Appendix A

Initial Study

ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1. Project Title:	The Cordoba Center
2. Lead Agency Name and Address:	County of Santa Clara 70 West Hedding Street, 7th Floor East Wing San Jose, CA 95110
3. Contact Person and Phone Number:	Chris Hoem, Senior Planner (408) 299-5784
4. Project Location:	14065 Monterey Road, San Martin, CA 95046-9548 (Assessor's Parcel Number 779-06-002)
5. Project Sponsor's Name and Address:	South Valley Islamic Center (SVIC), P.O. Box 1777, Morgan Hill, CA 95038
6. General Plan Designation:	Rural Residential
7. Zoning:	General Use and Rural Residential: RR-5Ac-d1-sm (51.4%) / RR-5Ac-d1 (48.6%)
8. Description of Project:	See Draft EIR Chapter 3, "Project Description"
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)	The northern boundary of the site parallels Llagas Creek. The parcel south of the site is actively farmed. Land uses to the west consist of rural residences and associated farming practices. The San Martin Airport, a general aviation airfield operated by Santa Clara County, is located about 1.5 miles southeast of the site, adjacent to U.S. Highway 101. The industrial land uses east of Monterey Road are separated from the site by the Union Pacific railroad tracks that parallel the eastern side of the road.
10. Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)	See Draft EIR Chapter 3, "Project Description"

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? *Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.*

On February 27, 2017, the County of Santa Clara County requested from the Native American Heritage Commission an AB 52 Tribal Consultation List containing the names and addresses of tribal representatives with traditional lands or cultural places within the boundaries of the County. On March 7, the County sent letters to these tribal representatives notifying them that the Cordoba Center application is complete. The County did not receive any requests for consultation from any of the contacted tribal representatives within the 30-day notification period.

See Section 3.17, "Tribal Cultural Resources" for a discussion of the status of AB 52 compliance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

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

☒ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ 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.

Signature	Date
Manira Sandhir, AICP	Principal Planner
Printed Name	Title
Santa Clara County	
Agency	

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-than-Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
I. Aesthetics. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

1.1 Environmental Setting

Aesthetic resources are the natural and built features of the landscape that contribute to the public's experience and appreciation of the visual environment. Santa Clara County has identified the following scenic resources as important to the character and quality of the county: hillsides and mountains, creeks and streamsides, baylands, ranchlands, agricultural lands, and parks (Santa Clara County 1994a:5H-1–5H-2). Aesthetic impacts would occur if a project's presence would substantially and negatively alter the scenic character and quality of the landscape.

The project site is located in the southern Santa Clara Valley in an unincorporated area of the County between the City of Morgan Hill and community of San Martin. The 15.8-acre project site is located west of U.S. Highway 101 (U.S. 101) and fronts Monterey Road. The site is currently vacant. The northern boundary of the site parallels Llagas Creek. An east-west trending bedrock ridge spans the northern boundary of the project site separating the flat area of the site from the creek corridor and blocking views of the creek channel from most of the project site. Most of the site is currently grassland, but along the crest and steep northern slope of the ridge there are several scattered oak trees associated with the riparian area along Llagas Creek. A large eucalyptus and a valley oak are located near the center of the site.

The immediately surrounding landscape can be characterized as mostly flat, except for the Llagas Creek corridor north of the site, and partially developed with a mix of small agricultural operations and large-lot rural residences west of Monterey Road and large industrial facilities east of Monterey Road. Views in the vicinity of the project site include the foothills of the Diablo Range to the east and the foothills of the Santa Cruz Mountains to the west. No State-designated scenic highways or state highways that are eligible for such designation are located near the project site. However, U.S. 101 is identified in the *Santa Clara County General Plan* (1994b:G-24) as a state highway that deserves attention by the State Legislature for addition to the "California Master Plan of State Highways eligible for Official Scenic Highway Designation." U.S. 101 is 0.65 miles from the project site. Santa Teresa Boulevard (Blvd.) is a County-designated scenic route and is 0.60 miles from the project site.

Any development on the project site is subject to design review, because it is located in the Santa Clara Valley Viewshed (designated –d1 on the County's zoning maps). As detailed in Chapter 3.20, Section 3.20.040, -d1 District (Santa Clara Valley Viewshed) of the *Santa Clara County Zoning Ordinance*, this combining district is intended to minimize the visual impacts of structures and grading on the natural

topography and view from the valley floor, using a combination of supplemental development standards, design guidelines, and design review requirements.

Furthermore, the San Martin Planning Area includes a set of special area land use policies within the *Santa Clara County General Plan* (1994b). These policies augment the policies contained in the base land use designations for the San Martin Planning Area, such as the Rural Residential designation, and include governing policies for the San Martin Commercial Use Permit Area and the San Martin Industrial Use Permit Area. The County has also adopted the *San Martin Integrated Design Plan and Guidelines* (1995) which contains design guidelines for non-residential uses, drainage, circulation, and rural residential subdivision and cluster subdivision.

1.2 Discussion

a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. The 15.8-acre project site is located west of U.S. 101 and abuts Monterey Road (see Exhibit 3-2 of Chapter 3, "Project Description"). The project site is currently vacant and is covered primarily with grasslands and a few scattered oak trees with a large eucalyptus tree and valley oak tree located near the center of the site. The northern boundary of the project site parallels Llagas Creek and associated riparian vegetation. An east-west trending bedrock ridge spans the northern boundary of the project site separating the flat area of the site from the creek corridor. The site is within the San Martin Planning Area and is located within a -d1 design review combining district (Santa Clara Valley Viewshed), which Santa Clara County has designated as a visually-sensitive area because it includes hillsides visible from the valley floor. The proposed landscaping would provide some visual screening of the buildings. However, because the parcel is in the Santa Clara Valley Viewshed, and the ridgeline may be visible from the valley floor, development of the parcel may cause adverse visual impacts on hillside lands immediately visible from the valley floor. Therefore, the project's impact to scenic vistas is potentially significant and will be analyzed further in the Draft EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less-than-Significant Impact. No designated state scenic highways exist in the project area. The project site is not visible from Santa Teresa Blvd., a County-designated scenic route or from U.S. 101, which has been identified by the County as a highway that deserves attention by the State Legislature for addition to the "California Master Plan of State Highways eligible for Official Scenic Highway Designation." Further, there are no historic buildings or structures within the project site, and the site does not contain rock outcroppings (Santa Clara County n.d.). Two large trees, a eucalyptus and a valley oak, located near the center of the site would be removed. Neither of these trees have been designated heritage trees, and they would be replaced with orchard trees and oak trees around the mosque and community center buildings. The ridge along Llagas Creek could be considered a scenic resource. A boy's and girl's tent camp, including two 290-s.f. bathhouses and 14 square wooden tent platforms (12 foot by 12 foot), and the two 5,000-gallon water tanks (up to 12 feet in height) to support the project, would be located on a portion of the ridge in the northwest corner of the project site. However, given the limited extent and low profile of these structures, as well as the temporary nature of the tent camp, these project features would not substantially alter the ridge. For all the reasons above, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Therefore, this impact is less than significant and will not be analyzed further in the Draft EIR.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The project site is currently vacant and consists of grassland and scattered oak trees. The vicinity is mostly a rural residential area, with some agricultural use and neighboring industrial facilities. The project would include buildings, internal driveways, and outdoor recreation areas that may be

visible from Monterey Road and nearby residences. The buildings have been designed to evoke the character of Mission-era architecture, and the landscaping plan includes drought-tolerant species that are either native to Santa Clara County or other areas of the world with Mediterranean climates. These design elements are intended to reflect the rural landscape of southern Santa Clara County. However, because implementation of the project would substantially change the visual condition on the site, the impact related to changes in the scenic character and quality of the project site and surrounding areas is considered to be potentially significant and will be evaluated further in the Draft EIR.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The proposed project would add exterior lighting on a site where there is currently no lighting. In addition, the site is located in a rural area with a low number of light sources. Therefore, this impact is potentially significant and will be evaluated further in the Draft EIR.

2 AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
II. Agriculture and 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, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning 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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) 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?	☐	☐	☒	☐

2.1 Environmental Setting

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) classifies agricultural land in eight categories based on soil quality, irrigation status, and recent farming activity. As shown on Exhibit 2-1, FMMP classifies the project site as Grazing Land and Other Land, neither of which are important farmland in the FMMP classifications. Adjacent parcels include Farmland of Local Importance to the south, Urban and Built-Up Land to the north and east, and Grazing Land and Other Land to the west.

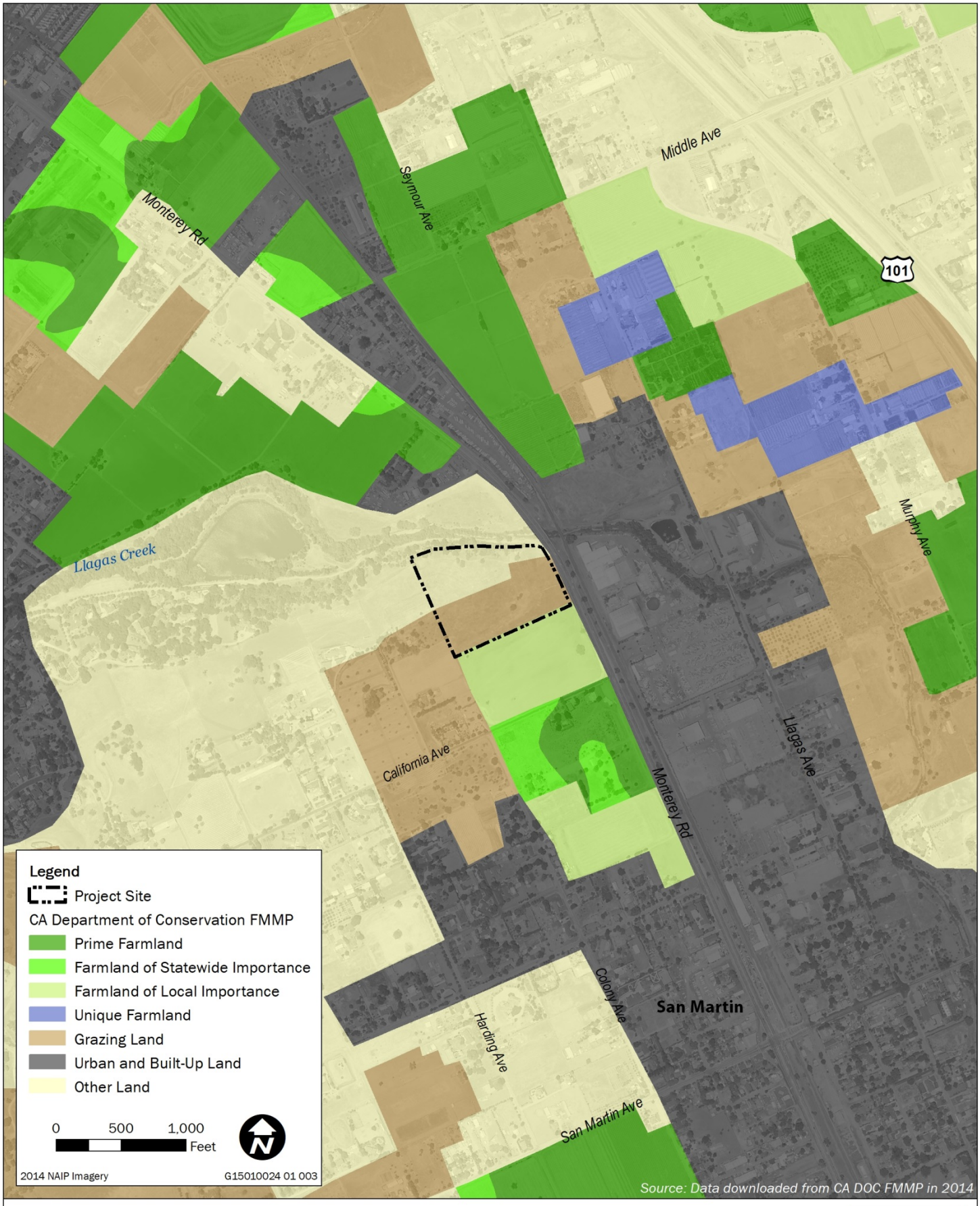

Exhibit 2-1 **Farmland Designations**

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of preserving agriculture and restricting unnecessary conversion to urban uses. Under the contract, landowners receive reduced property tax assessments based on the property's value for farming and open space uses as opposed to full market value. The project site is not subject to a Williamson Act contract.

"Forest land" is defined in Public Resources Code (PRC) Section 12220(g) as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The riparian area on the north face of the ridge may qualify as forest land.

"Timberland" is defined in PRC Section 4526 as land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. The site does not contain any timberland. The Zoning Districts on the property are Rural Residential (RR-5Ac-d1), and General Use (A1-5Ac-d1).

2.2 Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site is classified as Grazing Land and Other Land, which are not important farmland classifications in the FMMP system. Thus, development of the project site would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important to non-agricultural use. No impact would occur and this impact will not be evaluated further in the Draft EIR.

b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact. The project site is zoned Rural Residential and General Use and is not subject to a Williamson Act contract. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act Contract. No impact would occur and this impact will not be evaluated further in the Draft EIR.

c) Conflict with existing zoning 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))?

