

**Los Trancos Woods/Vista Verde Community Advisory Committee
to the Los Trancos County Maintenance District**

Community Meeting Comments & Feedback

Meeting date: April 5, 2017, 7:00 pm at 40 Ciervos Rd, Portola Valley

3-Year Project Plans & Budgets



Thirty residents attended the first community meeting held by the Los Trancos Woods/Vista Verde Community Advisory Committee (CAC) to the Los Trancos County Maintenance District (LTCMD). It was a great turnout with lots of good questions and feedback on proposed stormwater maintenance, fire safety and former district lands maintenance plans, projects and budgets. Quite a few folks emailed questions and concerns as well.

The CAC shared your questions and concerns with the Department of Public Works (DPW) and the Woodside Fire Protection District (WFPD). Their responses are included in this report along with the LTCMD's finalized 3-year project plans and budgets informed by your feedback.

If you have any questions or concerns ongoing, please don't hesitate to contact any one of us on the CAC: Jerry Hearn, Ken Kormanak, Amanda Lee (Co-Chair), Claudia Mazzetti, David Smernoff, Bill Tagg and Tom Thayer (Co-Chair)

[Review of Stormwater Management Project Priorities prepared by the Department of Public Works \(DPW\)](#)

At the meeting, CAC member David Smernoff reviewed the DPW proposed current and 3-year Plan, including maps noting the project numbers and locations.

General comments **from the public** included:

1. “Please make sure that any new curbs are wheelchair accessible at driveways.” (Please note that there are several residents who use wheelchairs within the CMD.)

DPW Response: 2 inch rolled asphalt curbs will be used that are not abrupt barriers. Typically work well for wheelchairs and vehicle access across driveways/entry points.

2. “Storing water within the CMD rather than letting it flow into the creek system should be encouraged and should be part of a 3 year DPW plan.” “Investigate stormwater resource planning (e.g. permeable driveways, etc.)”

DPW Response: This can be effective in some places. Requires a thoughtful analysis of specific locations based on soil type, potential for slides and an overall goal of desaturating soils wherever possible.

3. “Homeowners need to help keep drainage clear of leaves, debris, etc. DPW cannot be here all the time cleaning out our gutters.”

DPW Response: Combination of County and homeowner maintenance over this year’s high rainfall events resulted in a generally efficient removal of stormwater during major events.

Stormwater Management Projects called out with “PRJ” numbers are from the 2013 Storm Drainage Master Plan prepared by the civil engineering firm of Schaaf & Wheeler (S&W). Here are the links to that plan and water district maps:

<http://lostrancoswoods.org/StormDrainPlan/>

[Water District Map](#)

[Storm Drainage Master Plan](#)

[Master Plan Appendices](#)

PROPERTY OWNER or PROJECT #	ADDRESS	COMMENTS
DPW 2.4 – (PRJ09 on S&W report)	Old Spanish Trail & Vista Verde Way	<p>New Project PRJ09: Schaaf & Wheeler maps are not accurate about this area and need revisions to correct lot numbers. No indication of water outfall for this project.</p> <p>(Amdahl email) “The current drainage plan for the area was working fine for our property until the county decided to block drains to address erosion/property risk further up the hill. With the drains blocked, an increased flow was diverted across the empty corner lot and across our property. This overwhelmed the existing natural drainage pathways on our lot.”</p> <p>(Mary Kiely Phone) “I went through the slides with the descriptions of the proposed projects. No problem, as long as <i>all areas</i> of VVLTW get attention. There are a significant number of projects along Carmel Way and other areas in LTW. The drainage problem near the Vista Verde Way/Old Spanish Trail intersection is on the list, and we hope that moves forward. We experienced significant pooling of storm water there.”</p> <p><i>All affected property owners, Denny Enstam, Saxon Amdahl (330 OST) and Bill Hayden & Katie Vigeant (20 Ciervos), would like to meet with DPW regarding this project.</i></p> <p>DPW response: Concern about where the pipe ends is partially explained by maintenance access issues. Outlets far from roadways are difficult and expensive to monitor and repair. In general the goal is to keep outlets accessible. Project will be a high priority for initial discussions with affected property owners to review the project site and evaluate options.</p>
Ken MacWilliams	45 Vista Verde Way	<p>Maintenance Concern and New Project (S19): Stormwater drains down slide area and increases the general slide area near his home.</p> <p>DPW response: Related to PRJ09 and will be evaluated as part of review of that project scheduled to be implemented in year one of the three year plan.</p>
Mike & Susan Mokolke	35 Vista Verde Way	<p>Maintenance & New Project PRJ06: The two drain drop boxes above him sometimes send debris (leaves etc.) in his direction, causing his personal drain to clog. This year the drain on his property broke, causing a slide, after which, with County permission, he sandbagged to re-direct water to the drain on VV and OST. Primary question is what his personal liability might be if his drainage problems were to cause damage.</p> <p>DPW response: Related to PRJ09 and will be evaluated as part of review of that project scheduled to be implemented in year one of the three year plan.</p>

