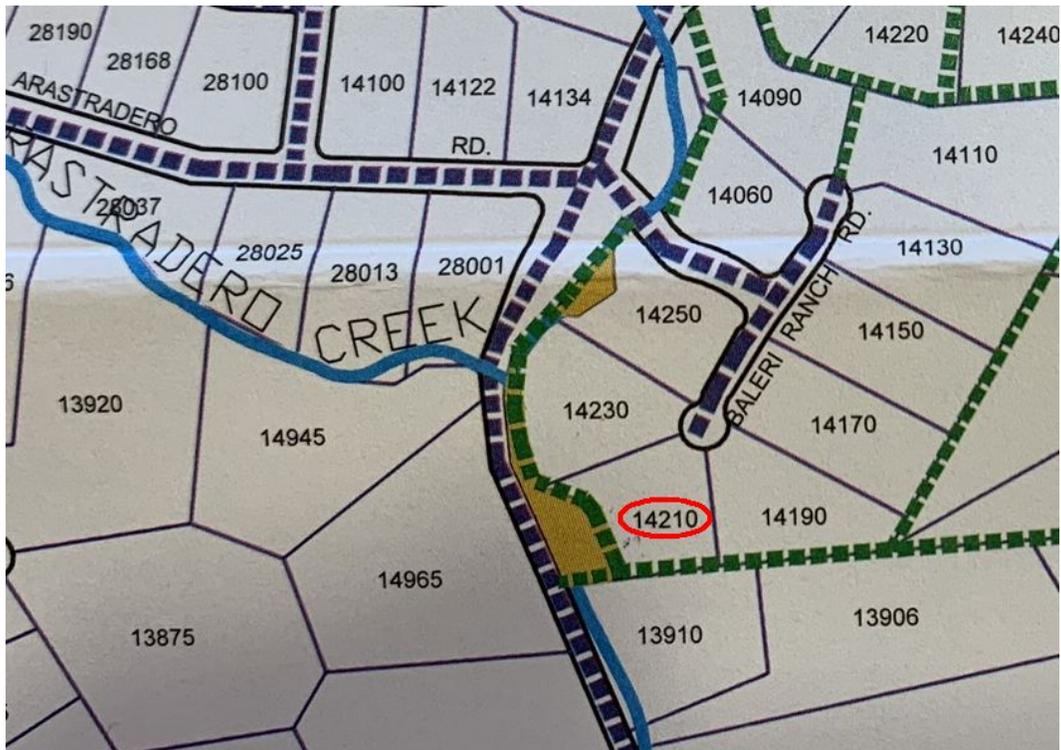
Lands of	Huber	APN	18207049
Town Planner	Jeremy Loh	Project Number	SD19-0093

Reason for review (check one)New Residence Second Unit Addition/Major Remodel Fence Permit Other **landscaping X****BACKGROUND**

- Project scope: Outdoor kitchen, pergola, paving, fire pit, soaking tub, planting, new fencing.
- The site includes a portion of Matadero Creek.
- There is a 10' wide pedestrian and equestrian easement along southern edge of the property. This pathway is shown on the official Town's Pathways Map and the original Baleri Ranch Road preliminary development plan (see below).
- The preliminary development plan also indicates a possible SCVWD easement along creek on the western edge of the property.
- It's not clear if the plan calls for the removal of an existing plastic/wire fence located within the pedestrian/equestrian easement.
- The plan indicates a 10' public utility easement and an adjacent 10' drainage easement along the south edge of the property.
- The plan does not show the pedestrian/equestrian or SCVWD easements.
- The plan does not show the location of Matadero Creek.



PROPERTY FROM GOOGLE SATELLITE



PROPERTY SHOWN OF LAH PATHWAYS MAP



BOUNDARY NOTE
 THIS IS A PARTIAL SURVEY OF THE BALERI RANCH SUBDIVISION, TRACT NO. 6891, AS SHOWN ON MAPS AT PAGES 1-3 OF VOLUME 497 OF THE PUBLIC RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

BASES OF ELEVATIONS
 ELEVATION = 81.4

LEGEND

- 1. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 2. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 3. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 4. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 5. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 6. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 7. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 8. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 9. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 10. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 11. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 12. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 13. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 14. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 15. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 16. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 17. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 18. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 19. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.
- 20. ALL SURVEY POINTS ARE TO BE MAINTAINED AND PROTECTED.

UTILITY NOTE
 THE UTILITIES SHOWN ON THIS MAP ARE BASED ON THE RECORD OF SURVEY 686 M 38, AS SHOWN ON MAPS AT PAGES 1-3 OF VOLUME 497 OF THE PUBLIC RECORDS OF LOS ANGELES COUNTY, CALIFORNIA. THE UTILITIES SHOWN ON THIS MAP ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OR DEPTH OF THE UTILITIES. THE UTILITIES SHOWN ON THIS MAP ARE TO BE MAINTAINED AND PROTECTED.



PARTIAL TOPOGRAPHIC SURVEY
 TRACT NO. 6891 - BALERI RANCH SUBDIVISION
 VOLUME 497 OF MAPS AT PAGES 1-3
 ASSESSOR'S PARCEL NUMBER 091-049
 (14310 BALERI RANCH ROAD)
 LOS ALTOS HILLS, SANTA CLARA COUNTY, CALIFORNIA
 SCALE: 1" = 166.67'
B & H SURVEYING, INC.
 PROFESSIONAL SURVEYOR
 14310 BALERI RANCH ROAD
 LOS ALTOS HILLS, CA 94024
 TEL: (408) 251-1000
 FAX: (408) 251-1000

TOPOGRAPHIC SURVEY



CONCEPTUAL PLAN



VIEW WEST OF DRAINAGE, PUC, AND PEDESTRIAN/EQUESTRIAN EASEMENTS

OSC RECOMMENDATIONS – approved by vote at the 1/8/2020 OSC meeting

There do not appear to be any issues with the proposed project. However, the following recommendations have been made by the Open Space Committee.