No Impact. The project site does not contain any timberland or forest land, as defined by the PRC, that would be altered by the proposed project. A wooded area associated with the riparian corridor of Llagas Creek may qualify as forest land; it is located over 150 ft. from the proposed development area. Trees in this area would not be removed or altered as a result of the project, and the project would not conflict with the preservation or use of the riparian corridor. Implementation of the project would result in no impact and this impact will not be evaluated further in the Draft EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. See discussion under item c) above.

e) 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?

Less-than-Significant Impact. See items a) through d). The project would not be located on land zoned or designated by the County for exclusive agricultural use, and the project site is not currently used for agriculture; therefore, the project would not directly convert Farmland to non-agricultural use.

Indirect impacts on forest land and Farmland can occur in two ways: (1) by urban development increasing property values, or extending infrastructure, thereby placing pressure on adjacent forest land or Farmland to convert to non-forest or non-agricultural use; or (2) through land use conflicts between the proposed use and the forest or agricultural use leading eventually to the diminishment of the forest or agricultural use. The proposed religious center would not add residents or substantial numbers of employees to the area. A worship and community center, as a land use, does not typically create demand for development of surrounding property. However, it could affect property values or otherwise increase development pressure on vacant land in the vicinity. The County's General Plan and Zoning Ordinance protects the existing agricultural resource. The proposed project is a permitted use in some parts of the rural area, subject to a Use Permit; urban size, scale, and intensity of use is not envisioned in the Santa Clara County General Plan and Zoning Ordinance and the permitting process would prevent an indirect impact on farmland as a result of this project.

The project would require the extension of an existing 8-inch diameter water main, which is located on California Avenue, about 135 feet from its intersection with Monterey Road. The water pipeline extension would be sized to serve the proposed project and would not be sized or extended in such a manner that development pressure would be placed on nearby properties (thus resulting in indirect conversion of farmland). This impact is less than significant and will not be evaluated further in the Draft EIR.

3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

3.1 Environmental Setting

The project site is located in Santa Clara County, which lies in the San Francisco Bay Area Air Basin (SFBAAB). Air quality within Santa Clara County is regulated by such agencies as the U.S. Environmental Protection Agency (EPA) and California Air Resources Board (CARB) at the federal and state levels, respectively, and locally by the Bay Area Air Quality Management District (BAAQMD). EPA and CARB have set ambient air quality standards for certain air pollutants to protect the public health and welfare. EPA has established National Ambient Air Quality Standards for the following criteria pollutants: carbon monoxide (CO), ozone (O_3), sulfur dioxide (SO_2), nitrogen dioxide (NO_2), inhalable particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and lead (Pb). CARB has set California Ambient Air Quality Standards that are the same or are more stringent than the corresponding federal standards. The California Ambient Air Quality Standards also include standards for sulfates, hydrogen sulfide, and visibility.

With respect to ozone, Santa Clara County is currently designated as a nonattainment area for the 1-hour state ambient air quality standard and the 8-hour state and national ambient air quality standards (BAAQMD 2017). Ozone is primarily a problem in the summer, when prevailing seasonal northerly winds carry ozone precursors southward across the county. Santa Clara County is designated as a nonattainment area for the state PM_{10} (i.e., respirable particulate matter with an aerodynamic diameter of 10 micrometers or less) standard and unclassified for the national PM_{10} standard. The County is designated as nonattainment for the state and national $PM_{2.5}$ (i.e., respirable particulate matter with an aerodynamic diameter of 2.5 micrometers or less) standards (BAAQMD 2017). The County experiences many exceedances of the $PM_{2.5}$

standard each winter, due to high population density, wood smoke, industrial and freeway traffic, and poor wintertime air circulation caused by extensive hills to the east and west that block wind flow into the region.

BAAQMD seeks to improve air quality conditions in Santa Clara County through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues. The clean air strategy of the BAAQMD includes the development of programs for the attainment of ambient air quality standards, adoption and enforcement of rules and regulations, and issuance of permits for stationary sources. BAAQMD prepared the *2010 Multi-Pollutant Clean Air Plan* (2010a), which defines a strategy to: (1) reduce emissions and decrease ambient concentrations of harmful pollutants; (2) safeguard public health by reducing exposure to air pollutants that pose the greatest health risk, with an emphasis on protecting the communities most heavily impacted by air pollution; and (3) reduce greenhouse gas (GHG) emissions to protect the climate. In compliance with the requirements set forth in the California Clean Air Act, the plan specifically addresses the nonattainment status for ozone and, to a lesser extent, PM_{10} and $PM_{2.5}$.

BAAQMD adopted construction- and operational-related screening criteria for the evaluation of projects under CEQA in June of 2010 (BAAQMD 2010b; BAAQMD 2010c), which provide a conservative indication of whether a proposed project could result in potentially significant air quality impacts. If all screening criteria are met by a proposed project, no significant impacts to air quality would occur. In accordance with BAAQMD guidance, construction activities that are below the applicable operational screening size, include BAAQMD-recommended dust control measures, and do not include extensive construction activities, would not result in significant air quality impacts from construction activities. Operational-related screening criteria provide development intensity limits by land use type (e.g., residential dwelling units, commercial square footage) to be compared to a proposed land use development. The development intensity limits are based on conservative emissions modeling for each land use type, and, therefore, projects that do not exceed screening development limits would not exceed BAAQMD operational thresholds of significance (BAAQMD 2010b).

The proposed Cordoba Center would be considered a "place of worship," a land use included in the BAAQMD screening criteria. Thus, this analysis relies on the screening criteria BAAQMD has adopted for the evaluation of criteria air pollutants and precursors generated by construction and operational activities for places of worship.

3.2 Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less-than-Significant Impact. The emissions inventories used to develop a region's air quality attainment plans are based primarily on projected population growth and vehicle miles traveled (VMT) for the region, which are based, in part, on the planned growth identified in regional and community plans. Therefore, projects that would result in increases in population or employment growth beyond that projected in regional or community plans could result in increases in VMT above what is identified in the attainment plan, resulting in increases in mobile source emissions that could conflict with a region's air quality planning efforts. Increases in VMT beyond what is projected in area plans generally would be considered to have a significant incremental adverse effect on the region's ability to attain or maintain state and federal ambient air quality standards.

The proposed project is intended to serve an unmet need for existing community members and would not, therefore, be growth inducing. Project construction activities would be temporary and the construction timing and intensity would not be long enough or great enough to cause substantial relocation of construction workers to the local vicinity. Operation of the proposed project would not create a significant number of permanent jobs (i.e., two full time positions) that would require employees to relocate to the area. Because the proposed project is consistent with the land use designations of the *Santa Clara County General Plan* (Santa Clara County 1994b) and would not change the amount of development projected, it would be consistent with the population growth and VMT projections for the SFBAAB contained in the BAAQMD's Clean Air Plan. Consequently, project implementation would not conflict with or obstruct implementation of BAAQMD's air quality planning efforts. Furthermore, the project is not anticipated to result in the use of

heavy-duty off-road equipment past the short-term construction phase (approximately 2 years) or the operation of any major stationary emission sources. Finally, as discussed in item b) below, the project meets all BAAQMD screening criteria for construction and operational-related criteria air pollutants and precursors, and thus would not result in substantial air pollutant emissions that would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, implementation of the proposed project would not conflict with or obstruct implementation of any air quality planning efforts. This impact is less than significant, and will not be evaluated further in the Draft EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less-than-Significant Impact. The project includes development of an 8,900-square-foot mosque and associated 14,500 square foot community building. The project would result in emissions of criteria air pollutants and ozone precursors from construction and operations, which are discussed separately below.

Criteria Air Pollutants and Ozone Precursors

Construction is assumed to last approximately 4 years and would consist of four basic phases: rough grading, infrastructure improvements, structure construction, and installation of orchard and open space improvements. The project does not include demolition, and no more than two construction phases would occur simultaneously. Cut and fill activities associated with grading would be balanced over the site to limit the need for import or export of materials. An estimated 705 cubic yards would need to be exported off-site. Equipment used during project construction that would generate emissions may include graders, dozers, excavators, scrapers, other tractors, cranes, forklifts, generator sets, curb equipment, pavers, paving equipment, rollers, welders, and air compressors. Regarding the construction-related criteria air pollutants and precursors, BAAQMD has adopted screening criteria of 277 thousand square feet for places of worship (BAAQMD 2010b:3-2). The project is below the applicable screening size. Furthermore, as specified in the Draft EIR Project Description, all *Basic Construction Mitigation Measures* specified by BAAQMD would be included in the project design and implemented during construction to reduce dust and exhaust emissions. Therefore, construction-related emissions of criteria air pollutants and ozone precursors would not be substantial.

Operation of the project would result in no stationary source emissions and some mobile source emissions generated by increased vehicle trips to and from the project site. Daily use of the site is estimated to be 100 to 150 individuals at one time for a maximum of 200 people at the Friday "jummah" prayers, with special events attracting up to 500 attendees. Regarding the operation-related criteria air pollutants and precursors, BAAQMD has adopted screening criteria of 439 thousand square feet for places of worship. The project is below the applicable screening size and, thus, operational emissions of criteria air pollutants and ozone precursors would not be substantial.

Therefore, the project meets all BAAQMD screening criteria for construction and operation-related criteria air pollutants and precursors and thus would not result in substantial construction- or operation-related air pollutant emissions that would violate any air quality standard or contribute substantially to an existing or projected air quality violation. This impact is less than significant and will not be evaluated further in the Draft EIR.

Carbon Monoxide

CO concentration is a direct function of vehicle idling time and, thus, traffic flow conditions. Under specific meteorological conditions, CO concentrations near congested roadways and/or intersections may reach unhealthy levels with respect to local sensitive land-uses such as residential areas, schools, and hospitals. Occurrences of elevated localized CO concentrations (i.e., "hotspots") are often associated with heavy traffic congestion, which most frequently occurs at signalized intersections of high-volume roadways.

The proposed project is not a type of land use that is anticipated to be a major trip generating land use. It would be used by roughly 100 to 150 individuals at any given time per day with special events attended by up to 500. BAAQMD has established preliminary screening methodology that provides a conservative

indication of whether the implementation of the proposed project would result in CO emissions that exceed the thresholds of significance. According to the BAAQMD screening methodology, projects consistent with a local congestion management plan, in this case the Valley Transportation Authority's (VTA) 2013 *Congestion Management Program*, and would result in fewer than 44,000 vehicles per hour during operation, are not anticipated to produce substantial CO. Because the proposed project is consistent with the *2013 Congestion Management Program* (VTA 2013) and the project, in its operational phase, is not expected to increase traffic volumes at affected intersections to more than 44,000 vehicles per hour, operational-period CO emissions are less than significant and will not be evaluated further in the Draft EIR.

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)?

Less-than-Significant Impact. The SFBAAB is currently designated as a nonattainment area for state and national ozone standards and nonattainment for the state PM_{10} standards and state and national $PM_{2.5}$ standards. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. As explained in BAAQMD's CEQA Guidelines, and consistent with CEQA, if a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant (BAAQMD 2010b).

In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Therefore, additional analysis to assess cumulative impacts is unnecessary.

As discussed in the analysis under item b) above, project-generated emissions would not exceed applicable thresholds and, therefore, would not violate or contribute substantially to an existing or projected air quality violation. As a result, project-generated emissions of criteria air pollutants and precursors would not be cumulatively considerable. This impact is less than significant and will not be evaluated further in the Draft EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less-than-Significant Impact. Land uses near the project include an industrial facility east of Monterey Road, as well as a few scattered rural residences to the southwest. The closest sensitive receptor to the project site is a residence located 500 feet to the west. As discussed in item b) above, project implementation would not result in emissions of criteria air pollutants and precursors or local carbon monoxide emissions that would expose sensitive receptors to substantial pollutant concentrations. Diesel PM is the focus of this discussion because, according to CARB, the potential cancer risk from the inhalation of diesel PM outweighs the potential for all other (non-cancer) health impacts (CARB 2003, 2013).

Project-related construction activities would result in short-term emissions of diesel particulate matter exhaust associated with diesel-fueled engines (diesel PM) from on-site construction equipment and on-road trucks delivering/hauling equipment and materials to/from the project area. Diesel PM was identified as a toxic air contaminant (TAC) by CARB in 1998. Nearby sensitive receptors, which consist of residences to the southwest of the project site, could be exposed to increased levels of diesel PM during construction activities. The dose to which receptors are exposed is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the maximally exposed individual. Thus, the risks estimated for a maximally exposed individual are higher if a fixed exposure occurs over a longer period of time. Although there is a sensitive receptor within 500 feet of proposed construction activities, diesel is highly dispersive (Zhu et. al.