Steve King & Jen McCabe/Jan Avila/Cam Smith	1195-1204 Los Trancos Rd	<p>New Projects PRJ25, PRJ29B, 29A: Several residents' comments: "Current drop box has a 'L' design which now moves water downhill onto the properties of Foxwood Rd. (Junction is near 1204 LT Rd.) The old 'T' design was better." "Regarding DPW Project 3.1, project suggests the installation of new inlet and junction structures. Please look carefully at its connection to existing pipe."</p> <p>DPW response: Project a high priority for initial discussions with residents and for investigation and evaluation of options.</p>
Keith Reeves	163 Ramona Rd	<p>Maintenance & New Project: (Email) "The catch basins in front of my house and down the street appear to be clogged with debris again and are draining into the overflow pipe that goes under my driveway and down onto Armin's (159 Ramona) property. The overflow pipe is only 8" and was not designed to handle all the water from above when the catch basins back up. At this point it is very easy for me to recreate the problem by running a hose into the catch basins and demonstrating what the problem is. I contacted the county last week but have had no response."</p> <p>Additional Comment at meeting: "Street cleaning service drops all its waste into drop boxes and caused blockages between the connected drop boxes along the bottom of Ramona Road. Street cleaning service drops its waste into the 157 and/or 163 Ramona Rd drop boxes (bottom of Ramona Rd hill area), clogging them. They in turn clog the homeowner's 8" pipe draw causing overflows. Is the homeowner liable for resulting damage? <i>Mr. Reeves would like to meet with DPW to discuss his situation.</i></p> <p>DPW response: DPW will contact Mr. Reeves. Project has been evaluated by them with similar conclusions. DPW cannot provide legal advice but a general principle is that homeowners have the right to maintain and improve existing features on private property but re-directing flows creates liability.</p>
	1244 LT Circle	<p>New Project: Driveway culvert is smashed and clogged.</p> <p>DPW response: DPW may help clear clogged culverts with specialized equipment if requested by homeowner. Repair and replacement is homeowner responsibility.</p>
Thomas Fogarty	231 Vista Verde Way	<p>New Project: Water ran down from Las Piedras onto his property causing major slide. There is no culvert or drop box on Las Piedras.</p> <p>DPW response: This is in S&W report (PROJ04) listed as a medium priority. DPW will put on the list of projects for consideration upcoming review of new projects.</p>