- Notify the Pathways Committee that this project could impact the existing pedestrian/equestrian easement.
- Request the developer dedicate an Open Space Easement on the entire width of the pedestrian/equestrian easement along the south side of the property to insure access for wildlife to Matadero Creek.
- Request the developer dedicate an Open Space Easement along Matadero Creek extending 25' from top-of-bank.
- Verify that fencing does not impede the pathway easement or proposed open space easements.
- Verify that there is a SCVWD easement as indicated on the Baleri Ranch preliminary development plan.

Proposed Amendment to the Fence Ordinance

Purpose

To protect wildlife movement in special cases, when such movement exists on property, in order to promote safety for both wildlife and residents. Areas already covered by easements which allow wildlife movement are exempt.

more consistency w/ neighbor communities

Definitions

A Wildlife Movement Corridor is a passage where wildlife travels through properties to get to their feeding sources, watering sources, and habitat.

A Wildlife-friendly Fence means a two-rail wood structure with eighteen (18) inches of clearance from the bottom, twenty-four (24) inches between rails, and no more than four and one-half (4 1/2) feet rail height.

Evidence of Wildlife Corridor

There are two categories of evidence for a wildlife corridor:

- Direct visual evidence, e.g.:
 - observation of animals
 - wildlife camera traps
- Evidence on the ground, e.g.:
 - distinct narrow trails (game trails),
 - Animal droppings (scat)
 - Footprints or traces

Application

If both (1) a visual observation is made, and (2) if evidence is found on the ground, then a wildlife corridor is deemed to exist. Testimony from a certified wildlife expert can also prove existence of a wildlife corridor.

Ordinance:

If a property has evidence that a Wildlife Movement Corridor exists, then the Town shall require that any new fencing to be installed allow for wildlife movement along the route in one of three ways:

1. be set back no less than six (6) feet from the property line
- or
2. be permeable to wildlife movement (e.g., a Wildlife-friendly Fence)
- or
3. provide both an entrance and an exit for wildlife movement no less than six (6) feet wide.

Requirement #1 shall also apply to any temporary construction fencing on applicable properties.

If the owner does not agree to the fencing requirement at the Fast Track or Site Development Hearing, then their application shall be forwarded to the Planning Commission for their review and findings.

Exemption:

Areas covered by any of the following easements shall be exempt from this ordinance:

- Open Space Easement
- Conservation Easement
- Riparian Habitat Requirements
- Off-Road Pathway Easements

Fence Ordinances in Nearby Towns

Portola Valley

Setbacks: Except for some Planned Unit Development (PUD) areas, for all 2+ acre properties only 4-foot high horse fences (i.e. rail fences) are permitted on property lines. Other fences must meet the normal yard setback standards, e.g. 50 feet from front and 20 or 25 feet from side or rear parcel boundaries.

Fence designs must protect scenic views and allow for movement of wildlife.

Fences prohibited on slopes in excess of 20%.

Saratoga

Side Setback: 20-25 ft or 20% lot depth, whichever is greater.

Maximum enclosed area: 6,000 sq ft or 15% of gross area, whichever is greater.

No fence shall unreasonably impede the movement of wildlife animals utilizing an established trail or migratory route which crosses the site.

Woodside

Setback: 20 ft from center of public road; 10 ft from center of private road.

No chain link within 50 ft of roadway Right-of-Way (ROW).

Fencing that allows for wildlife migration, such as open rail, is preferred. Design guidelines – Limit the use of perimeter fencing (fencing along property lines). Perimeter fencing, if used, should be low in height and wildlife friendly, such as open rail.

Los Gatos

A new ordinance was passed in June 2019 for the Hillside Area of Los Gatos that requires all new perimeter fences on hillside lots larger than 1 acre in the Town to be wildlife friendly.

The ordinance defines “wildlife friendly” as a fence that allows any animal to easily climb under, pass through, or jump over and is not over 42 inches tall.

Creek Maintenance Update
Town of Los Altos Hills Open Space
Committee



Jonathan Buck, GE, QSD
jbuck@engeo.com



Matadero Creek Bank Stabilization



Barron Creek Restoration



- Completed Design and Permitting with CDFW/USACE/RWQCB
- Construction Completed Summer 2016

ENGEO
— Expect Excellence —

Page Mill Rd / Moon Lane Pedestrian Bridge



- Completed Design and Permitting with CDFW
- Construction Completed Summer 2018

ENGEO
— Expect Excellence —

Townwide Creek Maintenance Permit



- Reconnaissance of creek maintenance areas of concern
- Met with RWQCB/USACE/CDFW and USFWS

ENGEO
Expect Excellence

Townwide Creek Maintenance Permit



- One area identified as requiring maintenance
- Permits Issued Fall 2019 from USACE and CDFW.

ENGEO
Expect Excellence

Proposed Permanent Project



- RWQCB mitigation includes on-site and off-site plantings in Caltrans ROW

ENGEO
— Expect Excellence —

Approximate Timeline

- TLAH authorized ENGEO team in late 2014.
- USACE/CDFW/RWQCB permits filed in March 2015.
- CEQA NOD certified in January 2016.
- USACE/USFWS permits issued in May 2018.
- Caltrans Encroachment permit issued in June 2018.
- Negotiations with RWQCB June 2018 – March 2019.
- Letter sent to Caltrans June 2019.
- Met with Caltrans October 2019
- Further Resolution 2020

ENGEO
— Expect Excellence —