2002) and construction would occur over a relatively short period of time. This would limit the potential dose sensitive receptors would be exposed to. Furthermore, as discussed under item b) above, the project is below BAAQMD construction-related screening criteria and therefore, emissions of diesel PM during construction would not be substantial. Given the limited use of off-road, heavy-duty diesel equipment, the highly dispersive properties of diesel PM (Zhu et. al. 2002), and that the project is below BAAQMD screening criteria, this impact is less than significant.

The project would not include stationary sources of TAC emissions or land uses associated with the heavy use of diesel vehicles during operation. Mobile TAC emissions could result from project-generated traffic. However, as discussed above, although project-generated trips could increase traffic levels on local roadways, the vehicle trips generated by the project are expected to be relatively low. The resulting TAC emissions would not be expected to be substantial. Furthermore, as discussed under item b) above, the project is below BAAQMD operational-related screening criteria and, therefore, emissions of diesel PM during operation would not be substantial. This impact is less than significant and will not be evaluated further in the Draft EIR.

e) Create objectionable odors affecting a substantial number of people?

Less-than-Significant Impact. The project site is located roughly 200 feet west of an industrial facility and is adjacent to a few scattered rural residential units. The closest sensitive receptor to the project site is a residence located 500 feet to the west. Project-related construction activities would result in short-term emissions of diesel exhaust from on-site construction equipment and on-road trucks delivering/hauling equipment and materials to/from the project area. The diesel exhaust from the use of on-site equipment during construction activities would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance. Given the temporary nature of construction and the few sensitive receptors within the project vicinity, construction-related odor impacts would be considered less than significant.

BAAQMD provides odor screening distances for a variety of land uses such as composting facilities, coffee roasters, and chemical manufacturing plants. The proposed project is not considered an odor-generating land use. Vehicle traffic generated by the project would largely result from passenger cars, but may include diesel exhaust. The project would be served by two independent on-site wastewater treatment systems (OWTS) that would be located between the eastern parking lot, the community building, and the access road. The two leachfields would be located side-by-side, between the orchard and the cemetery. The OWTS would be installed and maintained per the requirements of the County OWTS Ordinance, codified in Sections B11-60 through B11-95 of the County Code, and would not typically generate substantial odors. Odors from OWTS are typically caused by malfunctioning systems, and even then, the odors are rarely noticeable beyond the property lines. Given the few sensitive receptors within the project vicinity and the lack of odor-generating land uses, the operation of the project would not create objectionable odors affecting a substantial number of people. This impact is less than significant and will not be evaluated further in the Draft EIR.

4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
IV. Biological Resources. Would the project:				
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 Wildlife or the U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☐	☒	☐
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.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) 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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

4.1 Environmental Setting

The project is located within the study area of the Santa Clara Valley Habitat Conservation Plan (VHP). The VHP identifies the site as Rural Development Not Covered and is not covered by the VHP.

Ascent's biologist conducted a biological resources reconnaissance survey on May 24, 2017. The survey area included the entire proposed project site. During the survey, general vegetation features and potential wildlife habitats were recorded and photographed.

The project site contains mostly overgrown ruderal vegetation, including non-native grasses such as wild oats (*Avena* sp.) and canarygrass (*Phalaris* sp.), as well as non-native thistle species such as Italian thistle (*Carduus pycnocephalus*) and yellow starthisle (*Centaurea solstitalis*). Other non-native forb species observed on the project site included mustard (*Brassica* sp.), white stemmed filaree (*Erodium brachycarpum*), purple salsify (*Tragopogon porrifolius*), field bindweed (*Convolvulus arvensis*), narrow leaved plantain (*Plantago*

lanceolata), field hedge parsley (*Torilis arvensis*), curly dock (*Rumex crispus*), chicory (*Cichorium intybus*), and white horehound (*Marrubium vulgare*). Native tree species on the project site included valley oak (*Quercus lobata*), coast live oak (*Q. agrifolia*), blue oak (*Q. douglasii*), California buckeye (*Aesculus californica*), and blue elderberry (*Sambucus nigra* ssp. *caerulea*). Native forbs on the project site included elegant clarkia (*Clarkia unguiculata*) and common gumplant (*Grindelia camporum*). A large non-native blue gum tree (*Eucalyptus globulus*) and a native valley oak tree were present in the center of the project site, while all other trees are located within the upland northern portion of the project site. A full inventory of plants on the project site was not completed during this reconnaissance survey. Vegetation within the relatively flat portion of the project site was up to 3 feet tall while some areas had been trampled by vehicles or animals (Exhibit 2). Vegetation within the sloped northern portion of the project site, which has an elevational gain of approximately 80 feet, was shorter and less overgrown. The northernmost portion of the project site contained some woodland habitat (e.g., blue oak, coast live oak) associated with Llagas Creek.

Wildlife and Habitat

Wildlife species observed during the survey are presented in Table 4-1. The most prominent features within the project site are the two large trees in the center of the site. Several bird species, including California scrub jay (*Aphelcocoma californica*), acorn woodpecker (*Melanerpes formicivorus*), and European starling (*Sturnus vulgaris*) were observed within the trees during the survey. A large, inactive nest was observed within the blue gum tree, and a pellet was observed on the ground below the nest. The pellet contained a Botta's pocket gopher (*Thomomys bottae*) skull. The nest and pellet indicated that a raptor (e.g., hawk or owl) was recently nesting or roosting within the blue gum tree. A protocol-level nesting bird survey was not conducted.

Evidence of burrowing mammals was observed throughout the project site. Most burrows observed were attributed to pocket gophers; however, there were several larger burrows likely attributed to California ground squirrels (*Otospermophilus beecheyi*). Ground squirrels were otherwise not observed during the survey. None of the ground squirrel burrows observed within the project site appeared to be large enough to host a burrowing owl (*Athene cunicularia*), and no signs of use by burrowing owls were observed (e.g., no bones, feathers, or whitewash). No protocol-level surveys for burrowing owl were conducted. Additionally, mule deer (*Odocoileus hemionus*) and coyote (*Canis latrans*) scat was observed, and a live vole was observed.

Burrowing owls, or signs of burrowing owl activity, were not observed within the project site. The overgrown vegetation within the project site does not provide optimal habitat for burrowing owls; however potentially suitable habitat may be present along the southern edge of the project site (adjacent to the plowed field), and within the northern upland portion of the project site.

Table 4-1 Wildlife Species Observed on the Project Site

Common Name	Scientific Name
Birds	
California scrub jay	*Aphelocoma californica*
Red-tailed hawk	*Buteo jamaicensis*
Red-shouldered hawk	*Buteo lineatus*
Turkey vulture	*Cathartes aura*
Killdeer	*Charadrius vociferus*
Rock pigeon	*Columba livia*
American crow	*Corvus brachyrhynchos*
House finch	*Haemorhous mexicanus*
Acorn woodpecker	*Melanerpes formicivorus*
Northern mockingbird	*Mimus polyglottos*
Spotted towhee	*Pipilo maculatus*

Table 4-1 Wildlife Species Observed on the Project Site

Common Name	Scientific Name
Chestnut-backed chickadee	*Poecile rufescens*
Bushtit	*Psaltriparus minimus*
European starling	*Sturnus vulgaris*
Swallow (unidentified species)	*Tachycineta* sp.
American robin	*Turdus migratorius*
Mourning dove	*Zenaida macroura*
Mammals	
Coyote (scat)	*Canis latrans*
Vole	*Microtus* sp.
Mule deer (scat)	*Odocoileus hemionus*
California ground squirrel (burrows)	*Otospermophilus beecheyi*
Botta's pocket gopher (burrows and skull)	*Thomomys bottae*
Reptiles	
Gopher snake (skin)	*Pituophis catenifer*

In addition to the field survey, Ascent's biologist conducted a search of the California Natural Diversity Database (CNDDB) for sensitive biological resources or special-status species that have been documented within a 5-mile radius of the project site. Based on a review of the CNDDB results (CDFW 2017), and documented species ranges, four special-status plant species and three special-status animal species may occur in the project area (Table 4-2 and 4-3). Special-status plant species include big-scale balsamroot (*Balsamorhiza macrolepis*), fragrant fritillary (*Fritillaria liliacea*), woodland woollythreads (*Monolopia gracilens*), and most beautiful jewelflower (*Streptanthus albidus* ssp. *peromoenus*). Special-status animal species include burrowing owl (*Athene cunicularia*), northern harrier (*Circus cyaneus*), and white-tailed kite (*Elanus leucurus*).

Table 4-2 Special Status Animal Species Known to Occur in the Project Region and their Potential for Occurrence in the Project Area

Species	Listing Status[1]		Habitat	Potential for Occurrence[2]
	Federal	State		
Amphibians and Reptiles				
California red-legged frog *Rana draytonii*	FT	SSC	Aquatic, artificial flowing waters, artificial standing waters, freshwater marsh, marsh & swamp, riparian forest, riparian scrub, riparian woodland, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters, south coast flowing waters. Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Not expected to occur. All known occurrences are approximately 2-4 miles from the project site, associated with Llagas Creek to the south, Coyote Lake to the east, and the Institute Golf Course to the northeast. While California red-legged frog could occur within Llagas Creek and the pond along Llagas Creek adjacent to the project site, this highly aquatic species rarely strays from streamside habitat. The project site is separated from this potentially suitable habitat by a road (Atherton Way), and a wooded hill that has a maximum elevation of approximately 400 feet. Because there is no suitable habitat within the project site, it is unlikely that California red-legged frogs would leave this potentially suitable habitat to enter the project site.

Table 4-2 Special Status Animal Species Known to Occur in the Project Region and their Potential for Occurrence in the Project Area

Species	Listing Status[1]		Habitat	Potential for Occurrence[2]
	Federal	State		
California tiger salamander *Ambystoma californiense*	FT	ST	Cismontane woodland, meadow and seep, riparian woodland, valley and foothill grassland, vernal pool, and wetlands. Need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	Not expected to occur. The nearest known occurrences of this species are about 1 mile southwest of the project site within suitable oak savanna habitat. The project site is disturbed, and is surrounded by agricultural, residential, and industrial properties, and roads. Connectivity to suitable habitat is insufficient, and it is unlikely that this species would occur in the project site.
western pond turtle *Emys marmorata*		SSC	Aquatic, artificial flowing waters, Klamath/north coast flowing waters, Klamath/north coast standing waters, marsh & swamp, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters, South coast flowing waters, South coast standing waters. A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6,000 feet elevation. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.3 mile from water for egg-laying.	Not expected to occur. The nearest known occurrence is approximately 5 miles east of the project site at Coyote Creek. Western pond turtle could occur within Llagas Creek and the pond along Llagas Creek adjacent to the project site. However, there is no suitable aquatic habitat within the project site. It is unlikely that Western pond turtle would leave potentially suitable habitat within Llagas Creek to enter the project site.
Birds				
burrowing owl *Athene cunicularia*		SSC	Coastal prairie, coastal scrub, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, and valley and foothill grassland. Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	May occur in some areas onsite. The nearest known occurrence is approximately 3.8 miles south of the project site. The project site grassland is overgrown and is generally too tall to provide optimal habitat for this species. However, some areas of the site along the southern boundary and the northern uplands may contain suitable habitat.
northern harrier Circus cyaneus		SSC	Coastal scrub, Great Basin grassland, marsh and swamp, riparian scrub, valley and foothill grassland, and wetlands. Coastal salt and fresh-water marsh. Nest and forage in grasslands, from salt grass in desert sink to mountain cienagas. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	Likely to occur. Suitable nesting habitat for northern harrier is present adjacent to the project site, and the species could forage within the project site. The species has been observed recently within approximately 1 mile of the project site (eBird 2017).
white-tailed kite *Elanus leucurus*		FP	Cismontane woodland, marsh and swamp, riparian woodland, valley and foothill grassland, and wetlands. Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	Likely to occur. Suitable nesting habitat is present within the woodland area along Llagas Creek adjacent to the project site. White-tailed kite could forage within the project site, and the species has been observed within approximately 1 mile of the project site (eBird 2017).
Fish				
steelhead - south-central California coast DPS *Oncorhynchus mykiss irideus*	FT		Aquatic, Sacramento/San Joaquin flowing waters, South coast flowing waters. Federal listing refers to runs in coastal basins from the Pajaro River south to, but not including, the Santa Maria River.	Not expected to occur. There is no suitable aquatic habitat within the project site.
Invertebrates				
Bay checkerspot butterfly *Euphydryas editha bayensis*	FT		Coastal dunes, ultramafic, valley and foothill grassland. Restricted to native grasslands on outcrops of serpentine soil in the vicinity of San Francisco Bay. California plantain (*Plantago erecta)* is the primary host plant; *Castilleja densiflora* and *C. exserta* are the secondary host plants.	Not expected to occur. While there are occurrences of this species within 5 miles of the project site, and occurrences of its host plant (California plantain) within 1 mile of the project site, this species requires serpentine grasslands to breed, and there is no serpentine soil within the project site.