<p>DPW 3.2 & 3.3/Sonia Martinez</p>	<p>135 Foxwood Rd</p>	<p>New Project PRJ 23: Schaaf & Wheeler notes an existing pipe going through the middle of her property; there is none. Would like a pipe to run along the existing sewer easement at the side of her property. <i>Ms. Martinez would like to speak to DPW directly.</i></p> <p>DPW response: The pipe shown in the S&W report is a recommended improvement, not an existing pipe. This area will be reviewed and evaluated as part of the upcoming set of projects related to projects proposed in 2018-2019.</p>
<p>Jim & Lisa Rice</p>	<p>416 Vista Verde Way</p>	<p>Possible Maintenance: Continuous water drains from Cal Water tank moving down private driveway that services 5 and 416 Vista Verde Way.</p> <p>DPW response: DPW notes the concern and suggests that it be handled by WFPD contacting CWS to investigate and possible repair leak.</p>
	<p>152 LT Circle</p>	<p>Maintenance: Both sides of pipe culvert clog very easily. Need to be cognizant of debris directed there with new projects.</p> <p>DPW response: Need to investigate location as there is no 152 LT Circle.</p>
<p>Jerry Jensen</p>	<p>155 LT Circle</p>	<p>New Project:(Email) Storm water on the downhill side of 155 LTC from the crown runs down the side of the road from the high point at about 159 with nowhere to go. It ran past the tree, which has now fallen, then turns and runs under my gate. This last series of storms has eroded enough soil to expose the ancient disused water line. When the tree fell on 3/24/17, what's left of the roots levered the water line above the new lower grade. The tree was rotted out below grade.</p> <p>These photos start by looking downhill on LTC approaching the fallen tree. You can clearly see the current separation of soil from the road pavement due to erosion.</p> <div data-bbox="565 1255 1295 1743" data-label="Image"> </div> <p>DPW response: DPW will evaluate this location during an upcoming tour of the neighborhood.</p>

<p>Wen Gong</p>	<p>56 El Rey Rd</p>	<p>Possible New Project: (Email) This year, we have seen that Bonita Road had water streaming out from under in the middle of the road, cracking the road surface and causing the road surface to deform. There was so much water trapped underneath the road that the water continued to stream out like a hot spring even a couple of days after the rain. I see a few issues:</p> <ol style="list-style-type: none"> 1. Could the drainage on both sides of the Bonita Road not working and causing all the water to be trapped under some reservoir under the road surface? 2. The source of significant amount of underground water accumulated under Bonita Road probably should be identified and redirected. Since Bonita Road is very steep, the water must be from upstream on the hill side. So, the drainage from side of Bonita Road should probably be investigated to see if there is a better way to avoid water getting underneath the road. 3. Bonita Road surface damage should be repaired, and if the underlying issue is not addressed, the road surface will need to be repaired more frequently than otherwise. 4. I am wondering whether this trapped water could in long term cause permanent damage to the soil underneath Bonita Road, and potentially cause it to collapse resulting in bigger damage and a safety concern for cars traveling that way.  <p>DPW response: DPW will evaluate this location during an upcoming tour of the neighborhood. There are numerous location in LTW where natural springs/seeps create similar issues. In general there may be few opportunities to mitigate such occurrences.</p>
<p>Elizabeth De Oliveria</p>	<p>Old Spanish Trail and Las Piedras Rd</p>	<p>Maintenance: (Email) “A small concern: The two storm drains opposite each other on Old Spanish Trail in the dip near Las Piedras are NAKED. It seems like all the other storm drains I see have metal bars to prevent, say, soccer balls from going right down the drains. It seems like bars to stop major debris (and soccer balls) are standard issue for storm drains, but these are missing them. Should there be bars installed or should anything be done?”</p> <p>DPW response: DPW will evaluate this location during an upcoming tour of the neighborhood.</p>