Table 4-2 Special Status Animal Species Known to Occur in the Project Region and their Potential for Occurrence in the Project Area

Species	Listing Status[1]		Habitat	Potential for Occurrence[2]
	Federal	State		
Mammals				
American badger *Taxidea taxus*		SSC	Alkali marsh, alkali playa, alpine, alpine dwarf scrub, bog a fen, brackish marsh, broadleaved upland forest, chaparral, chenopod scrub, cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal dunes, coastal prairie. Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	Not expected to occur. Optimal habitat is not present within the project site. Suitable habitat for American badger includes grassland, which is present within the project site. However, there are several significant barriers that disrupt the connectivity of the grassland habitat in the area, including developed rural residential areas, agricultural land, and roads. The closest known occurrence is approximately 4.6 miles south of the project site.

Note: CNDDB = California Natural Diversity Database

[1] Legal Status Definitions

Federal:		State:	
E	Endangered (legally protected)	D	Delisted
T	Threatened (legally protected)	FP	Fully protected (legally protected)
D	Delisted	SC	Species of special concern (no formal protection other than CEQA consideration)
PT	Proposed Threatened	E	Endangered (legally protected)
		T	Threatened (legally protected)
		CT	Candidate Threatened

[2] Potential for Occurrence Definitions

Not expected to occur: Species is unlikely to be present in the project area due to poor habitat quality, lack of suitable habitat features, or restricted current distribution of the species.

May occur: Suitable habitat is available in the project area; however, there are little to no other indicators that the species might be present.

Likely to occur: The species, or evidence of its presence, was observed in the project area during reconnaissance surveys, or was reported by others.

Source: CNDDB 2017; eBird 2017

Table 4-3 Special Status Plant Species Known to Occur in the Project Region and their Potential for Occurrence in the Project Area

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	CRPR		
big-scale balsamroot *Balsamorhiza macrolepis*			1B.2	Ultramafic. Chaparral, valley and foothill grassland, cismontane woodland. Sometimes on serpentine. 115 to 4,806 feet in elevation. Blooms March-June.	May occur. The project site contains potentially suitable grassland habitat. The nearest known historic (1901, Calflora 2017) occurrence is less than 1 mile south of the project site, and the nearest current occurrence is approximately 4 miles to the west of the project site near Coyote Lake.
Coyote ceanothus *Ceanothus ferrisiae*	FE		1B.1	Ultramafic. Chaparral, valley and foothill grassland, coastal scrub. Serpentine sites in the Mt. Hamilton range. 492 to 1,509 feet in elevation. Blooms January-May.	Not expected to occur. The project site does not contain serpentine soil, and is located below the elevation requirements for this species. The nearest occurrences are approximately 4 miles north of the project site near Anderson Lake.
Santa Clara Valley dudleya *Dudleya abramsii* ssp. *setchellii*	FE		1B.1	Ultramafic. Valley and foothill grassland, cismontane woodland. On rocky serpentine outcrops and on rocks within grassland or woodland. 197 to 1,493 feet in elevation. Blooms April-October.	Not expected to occur. The project site does not contain any rocky serpentine outcrops. The nearest recent occurrence of this species is approximately 4 miles southeast of the project site

Table 4-3 Special Status Plant Species Known to Occur in the Project Region and their Potential for Occurrence in the Project Area

Species	Listing Status[1]			Habitat	Potential for Occurrence[2]
	Federal	State	CRPR		
Hoover's button-celery *Eryngium aristulatum* var. *hooveri*			1B.1	Vernal pools, wetland. Alkaline depressions, vernal pools, roadside ditches and other wet places near the coast. 3 to 164 feet in elevation. Blooms June-August.	Not expected to occur. There is no suitable vernal pool habitat, or other wetland habitat within the project site. The nearest known occurrence of this species is 4.6 miles southwest of the project site
fragrant fritillary *Fritillaria liliacea*			1B.2	Coastal scrub, valley and foothill grassland, coastal prairie, cismontane woodland. Often on serpentine; various soils reported though usually on clay, in grassland. 10 to 1,312 feet in elevation. Blooms February-April.	May occur. Potentially suitable grassland habitat is present within the project site. The nearest known occurrence of this species is approximately 4 miles north of the project site near Anderson Lake.
smooth lessingia *Lessingia micradenia* var. *glabrata*			1B.2	Ultramafic. Chaparral, cismontane woodland. Serpentine; often on roadsides. 394 to 1,378 feet in elevation. Blooms May-November.	Not expected to occur. The project site does not contain suitable chaparral or woodland habitat, nor does it contain serpentine soil. The nearest known occurrence is approximately 1.8 miles southwest of the project site.
arcuate bush-mallow *Malacothamnus arcuatus*			1B.2	Chaparral, cismontane woodland. Gravelly alluvium. 3 to 2,411 feet in elevation. Blooms April-September.	Not expected to occur. The project site does not contain suitable chaparral or woodland habitat. The nearest known occurrence is approximately 5 miles southwest of the project site.
woodland woollythreads *Monolopia gracilens*			1B.2	Ultramafic. Chaparral, valley and foothill grassland, cismontane woodland, broadleafed upland forest, north coast coniferous forest. Grassy sites, in openings; sandy to rocky soils. Often seen on serpentine after burns but may have only weak affinity to serpentine. 328 to 3,937 feet in elevation. Blooms February-July.	May occur. The project site contains potentially suitable grassland habitat. The nearest known occurrence is less than 1 mile southeast of the project site.
most beautiful jewelflower *Streptanthus albidus* ssp. *Peramoenus*			1B.2	Ultramafic. Chaparral, valley and foothill grassland, cismontane woodland. Serpentine outcrops, on ridges and slopes. 312 to 3,281 feet in elevation. Blooms March-October.	May occur. The project site contains potentially suitable grassland habitat. The nearest known occurrence is approximately 1.5 miles southwest of the project site.

Notes: USFWS = CRPR = California Rare Plant Rank; CNDDB = California Natural Diversity Database

[1] Legal Status Definitions

Federal:
E Endangered (legally protected by ESA)
T Threatened (legally protected by ESA)
State:
E Endangered (legally protected by CESA)
R Rare (legally protected by CNPPA)

California Rare Plant Ranks:
1B Plant species considered rare or endangered in California and elsewhere (protected under CEQA, but not legally protected under ESA or CESA)
2B Plant species considered rare or endangered in California but more common elsewhere (protected under CEQA, but not legally protected under ESA or CESA)

Threat Ranks
0.1 Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2 Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

[2] Potential for Occurrence Definitions

Not expected to occur: Species is unlikely to be present on the project site due to poor habitat quality, lack of suitable habitat features, or restricted current distribution of the species.

May occur: Suitable habitat is available at the project site; however, there are little to no other indicators that the species might be present.

Likely to occur: The species, or evidence of its presence, was observed at the project site during reconnaissance surveys, or was reported by others.

Sources: CNDDB 2016; Calflora 2016

4.2 Discussion

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 Wildlife or the U.S. Fish and Wildlife Service?

Potentially Significant. Based on a survey of the project site and applicable databases and literature, several special-status plant and wildlife species have potential to occur on the project site. A more detailed analysis is necessary. This impact will be further evaluated in the Draft EIR.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

Less-than-Significant Impact. The area identified for development on the project site does not contain riparian habitat or any other sensitive natural community. Riparian habitat associated with Llagas Creek is present near the northern site boundary and adjacent to the project site. This habitat is located on the side of the ridge that faces away from the proposed development. Project construction plans do not include any activities that would remove or degrade this riparian habitat. During operation, there would be limited activity on the far northern portion of the site (activities would only be those associated with the campground, which would operate seasonally, and is located over 150 feet from the creek). All project activity would be restricted by Cordoba Center staff to within the boundaries of the project's property. The County's General Plan also contains policies to protect freshwater and riparian habitat (see checklist item e below). This impact would be less than significant and will not be evaluated further in the Draft EIR.

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.) through direct removal, filling, hydrological interruption, or other means?

No impact. The project site does not contain any aquatic features. Llagas Creek and Atherton Way Hidden Pond are located directly adjacent to the project site; however, project construction plans do not include any activities that would affect these aquatic features. The County's General Plan also contains policies to protect freshwater and riparian habitat (see checklist item e below). There would be no impact and no further evaluation in the Draft EIR.

d) 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?

No impact. The nearest potential wildlife corridor is Llagas Creek, which is adjacent to the project site but separated by a low ridge. Project construction activities would not result in any impacts to Llagas Creek or the riparian habitat associated with the creek. The project site is currently surrounded by developed rural residential and agricultural land to the west and south, as well as industrial properties and large roads to the east. The area is currently fragmented, and not a functioning wildlife corridor, and project construction activities would not significantly change the existing conditions. There would be no impact and no further evaluation in the Draft EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. The project is consistent with County's General Plan policies to protect riparian and freshwater habitats. The County's General Plan Policy R-RC37 requires a 150-foot setback from the top bank of creeks to protect waterways and water quality and to avoid adverse impacts of adjacent development such as sedimentation, biochemical, thermal, and aesthetic impacts. Llagas Creek is located

approximately 150 feet from the campground area, 400 feet from the nearest proposed building pad area of the cemetery grounds, 250 feet from the proposed building pad area for the prayer hall and multipurpose hall, 420 feet from the proposed septic system, and 480 feet from the proposed parking lot. The project is therefore consistent with this General Plan policy, and impacts related to County General Plan policies protecting riparian and freshwater habitats will not be evaluated further in the Draft EIR.

There are two large trees located near the center of the site that are planned for removal, a eucalyptus (i.e., blue gum) and a valley oak. Both trees are protected under the County Ordinance Code, Division C16 – Tree Preservation and Removal. If removal of these trees occurred in a manner that is inconsistent with County Ordinance Code, a **potentially significant** impact would result. Impacts related to tree removal will be evaluated further in the Draft EIR.

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?

No impact. The project site is within the Permit Area for the VHP, which identifies the property as rural residential land that is not covered by the plan. Because the project site is classified under the VHP as Rural Development Not Covered, it is not subject to its provisions and, therefore, the project would not conflict with the conservation objectives identified in the VHP. There would be no impact and no further evaluation in the Draft EIR.

5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
V. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐

5.1 Environmental Setting

The project site is currently vacant with no structures (USGS 1995), although remnants of former uses of the project site, including building foundations, signs, and partial fences, are present. The *Santa Clara County Heritage Resource Inventory* lists historical resources that represent the major historical patterns, significant personages, and architectural features that shaped southern Santa Clara County (Santa Clara County n.d.). Many resources listed in the Heritage Resource Inventory are eligible for listing in the National Register of Historic Places as well as the California Register of Historical Resources. There are no historic buildings or structures in the project area, as identified by the *Santa Clara County Heritage Resource Inventory*.

An archaeological report was prepared for the project site (Cartier 2007). The evaluation included archival research and a surface survey of the project area. The archival research revealed that no previously recorded sites are located within or adjacent to the project site. A general surface reconnaissance was conducted by an archaeologist for open land surfaces, and a controlled intuitive reconnaissance was performed for exposed banks and inclines within the project area. No cultural materials, prehistoric or historic, were noted within the project area during surface reconnaissance.

The project site is mapped as Quaternary age (Pleistocene epoch) alluvium, lake, playa, and terrace deposits, which consists of marine and nonmarine rocks (2.5 million to 11.7 thousand years old) and is bordered to the south by a portion of Mesozoic age (Jurassic/Cretaceous epoch) Franciscan Complex (199 million to 65 million years old). A search of the University of California, Museum of Paleontology database revealed that no paleontological resources have been recorded in Quaternary alluvium in Santa Clara County, and nine Jurassic/Cretaceous microfossils have been recorded in the Franciscan Complex in Santa Clara County. However, the University of California, Museum of Paleontology database did not list any paleontological sites of any kind on or near the project site (UCMP 2017).

5.2 Discussion

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Potentially Significant Impact. As defined in Section 15064.5 of the State CEQA Guidelines, historical resources include:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1).
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource is considered by the lead agency to be historically significant if it meets the following criteria for listing in the California Register of Historical Resources (PRC Section 5024.1):
  - Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - Is associated with the lives of persons important in our past;
  - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - Has yielded, or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed in or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

The site is not listed on the Santa Clara County Heritage Resource Inventory. Although remnants of former uses of the project site (including building foundations, signs, and partial fences) are present on the property, there is no evidence of significant historic resources on the project site based on site reconnaissance (Cartier 2007). As discussed above, it is unlikely that currently unknown subsurface historical resources could be located in the project area. However, ground disturbing activities and excavation have the potential to uncover unknown archaeological resources (which can include historical resources). Therefore, this impact is potentially significant and will be evaluated further in the Draft EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Potentially Significant Impact. To determine the potential for the project to affect archaeological resources, an archival search was conducted with the Northwest Information Center and a surface reconnaissance was conducted for the project site. No recorded archaeological sites were identified on the property through the record search and no cultural materials were noted during surface reconnaissance (Cartier 2007). However,

the Office of Historic Preservation has determined that the project area has the possibility of containing unrecorded archaeological sites (Cartier 2007). Therefore, this impact is potentially significant and will be evaluated further in the Draft EIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Construction activities would include removal of existing trees, site preparation (e.g., excavation, grading, and vegetation clearing), trail construction, structure erection, and new parking areas. Given that the project site is located adjacent to a geologic unit that, in other areas of the county, has contained fossils, there is a potential to discover unknown paleontological resources during construction. This is considered a potentially significant impact and will be evaluated further in the EIR.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. No human remains have been found previously within the project area and given the disturbed condition of the project site, none are anticipated to be present. However, there is a potential for ground-disturbing activities associated with construction or operation of the cemetery to uncover unanticipated human remains.