<p>Mark Levaggi/ PJK 23</p>	<p>125 Foxwood Rd</p>	<p>New Project: (Email) 1. It looks like PRJ23 (Foxwood project) is prioritized which is great. It shows the following: “Project PRJ23 should include increasing capacity of pipes and valley gutters on Foxwood to 21” pipes and 30” wide by 15” deep semi-circle gutters. The driveway gutter off Foxwood should be cleared and increased to 30” wide by 15” deep. Furthermore, this project requires adding a 30” diameter pipe from Foxwood to Ramona Road where the pipe will discharge onto the existing paved street.”</p> <p>It says this, but on the Map of the improvements it does not show a new pipe going in under the gravel portion of Foxwood Road across the street from my driveway. (see picture where I circled in red below) . This would have to be increased in size as well. Do you know if this is just an oversight on the Map and that indeed the pipe under the gravel portion of the street heading towards Sonya’s will be increased to 21”?</p>  <p>Also, it states the gutters will be increased to 30” wide by 15” deep on Foxwood and down the 115 driveway. Not sure if you can really do this without taking out 2ft of street and our street is too narrow at that point to really be able to do that! I am thinking instead that they should just increase the length of the 21” underground pipe that starts under your driveway all the way down under the gravel part of Foxwood to the 115-driveway eliminating the need for a 30” gutter on lower Foxwood, instead putting a smaller gutter with a catch basin just before the gravel portion of Foxwood. Mr. Levaggi would like to meet with DPW.</p> <p>DPW response: DPW will contact Mr. Levaggi and visit this location during an upcoming tour of the neighborhood. Related to 135 Foxwood and partial work on PROJ23.</p>
<p>Dorrell?</p>	<p>1044 Los Trancos Rd</p>	<p>Maintenance: “County filled up gutters which caused problems in Los Trancos Woods (LTW).” <i>(Smernoff: This was not on the printout we reviewed. Dorrell was not at the meeting so not sure who made the comment).</i></p> <p>DPW response: This location does have a drop inlet that clogs due to large trees directly overhead. Diligent maintenance may be the only solution?)</p>

Review of Proposed Fire Safety Projects and former District Lands Maintenance with Woodside Fire Protection District (WFPD)

At the meeting, CAC member Bill Tagg reviewed the proposed 3-year plan and budget. Tagg noted that LTCMD's emergency response expenditures are for future needs.

General comments **from the public** included:

3 YR Budget Comments:

1. Tagg noted that this 3 YR budget's purpose is to be flexible so that any excess funds continue into the next fiscal year.
2. "Change the line item, 'Emergency Response' to 'CERRP / Emergency Response'. Make sure that CERRP explains how they will be using the funds per year."
3. Consensus that most attendees supported purchase of a truck mounted wildland fire pump w/hose reel but a small number of residents would like to see it located exclusively in LTW/VV. However, WFPD & DPW will need to review the use of the new pump unit outside the CMD boundaries. Is it an allowable expense?
WFPD Response: If the pump is not an allowed expensed for the CMD, Woodside Fire will purchase the fire pump. It is not feasible to locate the pump offsite in that regular maintenance is required and a quick response would be impossible if it not located within the fire house.
4. The CAC recommendations for increasing funding to \$60k, \$70k and \$80k for home hardening program for the next three years was unanimously supported.
5. "Watch out for a creeping Fire Safety budget."

Specific Home Hardening Program Comments:

6. Should an 'earthquake shut off gas valve' incentive be added to the list of home hardening incentives?"
WFPD Response: Gas valve has been added to incentives.
7. Home hardening incentive: "how do dual paned, tempered glass windows help during a fire vs. single pane?"
WFPD Response: Non tempered glass melts at 600 degrees F. Dual-paned tempered glass has two sheets of glass each melting at 1400 degrees F. Don is going to get the url of a good video on the subject.
8. "WFPD should prepare an 'approved materials and specs' inclusive of earthquake safety requirement for its home.
WFPD Response: Woodside fire does not publish a list of approved materials because materials and manufacturers change rapidly and they cannot endorse product due to liability. They will discuss any proposed material for a specific project with homeowners.

9. “How much difference is there between earthquake vs. fire safety approved materials?” For example, plywood shear walls are not fire safe yet required for earthquake retrofitting. It was noted that a ply shear wall can be faced with Hardie board or corrugated metal to make fire safe and can protect the structure for roughly one hour.
WFPD Response: Same answer as item 8.

Other Service Comments:

10. “Just past 5 Joaquin Rd, there are 5 trees hanging by a thread.”
WFPD Response: These trees are believed to be on private property. This will be referred to the DPW (Department of Public Works) since they did tree work there to keep Alpine Road passable recently.

Lake Area/former district lands:

11. a.) “There are not enough funds in pulling weeds and thistles around the lake and 126 Lake Rd. Lands need more work especially the uphill area above the red shed and on the corner of LT Circle and Lake Rd. Timing is important. Removing thistle and weeds in early Spring especially with the continuing rains is the perfect time since funds and labor are available.”
- b.) Lake area: (Email) “Concerned with lake area brush removal. Coyote bush that was a background to the sitting area was removed completely rather than being cut back so that it could re-grow. Very stark and unattractive now. Are there plans to plant natives to fill in again? More care should be taken to include aesthetics and wildlife habitat of lake area property in general during brush removal – to the standards of “Go Native”.

WFPD Response: Broom pulling has been already done this year, taking advantage of the wet soil. Planting native plants has been tried in the past without success, in part because irrigation needed during the first three years is not possible.

Los Trancos Road:

12. Along Los Trancos Road (by email): “as you’re heading downhill on the right side past the riparian area, a lot of the trees and brush have grown heavy and thick close to the roadway. There’s only so much weed whacking that can be done in this section as it is mostly trees and brush but if possible, it would be good to see if WFPD would be willing to do some significant trimming of these sections to allow more protection along the roadway in the event of an evacuation.”
WFPD Response: This area is in Santa Clara County and is outside of the Maintenance District’s area.

Other comments - planting new natives:

13. a.) Planting of Native Plants under downed trees (Email): “My suggestion is this: there have been trees being cut down either for fire prevention, from rainstorms, or for having died from disease / infestation. Example of this is the big trees cut down last year on the entrance of the trail at OST between the two lakes. I would hate to see the vegetation getting thinner over time for loss of trees and plants.

b.) **Could we have a plan to replace lost trees & plants?** The reason I'm very sensitive about this is because I have seen how lack of progressive care changes the environment gradually and in the end drastically. Where we used to live in Mountain View is a great example. When we moved into the house, it was surrounded by large redwood trees and variety of other trees and plants. In fact, there was such dense vegetation that we were not aware that we were very close to El Camino and Highway 85. People came to visit were surprised to find that we seemed to be living in "Woodside" in the middle of Mountain View. However, over the years, the trees started dying due to old age, disease, etc. The dead trees were not replaced by their property owners and suddenly we saw a big office building in front of us that we didn't even know existed. As more trees died off, noise from streets and highway started reaching us. More importantly, however, due to lack of shades from trees and plants, the ground is dried up quickly, which in turn killed microorganisms and the ground became infertile. Now it is near impossible for natural plants or trees to take root. The environment has changed so much that one could hardly recognize this was the same house we bought years ago. It would take so much more care and water and many years of planning and dedication to get it back to how it was, and it is increasingly difficult if not impossible for people to commit the resources."

WFPD Response: It was thought that it was better to use the fire departments' expertise and the limited funds to minimize the spread of fire.

Non-LTCMD Comments:

14. "Cal Water's water tank on Old Spanish Trail does not have enough water for fighting fires." Nancy Freire and Mike Ward will talk to the CAL Water Bear Gulch's GM about this situation.