In the event that human skeletal remains are encountered, the applicant is required under County Ordinance Code Section 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. If remains are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the remains may be made except as authorized by the County Planning Office. Because unanticipated remains could be encountered, this is considered a potentially significant impact and will be evaluated further in the EIR.

6 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VI. Geology and Soils. Would the project:				
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 California Geological Survey Special Publication 42.)	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

6.1 Environmental Setting

GEOLOGY

As described in the *Santa Clara County General Plan Draft Environmental Impact Report* (Santa Clara County 1994a), land in Santa Clara County is composed of folded and faulted sedimentary and volcanic rocks of the Central California Coast Ranges and more recent alluvial and Bay deposits in the lower valley areas. The Santa Clara Valley is underlain by Quarternary-age alluvial deposits, which are up to several hundred feet deep.

The project site is located within hillside terrain along the northeast flank of the northwest-trending Santa Cruz Mountain Range (Connelly 2007). An east-west trending bedrock ridge, underlain by volcanic rock, spans the northern boundary of the project site. As described in the *Engineering Geologic Investigation; Proposed Mosque and Subdivision APN 779-06-002,* regional geologic mapping indicates that the ridge top area on the northern portion of the subject property is underlain by Franciscan volcanic rocks (or greenstone) of the Cretaceous age (144 to 66 million years old) Franciscan Complex. Pleistocene age (1.8

million to 10,000 years old) alluvial fan deposits are mapped on the southern portion of the property. Colluvium, thicker than 4 feet deep, is mapped along the southern flank of the ridge line.

SOIL CONDITIONS

Soils in the Santa Clara Valley primarily consist of clay in the low-lying areas, loam and gravelly loam in the upper portions of the valley, and eroded rocky clay loam in the hills (Santa Clara County 1994a). The clayey soils that make up the majority of the valley floor, including the project site, are derived from alluvial deposits from the surrounding and upstream geological formations and are well to somewhat excessively drained. The subsoil has slow to very slow permeability. The U.S. Department of Agriculture (USDA) Web Soil Survey classifies the project site as Arbuckle-Pleasanton soil type. The project site is composed of riverwash, Pleasanton gravelly loam, Keefers clay loam, Gilroy clay loam, and Cortina very gravelly loam (USDA 2017).

SLOPE STABILITY

The two major types of slope instability, landslides and soil creep, can result from both natural and human causes. Unstable hillsides occur in steeper portions of the Santa Cruz Mountains and the Diablo Range. Most of the unincorporated area of the County contains areas with slopes of 15 percent or more. The County maps the steeper hillside terrain of the project site within a Landslide Hazard Zone (Connelly 2007).

FAULTING AND SEISMICITY

The San Francisco Bay region is one of the most seismically active regions in the United States. The project area has experienced ground shaking due to historic earthquakes. Three major active faults cross Santa Clara County: the San Andreas, Calaveras, and Hayward Faults. Each has generated significant earthquakes throughout recorded history. The Calaveras fault is located about 4 miles to the east, the San Andreas fault is located about 9.5 miles to the southwest, and the Hayward fault is located about 28 miles to the north of the project site (Connelly 2007). In addition, other active secondary faults and potentially active faults are located within Santa Clara County's borders. These are listed in Table 5K-1 in the Santa Clara County General Plan EIR. Hillside and bayland areas, as well as portions of the valley floor, are classified as having major geotechnical hazards (Santa Clara County 1994a).

These faults could generate earthquakes that would result in strong ground-shaking. The maximum bedrock acceleration in the County due to seismic activity is estimated at greater than 0.5g, where "g" is the acceleration due to gravity (Santa Clara County 1994a). In general, ground-shaking would be more severe in areas underlain by loose unconsolidated soils than in areas underlain by bedrock. The primary damage from earthquakes results from ground-shaking. Fault rupture hazard zones or evidence of recent fault activity was not observed on or projecting towards the project site (Connelly 2007).

SECONDARY SEISMIC HAZARDS

Secondary seismic hazards include liquefaction, settlement, lateral spreading, lurching, landslides, tsunamis, and seiches. Liquefaction is the sudden temporary loss of strength in saturated, loose to medium dense, granular sediments subjected to ground shaking. Liquefaction can cause structure failure due to the reduction of foundation bearing strength. During a seismic event, the extent of damage from ground failure including liquefaction would depend on the soil characteristics, groundwater depth, and duration and intensity of the earthquake. Alluvial deposits of the Santa Clara Valley that have a high groundwater table may be susceptible to liquefaction (Santa Clara County 1994a). Settlement and lateral spreading affect loose soils, especially those with high clay content and shallow groundwater. Lurching is likely along river channels, particularly where tall vertical banks exist, and earthen embankments, such as poorly built road fills. The Bay shore of Santa Clara County is subject to minor tsunami hazards. Substantial seiches are unlikely in the Bay, although reservoirs and lakes in the County could be prone to them.

6.2 Discussion

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 California Geological Survey Special Publication 42.)

Less-than-Significant Impact. There are no active earthquake faults zones as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map on-site (DOC 1982). The closest fault zone is the Calaveras fault, which is 3.8 miles away. No evidence of ground cracking was observed within the proposed building site area during the site reconnaissance and investigation. Therefore, exposure of people or structure to risks involving the rupture of a known earthquake fault are less than significant and will not be evaluated further in the Draft EIR.

ii) Strong seismic ground shaking?

Less-than-Significant Impact. According to the Association of Bay Area Government (ABAG) Seismic Hazard Zones Map (ABAG 2017a), the project site is located in an area with a probabilistic seismic hazard assessment of Modified Mercalli Intensity (MMI) 8 – 9. At high intensities (MMI ≥ 6), earthquake shaking damages buildings. The County has adopted the 2016 California Building Code (CBC), which contains seismic provisions that are intended to ensure that structures can adequately withstand seismic forces during an earthquake. The project would be built according to CBC standards. Therefore, this impact is less than significant and will not be evaluated further in the Draft EIR.

iii) Seismic-related ground failure, including liquefaction?

Less-than-Significant Impact. There are no liquefaction zones on-site. According to the ABAG Liquefaction Susceptibility Map (ABAG 2017b), the project site is located in an area with a low susceptibility to liquefaction. Llagas Creek, which borders the northern property line, is in an area of moderate to very high liquefaction susceptibility. However, all project elements would be setback at least 150 feet from the top of the bank of Llagas Creek to provide a buffer. Therefore, exposure of people or structures to risks involving the rupture of a known earthquake fault are less than significant and will not be evaluated further in the Draft EIR

iv) Landslides?

Less-than-Significant Impact. The site is located within a County Landslide geologic hazard zone, as depicted on the Santa Clara County Geologic Hazard Zones map. The County Geologist requires a geologic report prepared by a geologic consultant to evaluate the potential for any landslide to occur on-site and associated erosion impacts of the proposed development. A geologic report, *Engineering Geologic Investigation – Proposed Mosque and Subdivision APN 779-06-002, 14045 Monterey Road, Santa Clara County, California* dated November 20, 2007, by Steven Connolly was prepared, submitted, and subsequently approved by the County Geologist. The geologic report concludes that there are no landslide hazards or associated erosion impacts in the areas of proposed development. The geologic consultant Steve Connolly assessed the geologic conditions on the property by reviewing geologic maps and reports, conducting a site reconnaissance, consulting with the County Geologist, and excavating and logging of 5 test pits. No evidence of landslides was observed within the proposed development area or within the proposed excavation for building pad and cut slope. An active shallow debris landslide was observed towards a steep hillslope above Llagas Creek on the northeast corner of the property. This landslide is over 200 feet away from the proposed structures and other improvements. All structures would be located a minimum of 25 feet away from the landslide, consistent with the recommendations contained within the geologic report to mitigate any potential landslide hazards from the active landslide debris. In addition, although portions of the cemetery

would be located on a slope greater than 30 percent, the cemetery would be designed with terraces and short retaining walls as needed to preserve slope stability. Tent platforms associated with the campsite would be small wood platforms on relatively flatter portions of the ridge and would not induce landslides. Therefore, this impact is less than significant and will not be evaluated further in the Draft EIR.

b) Result in substantial soil erosion or the loss of topsoil?

Less-than-Significant Impact. The project area contains expansive soil with a range from none to moderate erosion hazard potential. However, construction activities such as grading and excavation could result in stockpiled soil that would be exposed to erosion via wind and surface water runoff.

Per Section C12-617, Grading of the County Ordinance Code, the County Geologist requires the submittal of a Geotechnical Engineer's Plan Review Letter prior to issuance of building and grading permits to confirm the proposed grading (cut and fill specifications) are appropriate for the site conditions. A Construction Observations Letter is also required verifying the grading work was completed in conformance with the approved plans and specifications. This letter must be submitted prior to grading completion. The project would be subject to Santa Clara County's Policies and Standards Pertaining to Grading and Erosion Control. The grading would be carried out in accordance with the requirements set forth by the County Grading Ordinance. At the time of construction, all graded areas would be reseeded in conformance with the County Grading Ordinance to ensure that the project would minimize the potential for erosion on the site. All other land use and engineering aspects of this project would be conditioned by the recommendations set forth by the County Land Development Engineering Office. Additionally, the applicant would be required to develop and implement a stormwater pollution prevention plan (SWPPP) as part of its National Pollution Discharge Elimination System (NPDES) permit for construction activities administered by the State Water Resources Control Board (SWRCB). The SWPPP would include a description of construction activities and would identify the best management practices (BMPs) that that would be employed to prevent soil erosion and discharge of other construction-related pollutants (e.g., petroleum products, solvents, paints, cement) that could contaminate nearby water resources. Given the low to moderate erosion potential of the site, compliance with the County Grading Ordinance, and implementation of a SWPPP, the impact would be reduced to a less-than-significant level.

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?

Less-than-Significant Impact. As described in items iii) and iv) above, significant adverse effects associated with landslide and liquefaction are considered unlikely. In addition, all new facilities would be designed to meet all applicable CBC engineering requirements to ensure that the facilities would not result in landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, this impact is less than significant and will not be evaluated further in the Draft EIR.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?

Less-than-Significant Impact. Expansive soils are soils that are high in expansive clays or silts and that swell and shrink with wetting and drying, respectively. This shrinking and swelling can result in differential ground movement, which can cause damage to foundations. The project area contains expansive soil. However, proper fill selection, moisture control, and compaction during construction can prevent these types of soils from causing significant damage. Furthermore, the project would adhere to County Ordinance Code Section C12-544. - Expansive soils, and the CBC. Therefore, this impact is less than significant and will not be evaluated further in the Draft EIR.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less-than-Significant Impact. The proposed project would include a 1,500-gallon storage tank, adjoining treatment tank, and pump chamber located on the western side of the caretaker's dwelling. Wastewater from the other buildings would be discharged to a 20,000-gallon septic tank that would release liquid waste into a 20,000-gallon regulating tank, which would release 4,500 gallons per day of effluent to the treatment tank for denitrification before the effluent is pumped to the leachfield. The storage tanks would be located in the landscaped area between the eastern parking lot, the community building, and the access road. The leachfields would be located in the open space north of the Community Building.

The *Growth Projections and Cumulative Wastewater Loading from Implementation of Santa Clara County Onsite Wastewater Ordinance Change*s (Questa Engineering Corporation 2013) report defines soil conditions and OWTS suitability. As discussed above, the project site lies within the Arbuckle-Pleasanton soil type classification, which is considered generally suitable, and limited locally by areas of rapidly permeable soils. Furthermore, percolation testing and supplemental hydrologic investigations have demonstrated that the proposed dispersal fields for the two OWTS would meet the County's wastewater percolation rate standards. Therefore, soils would be capable of supporting the use of septic tanks. Therefore, this impact is less than significant and will not be evaluated further in the Draft EIR.

7 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VII. Greenhouse Gas Emissions. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

7.1 Environmental Setting

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. GHGs are responsible for "trapping" solar radiation in the earth's atmosphere, a phenomenon known as the greenhouse effect. Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

Human-caused emissions of these GHGs in excess of natural ambient concentrations are responsible for intensifying the greenhouse effect and have led to a trend of unnatural warming of the earth's climate, known as global climate change or global warming. It is extremely unlikely that global climate change of the past 50 years can be explained without the contribution from human activities (Intergovernmental Panel on Climate Change 2007). By adoption of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, and Senate Bill (SB) 97, the state of California has acknowledged that the effects of GHG emissions cause adverse environmental impacts. AB 32 mandates that emissions of GHGs must be reduced to 1990 levels by the year 2020 (Health and Safety Code Section 38530). SB 32 (statutes of 2016) establishes a 2030 goal of reducing statewide GHG emissions to 40 percent below 1990 levels.