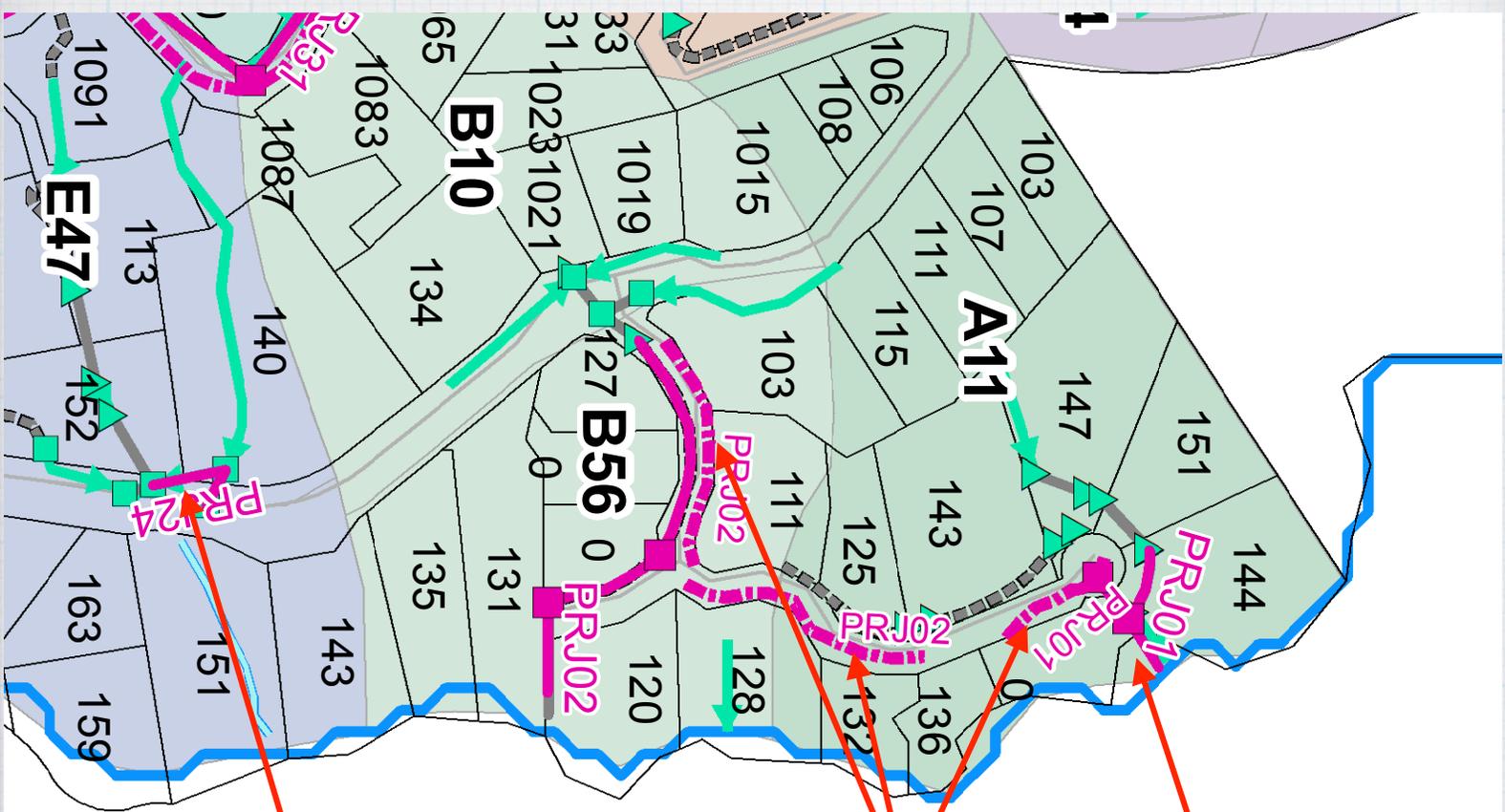
WFPD Response: Denise will discuss with the local Cal Water manager.

**3-year project plans and budgets for
Stormwater Management &
Fire Safety and former District Lands Maintenance
are on the pages following**

Los Trancos County Maintenance District
Stormwater Management Project Prioritization & 3 Year Budget Estimate July 1, 2017 - June 30, 2020
San Mateo County Department of Public Works (DPW)

	DPW Estimate	Subtotals:
1. Complete FY 16-17 projects:		
1.1 Completed: Alpine Road berm in County area; install strategic runoff improvements.	\$45,000	
Additional analysis of new curb system, install cuts/flumes in 2-3 locations as needed.		
1.2 Construct culvert system from Carmel Way to Los Trancos Creek. SW #1.	\$85,000	\$130,000
Real property/homeowners in easement discussions.		
2. Proposed FY 17-18 projects (construction anticipated summer 2017)		
2.1 Storm drain and culvert system on lower Ramona Road to replace open ditch system. SW#24.	\$25,000	
2.2 Construct curbs along Carmel Way to manage water flow. Excludes drainage onto Chiquita which has been improved. SW #2.	\$90,000	
2.3 Construct curbs or pipes on lower Los Trancos Rd. SW #3.	\$64,000	
2.4 Construct improved ditches, curbs and culverts adjacent to and below Vista Verde Way. SW #9.	\$155,000	\$334,000
3. Proposed FY 18-19 projects		
3.1 Investigate and clear or repair culverts 280 and 281 to eliminate system blockage. Install new inlet and junction structures to improve water capture off of Los Trancos Road. SW #23 partial, #29a partial.	\$50,000	
3.2 Install gutter improvements within street and down driveway between Foxwood Rd. and Ramona Rd. SW# 23 partial.	\$50,000	
3.3 Combination of culvert and gutter improvements on Los Trancos Road between Foxwood and 1124 Los Trancos Road. SW#31.	\$150,000	\$250,000
4. Proposed FY 19-20 projects		
4.1 Divert water to Blue Oaks subdivision from Los Trancos Road. SW #27.	\$85,000	\$85,000
Total Projected 3 Year Budget July 2017 – June 2020 (2.-4.)		\$669,000

Carmel and Ramona Road Projects



DPW 1.2 \$85,000
SW p. 3-9 & 3-10

DPW 2.2 \$90,000
SW p. 3-9 & 3-10

DPW 2.1 \$225,000
SW p. 3-10

Vista Verde and Old Spanish Trail Project



DPW 2.4 \$155,000
SW p. 3-25 & 3-26

Los Trancos County Maintenance District Fire Safety Program

*Woodside Fire Protection District
3 YR Budget Proposal*

Woodside Fire Proposal

Agreed upon Budget

Description	Per Year	3 Yr Total	Year 1	Year 2	Year 3	3 yr Total
Extra Chipping Event (2-3 days)	up to \$2,500	\$7,500	\$2,500	\$2,500	\$2,500	\$7,500
Hazard Tree Removal	up to \$7,500	\$22,500	\$7,500	\$7,500	\$7,500	\$22,500
Broom & Invasive Vegetation Eradication	up to \$2,500	\$7,500	\$2,500	\$2,500	\$2,500	\$7,500
Continue Shaded Fuel Break along Los Trancos Road	up to \$7,500	\$22,500	\$7,500	\$7,500	\$7,500	\$22,500
Lake Area & Area Around Lakes. Weed clearing per year including Scotch Broom pulling & Thistle removal.	up to \$5,000	\$15,000	\$5,000	\$5,000	\$5,000	\$15,000
Alpine Road Maintenance * Yr 2 & 3 Only	up to \$2,500	\$5,000		\$2,500	\$2,500	\$5,000
Advertising/Postage for information Mailers & Banners	up to \$1,000	\$3,000	\$1,000	\$1,000	\$1,000	\$3,000
Truck Mounted Wildland Fire Pump w/ Hose Reel *Yr 1 only	up to \$10,000	\$10,000	\$10,000			\$10,000
WFPD Inspector, FM & Administrative Cost	up to \$10,000	\$30,000	\$10,000	\$10,000	\$10,000	\$30,000
Contingency	up to \$8,000	\$24,000	\$20,000	\$20,000	\$20,000	\$60,000
HOME HARDENING & DEFENSIBLE SPACE INCENTIVES Mission: To collectively protect the entire LTCMD community while developing a fair program that allows every resident to participate.	up to \$50,000	\$150,000	\$60,000	\$70,000	\$80,000	\$210,000
Emergency Response			\$2,500	\$2,500	\$2,500	\$7,500
Totals		\$297,000	\$128,500	\$131,000	\$141,000	\$400,500

*Highlighted areas bring attention to different proposed and agreed upon budget amounts or categories.