Emissions of GHGs have the potential to adversely affect the environment because such emissions contribute, on a cumulative basis, to global climate change. Although the emissions of one single project will not cause global climate change, GHG emissions from multiple projects throughout the world could result in a cumulative impact with respect to global climate change.

Legislation and California Governor executive orders on the subject of climate change in California have established a statewide context and a process for developing an enforceable statewide cap on GHG emissions. Given the nature of environmental consequences from GHGs and global climate change, CEQA requires that lead agencies evaluate the cumulative impacts of GHGs. Small contributions to this cumulative impact (from which significant effects are occurring and are expected to worsen over time) may be potentially considerable and, therefore, significant.

In 2009, the County Board of Supervisors adopted the County of Santa Clara Climate Action Plan for County Operations and Facilities, which included aggressive GHG reduction goals applicable to County operations, facilities, and employee, not the entire unincorporated area of Santa Clara County. These included a goal to decrease County emissions by 10 percent every 5 years from 2010 to 2050 and to reduce emissions 80 percent by 2050. These goals are consistent with State GHG reduction goals.

7.2 Discussion

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Short-Term Construction Related Greenhouse Gas Emissions

Potentially Significant Impact. GHG emissions generated by the proposed project during construction would predominantly be in the form of CO_2. Emissions would be associated with mobile-source exhaust from construction worker commute trips, truck haul trips, and equipment used in the project area (e.g., excavators, graders, helicopters). Construction GHG emissions will be determined and evaluated in comparison to GHG thresholds to determine if a significant impact might occur. This issue will be evaluated further in the Draft EIR.

Long-Term Operational Related Greenhouse Gas Emissions

Potentially Significant Impact. The proposed project would result in GHG emissions primarily from the generation of electricity to operate the project and vehicle trips attributable to project operation. Operational GHG emissions will be determined and evaluated in comparison to GHG thresholds to determine if a significant impact might occur. This issue will be evaluated further in the Draft EIR.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. See item a). The construction and operation of the project will be evaluated to determine if it would conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Because Santa Clara does not currently have an adopted climate action plan applicable to private development, this analysis will consider available guidance from other applicable agencies (e.g., California Air Resources Board, Bay Area Air Quality Management District). This issue will be analyzed further in the Draft EIR to confirm whether or not a significant impact might occur.

8 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VIII. Hazards and Hazardous Materials. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) 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?	☐	☐	☒	☐

8.1 Environmental Setting

HAZARDOUS SUBSTANCES

Hazardous materials are used in commercial, industrial, agricultural, and household processes. In some cases, historical use of hazardous materials has resulted in release of hazardous wastes to soil and groundwater. Of particular concern in the project area is the continued vulnerability of South County water quality due to the combination of shallow wells, poor soil barriers, and residual soil contamination. In the valley, contaminants can reach deep water aquifers because there is no impermeable clay layer separating

the upper and lower aquifers. Fertilizers and seepage from septic tanks are the primary source of nitrate contamination. Where rural residential development replaces agriculture, valley soil is likely to become less saturated with nitrates (Santa Clara County 1994a).

SITE DESCRIPTION

The project site was used for agriculture, primarily orchard, between approximately 1939 and 1987. There is a potential that agricultural chemicals such as pesticides, herbicides, and fertilizers were used on-site during this time. The project site contained two buildings, one of which was built prior to 1939 and the second of which was constructed between 1939 and 1954. Both buildings have since been demolished.

Regional topography would suggest the direction of groundwater flow beneath the project site to be towards the south. Groundwater levels vary seasonally and from year-to-year depending on precipitation patterns, with typical water table depths in the range of about 15 to 30 feet below the ground surface. Measured depth to groundwater beneath the project site ranged from18 to 26 feet below ground surface (Questa 2017).

AIRPORTS

The San Martin Airport is a general aviation airport with one runway. Located at 13030 Murphy Ave., San Martin, California, the airport is approximately 1 mile away from the project site. The project site is within the *South County Airport Comprehensive Land Use Plan* (Santa Clara County Airport Land Use Commission 2016).

SCHOOLS

There are no existing or proposed schools located within 0.25-mile of the project. The closest operating school, Oakwood School, is 1 mile away from the project site.

EMERGENCY RESPONSE

The *Santa Clara County Operational Area Emergency Operations Plan (EOP)* (Santa Clara County 2008) describes the County's emergency operations organization, compliance with relevant legal statutes and other guidelines, and critical components of the Emergency Response System, which is activated during large-scale disasters. County and local governments, volunteer agencies, and segments of the private sector are responsible for initial response operations in an emergency. The County has access to several alert and warning systems that can be used after the event occurs to provide agencies and the public with up-to-date information. These systems include the Emergency Alert System, National Warning and Alert System, National Oceanic and Atmospheric Administration Weather Radio, California Warning and Alert System, Emergency Digital Information System, Operational Area Satellite Information System, and the California Integrated Seismic Network. The Emergency Operations Center also has a large role in responding to a disaster, providing communication systems for government agencies and volunteer responders with a coordination point during an emergency.

The *Santa Clara County Catastrophic Earthquake Mass Transportation/Evacuation Plan* (Santa Clara County 2010) is an annex to the *Santa Clara County Operational Area EOP* and is a scenario-driven, function-specific plan that describes mass transportation evacuation operations in the aftermath of a catastrophic earthquake.

WILDLAND FIRE HAZARDS

Wildland fire protection in California is the responsibility of either the federal, State, or local government. The project site is located in a local responsibility area. The South Santa Clara County Fire District (SSCCFD) provides fire protection for the property. Santa Clara County identifies the project site as within a non-wildland urban area. The wildland urban interface is mapped 0.5 mile to the west and 2 miles to the east (Santa Clara County 2009). In addition, the project site is not within a very high fire hazard severity zone

recommended by The California Department of Forestry and Fire Protection pursuant to Government Code 51175-89 (CAL FIRE 2008).

8.2 Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less-than-Significant Impact. During construction, hazardous materials would be stored, used, and transported in varying amounts. Construction activities would primarily involve products such as paints, solvents, glues, and cements. Petroleum hydrocarbon products such as gasoline, diesel, and lubricants would also be used in heavy equipment and construction vehicles. Because the proposed project would be required to implement and comply with existing hazardous material regulations (e.g. Toxic Substances Control Act, Hazardous Materials Transportation Act, Hazardous Waste Control Act), impacts related to the creation of significant hazards to the public or environment through the routine transport, use, and disposal of hazardous materials would be unlikely. The long-term operation of a religious center would use common household hazardous materials, such as oil and fuel for landscaping equipment, consumer-grade herbicides and pesticides, and common soaps and detergents. The project operation would not require the routine use of commercial- or industrial-grade hazardous materials. This impact would be less than significant and will not be evaluated further in the Draft EIR.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

Less-than-Significant Impact. There is a potential that site soils have been affected by agricultural chemicals (i.e., pesticides, fertilizers, and herbicides) that may have been used on the property when it was in agricultural production. During the time that the site was used for agriculture, regulations were less stringent and chemicals were commonly more persistent than today. Therefore, there is a potential for residual contamination of site soils that could be released during site grading.

The Phase I Environmental Site Assessment (AEI Consultants 2006) recommends coordination with the County Planning Department regarding the need for additional site investigation (e.g., soil sampling) prior to developing the property for residential uses. However, because BAAQMD dust-abatement measures are required and included as part of the proposed project, the potential for project construction to release contaminated soil into the environment is low and would therefore not create a substantial hazard to the public or the environment. Moreover, while the project includes one residence and trails and camp sites where children may come into contact with site soils, for most parishioners, the potential for exposure to site soils would be limited. For these reasons, the County does not recommend additional site investigations to further characterize the potential for contamination of the project site. Implementation of applicable local, state, and federal regulations and standards would further reduce potential public health and environmental hazards. Given that the proposed project would not involve the transport or handling of large volumes of hazardous materials or acutely toxic materials; adherence to local, state, and federal regulations; and the relatively low potential for existing contamination of the site, this impact is less than significant and will not be evaluated further in the Draft EIR. Note that impacts to groundwater quality are discussed further in this Initial Study below under “Hydrology and Water Quality” and evaluated in detail in Section 4.4 of the Draft EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No impact. See item a). Construction and operation of the proposed project would include the use of hazardous materials, such as petroleum products and various household products. These materials would be handled consistent with local, state, and federal regulations and standards. There are no existing or proposed schools located within 0.25-mile of the project. The closest operating school, Oakwood School, is 1

mile away. No handling of hazardous materials would occur within 0.25-mile of an existing or proposed school. Therefore, no impact would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No impact. The project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. There are six sites of potential environmental concern located within 1 mile of the project site, which are disclosed in Table 8-1 below. Of the six sites identified, only the San Martin Tire Shop site is active and not yet remediated. However, it is located 1 mile away from the project site and separated by a ridge and creek. Therefore, no impact would occur.

Table 8-1 Sites of Potential Environmental Concern

Site Name	Address	Distance from Project Site	Description	Status
San Martin Tire Shop	13425 Monterey Road, San Martin, CA 95046	1 mile	List of active CDO and CAO, tire retreading and repair shop	Active
Winston Chan Property	14735 Monterey Hwy., San Martin, CA 95046	0.6 miles	From 1980 to 1984, a junk dealer and collector operated a business on the site accepting a wide range of goods, including auto parts, books, old chemicals, paints, solvents and pesticides.	Certified 5/30/1987
Lico Distributing (T0608500068)	14245 Monterey Road, San Martin, CA 95046	0.2 miles	LUST Cleanup Site, potential gasoline contamination of aquifer used for drinking water supply.	Case closed as of 5/17/2002
SBC Services (T0608561462)	20 California Ave., San Martin, CA 95046	0.15 miles	LUST Cleanup Site, potential diesel contamination of soil.	Case closed as of 11/16/2004
SBC Services (T0608527995)	20 California Ave., San Martin, CA 95046	0.15 miles	LUST Cleanup Site, potential diesel contamination of soil.	Case closed as of 12/6/2004
Western Refrigeration (T0608502169)	13805 Llagas Ave., San Martin, CA 95046	0.15 miles	LUST Cleanup Site, potential gasoline contamination of soil.	Case closed as of 6/26/1987

Sources: DTSC 2017, SWRCB 2017a-d

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Less-than-Significant Impact. The San Martin Airport is located approximately 1 mile away from the project site. The project site is within the Airport Influence Area described in the *South County Airport Comprehensive Land Use Plan* (2016). It lies outside of the 55 decibel Community Noise Equivalent Level and thus would not subject people residing or working in the project area to noise-related safety hazards. The project site is also outside of the airport safety zones delineated in the *South County Airport Comprehensive Land Use Plan* (2016). The majority of the project site is within a 531 feet above mean sea level height restriction area, which does not allow for buildings of over 531 feet above mean sea level because they obstruct airspace. The southeast corner of the property is within a 481 feet above mean sea level height restriction area. The roofline ridge of the mosque would be 28.5 feet in height, which would allow for a dome that is approximately 6.5 feet tall to be placed on the ridge while adhering to the 35-foot restriction on building heights in the zone district. The community building would be 34 feet in total height. The project site is at roughly 300 feet above sea level. Thus, the proposed buildings are well within the height restrictions and would not obstruct airspace. Given that the project would not expose workers and those residing in the area to noise hazards, is outside of the airport safety restriction area, and that the proposed building heights are within airport height restrictions, the project would not result in a significant

safety hazard to aircraft as well as those on the ground who could be injured in the event of an accident. Therefore, this impact is less than significant and will not be evaluated further in the Draft EIR.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No impact. The project area is not located within the vicinity of a private airstrip. As such, no impacts related to safety hazards at private airstrips would occur. This impact will not be evaluated further in the Draft EIR.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less-than-Significant Impact. The *Santa Clara County Catastrophic Earthquake Mass Transportation/Evacuation Plan* designates Monterey Road, which is the eastern boundary of the project site, as a priority transportation route in the event of a catastrophic earthquake (Santa Clara County 2010). Although construction traffic would access the site via Monterey Road, staging for materials and equipment would occur within the project site. The project would generate some traffic during construction, but it would be minimal and temporary and would not involve road closures or closures of multiple traffic lanes. Therefore, construction activity would not impede emergency response in the project area or implementation of evacuation plans. Maximum attendance at typical religious and cultural events at the proposed project site is generally anticipated to be 300 individuals, although the Eid prayers and associated banquets that take place twice a year, and community picnics, could include as many as 500 attendees. Thus, the project may generate additional traffic in the area. However, as indicated by the traffic study prepared for the project by Fehr & Peers in 2017, the project would not substantially increase traffic; therefore, the project would not substantially interfere with implementation of an emergency response or evacuation plan. Therefore, this impact is less than significant and will not be evaluated further in the Draft EIR.

h) 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?

Less-than-Significant Impact. The project site is not located within a wildland-urban interface (Santa Clara County 2009). Furthermore, the project has been designed to meet all requirements of the County Fire Marshal's Office for fire protection and fire prevention, per the County Ordinance Code, Division A3, Chapter III. -Fire Protection and Prevention. Given that the project site is not considered to be in a wildland-urban interface, and that proper fire protection measures would be in place on-site, impacts associated with wildland fire risk are less than significant and this issue will not be analyzed further in the Draft EIR.

9 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
IX. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐
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 that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
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 on- or offsite erosion or siltation?	☐	☐	☒	☐
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 on- or offsite flooding?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

9.1 Environmental Setting

SURFACE WATER QUALITY AND HYDROLOGY

The Santa Clara Valley is a flat alluvial plain situated between the Santa Cruz Mountains to the west and the southern Diablo Range to the east. The majority of the County, including the project vicinity, drains in a northerly direction into the San Francisco Bay. The southern portions drain into the Pajaro River, which ultimately discharges to the Pacific Ocean at Monterey Bay.

The Santa Clara Valley Water District (SCVWD) has defined five principal watershed management areas in the County which are depicted on Exhibit 9-1, below. The project site is located in the Uvas-Llagas Watershed, a 104-square-mile region which is distinguished by its agricultural lands and natural areas. Part of the larger Pajaro River Watershed, the creeks in this watershed are the only waterways in Santa Clara County that flow southward.

While there are no surface water resources within the project site, Llagas Creek parallels the northern boundary of the site. The Central Coast Regional Water Quality Control Board has listed Llagas Creek (below Chesbro Reservoir) as an impaired water body in accordance with Clean Water Act Section 303(d) due to chloride, chlorpyrifos, electrical conductivity, *e. coli*, fecal coliform, low dissolved oxygen, nutrients, sedimentation/siltation, sodium, total dissolved solids, and turbidity (SWRCB 2012).

FLOODPLAINS

The project area is not located within a 100-year floodplain as defined on the Federal Emergency Management Agency Flood Insurance Rate Map (FEMA 2009) and depicted in Exhibit 9-2, below. Although Llagas Creek is located on the parcel immediately north of the site, due to its topography, including the ridge next to the creek on the north end of the project site, the site is not subject to creek flooding.

STORMWATER DRAINAGE SYSTEMS

The Central Coast Regional Water Quality Control Board's Stormwater Program regulates stormwater discharges from municipalities and construction and industrial activities to protect, maintain, and improve watershed processes affected by stormwater runoff. The Storm Water Program is a NPDES Program.

GROUNDWATER RESOURCES

The project site is within the Gilroy-Hollister Groundwater Basin and, more specifically, the 87 square-mile Llagas subbasin. The Llagas subbasin occupies a northwest trending structural depression. According to the California Department of Water Resources annual precipitation for the Llagas subbasin ranges from less than 16 inches in the south to more than 24 inches in the north (DWR 2004).

Recharge to the Llagas subbasin occurs from a variety of sources: natural recharge from streams, principally Uvas and Llagas Creeks; percolation of precipitation and surplus irrigation waters; seepage along canals; subsurface inflow; and artificial recharge. The amount of water recharged to the groundwater basin varies widely from year to year, depending on the amount of precipitation. A number of artificial recharge facilities enhance natural recharge to the Llagas subbasin including the Madrone Channel, Main Ave Percolation Ponds, and a number of percolation ponds along Uvas and Llagas Creeks.

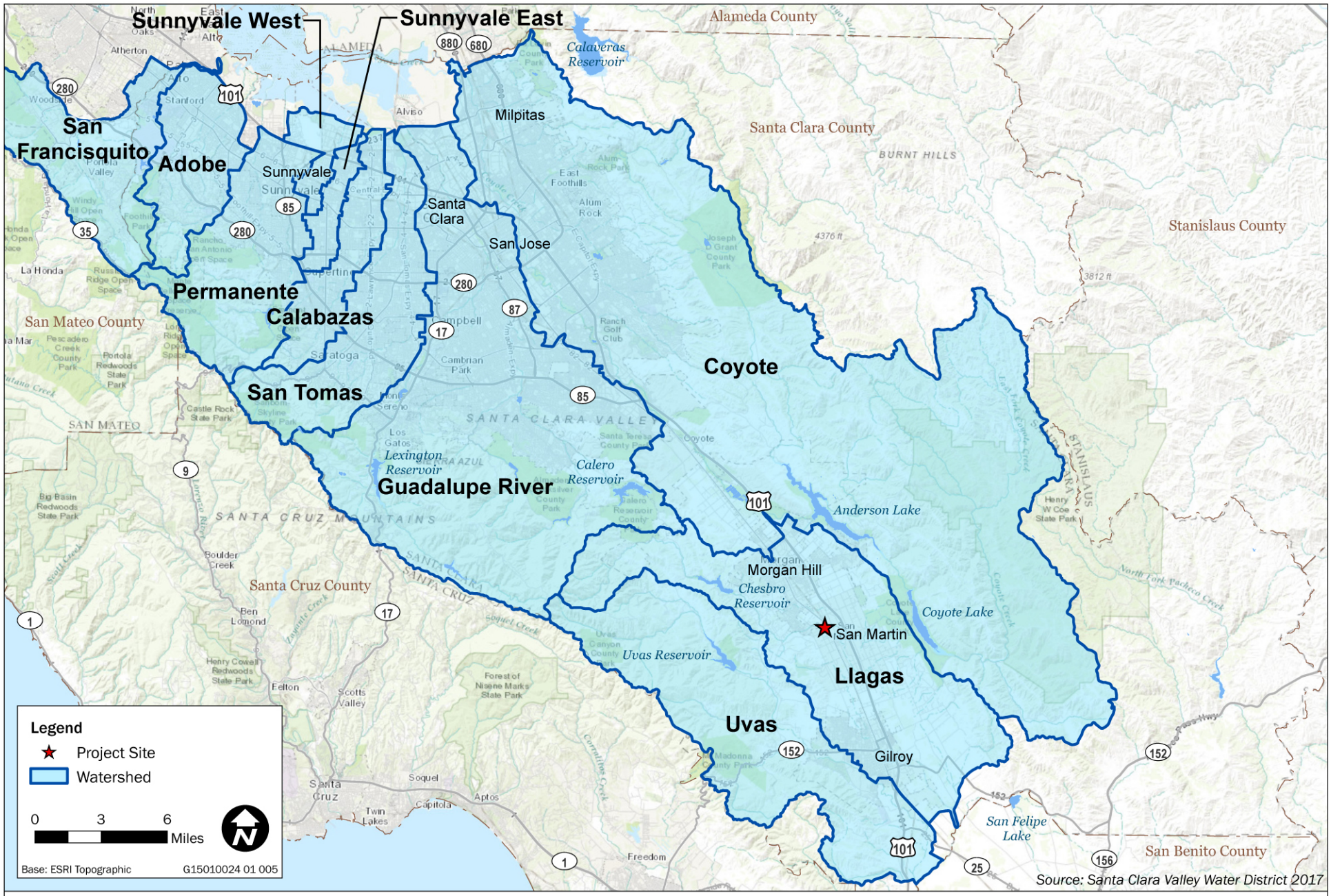

Exhibit 9-1

Santa Clara County Watersheds

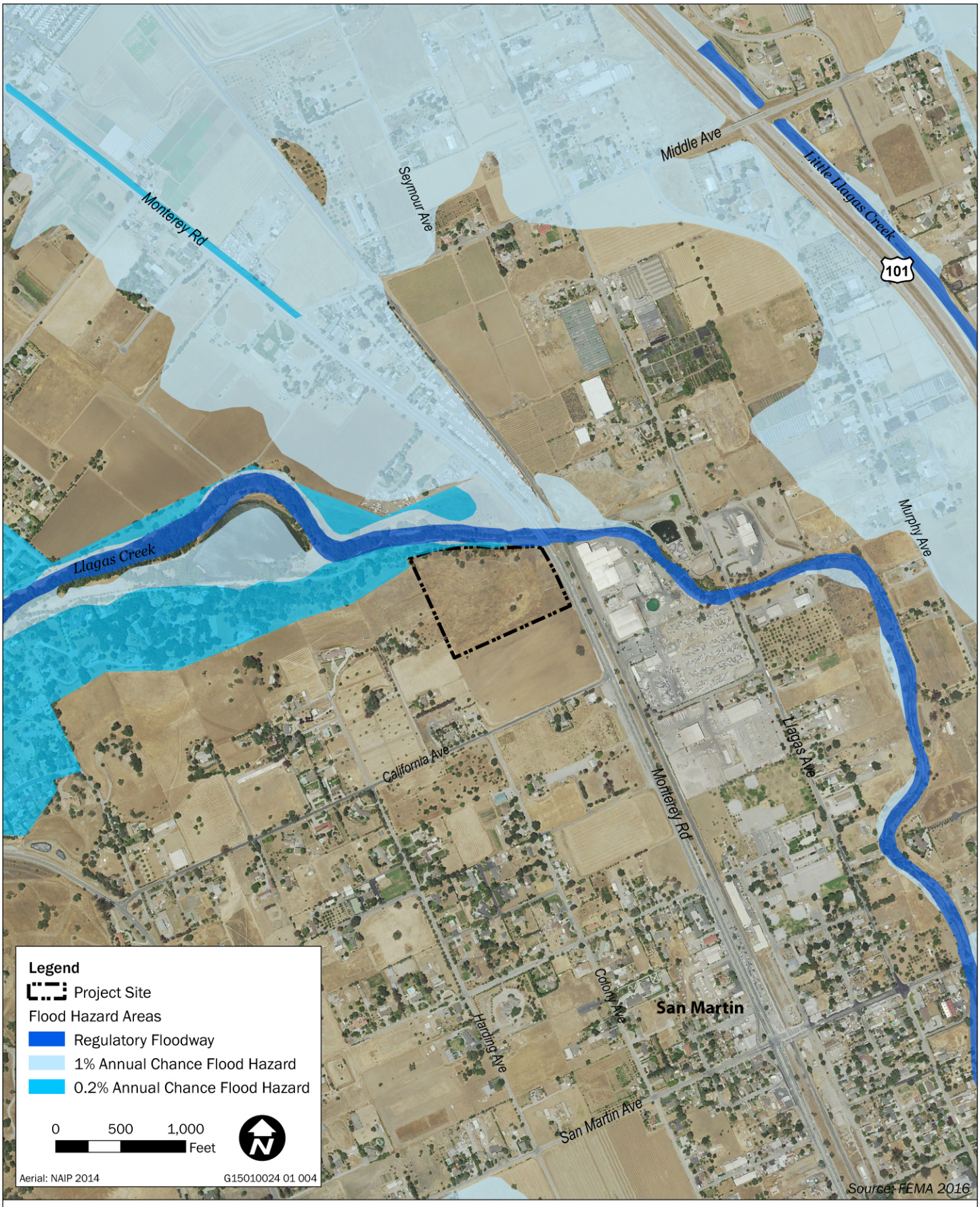

Exhibit 9-2

Flood Hazard

ASCENT ENVIRONMENTAL

In their *Annual Groundwater Report for Calendar Year 2015,* Santa Clara Valley Water District reported that groundwater pumping in the Llagas subbasin was 42,200 acre-feet. Pumping in the South County decreased by 3 percent in the Llagas Subbasin from 2014 to 2015. 2015 Groundwater levels were lower than 2014 levels in the Llagas Subbasin, but remained well above historical lows at index wells. Groundwater storage in the Llagas subbasin at the end of 2015 was estimated to be 13,900 acre-feet (SCVWD 2016a).

Dams and Levees

As disclosed in the *Santa Clara County General Plan Draft EIR* (Santa Clara County 1994a), much of the Santa Clara Valley, including the project site, would be subject to flooding in the event of a dam failure. Within Santa Clara County, there are ten reservoirs with dams owned by the SCVWD that are potentially subject to dam failure, which could result from overtopping due to heavy rains or from a major seismic event. The District recognizes the catastrophic nature of potential dam failure and operates a comprehensive dam safety program to protect the public. The Dam Safety Program includes four main components:

1. Periodic special engineering studies
2. Surveillance and monitoring program
3. Routine inspections and maintenance activities
4. Maintaining emergency response and preparedness plans

The project site is potentially subject to inundation due to failure of the Chesbro dam. The Chesbro dam and reservoir are located on Llagas Creek, 3 miles west of Morgan Hill. Constructed in1955, the reservoir can store 7,945 acre-feet of water. Its surface area is 283 acres (SCVWD 2017).

9.2 Discussion

a) Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. The proposed project includes grading and other ground disturbing activities that would affect a substantial portion of the project site and could result in discharge of sediment or other pollutants into nearby water bodies. Operation of the proposed project involves parking areas and maintenance facilities that could also result in discharge of pollutants. This impact will be evaluated further in the Draft EIR.

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 that would not support existing land uses or planned uses for which permits have been granted)?

Less-than-Significant Impact. An onsite well would be used for landscape irrigation. With the exception of the orchard, the project proposes to use drought-tolerant species that are either native to Santa Clara County or other areas of the world with Mediterranean climates. The project would comply with the County's Sustainable Landscape Ordinance, which requires that projects design, install, and maintain efficient irrigation systems, utilize low water-use plantings, and set a Maximum Applied Water Allowance, also known as an annual water budget.

Based on projected wastewater flows, the project's estimated water demand for domestic uses would range from 4,200 to 6,020 gallons per day (5 to 8 acre-feet per year). Water for fire protection and potable purposes would be procured from the West San Martin Water Works. West San Martin Water Works supplies all of its water from three groundwater wells located in the Llagas Subbasin. According to the Santa Clara Valley Water District, the Llagas Subbasin from which this water is pumped is not in overdraft (SCVWD 2015). Groundwater pumping in the Llagas Subbasin has averaged 44,000 acre feet during the period of 2003–2012 (SCVWD 2016b). Annual water use by the proposed project would constitute between 0.01 percent and 0.02 percent of total groundwater pumping in the subbasin. Given the project's small overall

domestic water demand in relation to groundwater supply and compliance with the County's Sustainable Landscape Ordinance, it would not substantially deplete water supply.

Although not a recharge area managed by the SCVWD, some percolation of rainfall to groundwater occurs on the project site. The project would result in the addition of 135,590 square feet of impervious surfaces; the remaining 471,310 square feet of the project site would be pervious, with 83 percent of the site (including landscaped areas, biofiltration swale, the cemetery, and OWTS drainfields) available for continued infiltration of rainfall. Therefore, the proposed project would not interfere substantially with groundwater recharge. The impact would be less than significant and will not be evaluated further in the Draft EIR.

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 on- or offsite erosion or siltation?

Less-than-Significant Impact. The proposed project would not alter the course of a stream or river. Construction of the proposed project could alter surface flows by regrading contours within the project area and by increasing the amount of impervious surfaces in the project area. However, consistent with the stormwater management requirements for projects in South Santa Clara County, the applicant would limit disturbance of natural drainage features and limit grading and clearing of native vegetation. Project design features also include a biofiltration swale and connected retention pond that have been designed to maintain off-site drainage discharges at pre-development rates for up to a 10-year storm event. Terracing associated with the cemetery design would also likely slow stormwater runoff, which would reduce erosion potential. Therefore, the project would not result in substantial on- or offsite erosion or siltation. The impact is less than significant and will not be evaluated further in the Draft EIR.

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 on- or offsite flooding?

Less-than-Significant Impact. See discussion under item c) above. For the same reason, the project would not result in substantial on- or offsite flooding. The impact is less than significant and will not be evaluated further in the Draft EIR.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less-than-Significant Impact. The project has been designed to limit disturbance of natural drainage features, limit grading and clearing of native vegetation, direct stormwater runoff away from building foundations and towards vegetated areas, and use permeable surfaces on walkways and patios consistent with the stormwater management requirements for projects in South Santa Clara County, A biofiltration swale and connected retention pond have been designed to maintain off-site drainage discharges at pre-development rates for up to a 10-year storm event. Therefore, any runoff water created by the project would be within the capacity of existing stormwater drainage systems. The impact on stormwater drainage systems is less than significant and will not be evaluated further in the Draft EIR

f) Otherwise substantially degrade water quality?

Potentially Significant Impact. The proposed project includes a 3.5-acre cemetery onsite. Muslim burial rites require that the deceased's body is returned to earth as soon as practically possible, in its natural form, untreated and unembellished, and allowed to completely and naturally biodegrade. The grave sites are proposed to be placed 5 to 6 feet below ground surface. The project would be served by two independent OWTS with leachfield disposal that would be located between the eastern parking lot, the community building, and the access road. The two leachfields would be side-by-side, between the orchard and the cemetery. The OWTS would be installed and maintained per the requirements of the Santa Clara County OWTS Ordinance, codified in Sections B11-60 through B11-95 of the Santa Clara County Code. Because groundwater below the project site is not confined to the site, and because most of the neighboring rural residential properties rely on

groundwater for individual well-water supplies, impacts groundwater quality from operation of the cemetery and OWTS are potentially significant and will be analyzed further in the Draft EIR.

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?

No impact. The project site is not within a 100-year floodplain. Therefore, the project would have no impact related to placement of housing within a floodplain. This issue will not be evaluated further in the Draft EIR.

h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

No impact. The project site is not within a 100-year floodplain. Therefore, the project would have no impact related to placement of other structures within a floodplain. This issue will not be evaluated further in the Draft EIR.

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?

Less-than-Significant Impact. The project site is within the inundation zone of the unlikely event of a failure of Chesbro Dam. However, as indicated above, SCVWD actively manages the dams under its purview through periodic engineering studies, surveillance and monitoring, dam inspection and maintenance, and emergency response and preparedness. This system effectively addresses the potential for individuals and structures located in dam inundation zones throughout the county to be exposed to substantial risk. This impact is less than significant and will not be analyzed further in the Draft EIR.

j) Result in inundation by seiche, tsunami, or mudflow?

No impact. There are no lakes or other large enclosed bodies of water adjacent to the project to produce seiche events that could affect the project site. The project site is not within a tsunami inundation area. Soils capable of generating damaging mudflows are not present in the project area. There would be no impact and this issue will not be evaluated further in the Draft EIR.

10 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
X. Land Use and Planning. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

10.1 Environmental Setting

The *Santa Clara County General Plan* (Santa Clara County 1994b) designates the site Rural Residential, with the eastern part of the site along Monterey Highway designated as an Industrial Use Permit Area. While the entire site is zoned RR-5ac-d1, the eastern half of the site also has a combining zoning of San Martin Planning Area (-sm) (San Martin Use Permit Area). The purpose of the RR district is to permit rural residential development in certain limited unincorporated areas of the county designated by the general plan. Residential, agricultural, and open space uses are the primary uses intended within the district. Commercial, industrial, and institutional uses may be established only where they are sized to be local-serving in nature. The site is within the San Martin Planning Area, which is intended to preserve the rural lifestyle in San Martin in the face of growing development pressure. The purpose of the -sm district is to allow for non-residential commercial and industrial development, beyond those uses permitted in the base RR zoning district, consistent with the applicable General Plan policies for the San Martin Planning Area.

10.2 Discussion

a) Physically divide an established community?

No impact. The proposed project would not result in any road closures and would not otherwise create barriers preventing access to other currently accessible part of the project area. No impact would occur and this issue will not be evaluated further in the Draft EIR.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less-than-Significant Impact. The proposed project is subject to the County General Plan policies related to the San Martin Planning Area, and the San Martin Industrial Use Permit Area. Evaluation of the potential impacts of the proposed project on land use and planning was based on a review of the *Santa Clara County General Plan* (Santa Clara County 1994b) and the County Zoning Ordinance. CEQA requires that an EIR consider whether a proposed project may conflict with any applicable land use plan, policy, or regulation (including, but not limited to the general plan, specific plan, or zoning ordinance) that was adopted for the purpose of avoiding or mitigating an environmental effect. This environmental determination differs from the

larger policy determination of whether a proposed project is consistent with a jurisdiction's General Plan. The broader General Plan consistency determination takes into account all evidence in the record concerning the project characteristics, its desirability, as well as its economic, social, and other non-environmental effects. As such, the County Board of Supervisors, the final decision-maker for the proposed project, may determine that the proposed project is (or is not) consistent with the County's General Plan despite any conclusion reached by the EIR that the proposed project may (or may not) conflict with policies adopted for the purpose of avoiding or mitigating an environmental impact.

Compliance with specific County policies and ordinances related to environmental protection are discussed specifically throughout the various issue area discussions in this IS and will also be discussed in the Draft EIR, including potential conflict with policies aimed at protecting biological resources and aesthetics. The following discussion describes the project's general consistency with County policies and ordinances.

The General Plan Land Use Designation is Rural Residential. The property's Zoning designation is Rural Residential, with a design review (-d1), and -sm overlay zoning. These designations potentially allow for a religious institutional use and cemetery use, subject to obtaining Use Permit and Architecture and Site Approval (ASA) and making all of the related findings for those approvals. Several policies in the County General Plan and Zoning Ordinance for Rural Residential zones and the San Martin area focus on an appropriate size, scale, intensity, and design for non-residential uses (GP policies RR-LU57 and R-LU119, ZO Section 2.20.090) to maintain the rural land uses and compatible uses within these areas. Many of these policies are not directly related to an environmental impact as identified under CEQA, but are focused more on planning issues such as allowable uses and neighborhood compatibility.

The project would also be subject to several policies related to ridgeline development to protect aesthetic resources (R-GD 31, 33, 34, and 35). Since the project is in the -d1 zone, the project must comply with the County's Zoning Ordinance Design Review requirements, as discussed above with regard to aesthetic resources, and further evaluated in the EIR. In addition, the project must also comply with the *San Martin Integrated Design Plan and Guidelines* for integrating into the rural landscape (e.g., new landscaping, color, massing and overall design of structures).

Before the project may be approved, the County must find that the project would comply with the grading findings within the County's Grading Ordinance, and the General Plan policies related to grading (R-GD 20, 22, 25, 27). The project is generally consistent with these findings, as the majority of the development is proposed in the flatter areas of the site, which minimizes grading. The project would also be consistent with policies related to creek and riparian protections (R-RC 36 and 37) with a minimum 150-foot setback from top of bank to the closest ground disturbance for the campsites.

Therefore, except for the potentially significant impacts identified in this Initial Study, which are subject to further analysis and mitigation in the Draft EIR, the project would be consistent with the County General Plan and Zoning Ordinance.

Any impacts would be less than significant and this issue will not be evaluated further in the Draft EIR.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No impact. The project site is within the permit area for the Santa Clara Valley Habitat Conservation Plan, which identifies the property as rural residential land that is not covered by the plan. Because the site is not covered by the plan, the proposed project would not conflict with the plan. No impact would therefore occur, and this issue will not be evaluated further in the Draft EIR.

11 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XI. Mineral Resources. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

11.1 Environmental Setting

Mineral resources of significance found and extracted in Santa Clara County include construction aggregate deposits and, to a lesser extent, salts derived from evaporation ponds at the edge of San Francisco Bay. Primary issues regarding construction aggregates are those concerning preservation, environmental impact and reclamation of quarry sites and similar operations. Construction aggregates, such as sand, gravel, and crushed stone, have many purposes, including road and building construction. For a growing, highly urbanized area such as Santa Clara County, ensuring adequate supplies of such materials from local sources is of fundamental importance to the economy of the county and region. There are a number of mineral resource deposits in Santa Clara County which are of regional or state-wide significance, as determined by state agencies. Eight are currently in operation (Santa Clara County 1994a).

There are no aggregate mines in the project area, but the project is located within a Mineral Resource Zone (MRZ-3(a)) which is classified as an area containing mineral deposits of undetermined significance. MRZ-3 areas located in valleys are generally underlain by Quaternary alluvial deposits containing sand and gravel, but resource calculations cannot be made due to inadequate subsurface data. An area will be classified MRZ-3 if, based upon well-log data, sand and gravel are present that do not meet the criteria for MRZ-2. MRZ-3 areas in hilly or mountainous terrain are generally underlain by Tertiary sedimentary, volcanic, or metamorphic basement rocks. Many of these areas are classified as such due to lack of outcrops or accessible areas for field examination (Stinson et al. 1987).

11.2 Discussion

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Less-than-Significant Impact. The project is located on MRZ-3(a), which is an area containing mineral deposits the significance of which cannot be evaluated from available data. The project would restrict access to potential mineral resources on the project site; however, given the relatively small size of the site and the fact that it is not considered a locally important mineral resource recovery site as designated by the *Santa Clara County General Plan* (Santa Clara County 1994b), a substantial loss of mineral resources would not occur. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of regional or statewide value. This impact is less than significant and will not be evaluated further in the Draft EIR.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No impact. The *Santa Clara County General Plan* (Santa Clara County 1994b) does not designate the site of adjacent areas as locally important mineral resource recovery sites. Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site. No impact would occur and this issue will not be evaluated further in the Draft EIR.

12 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XII. Noise. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☒	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

12.1 Environmental Setting

NOISE-SENSITIVE LAND USES

Noise-sensitive land uses generally include those uses where noise exposure could result in health-related risks to individuals, as well as places where a quiet setting is an essential element of the intended purpose (e.g., schools and libraries). Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels.

Noise-sensitive land uses in the vicinity of the project area include rural residences to the southwest.

EXISTING NOISE SOURCES

Existing noise sources in the project vicinity include motor vehicle traffic along Monterey Road, as well as passenger and freight trains on the Union Pacific Railroad tracks that parallel the eastern side of Monterey Road. Caltrain, which utilizes the Union Pacific Railroad tracks, runs three northbound trains and three southbound trains each weekday.

12.2 Discussion

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?

Potentially Significant Impact. Construction-related noise sources would include both mobile and stationary on-site equipment such as graders, dozers, excavators, scrapers, other tractors, cranes, forklifts, generator sets, curb equipment, pavers, paving equipment, rollers, welders, and air compressors. Construction would also generate truck trips associated with the delivery of building supplies and hauling away of excess fill and construction debris. Short-term on-site construction noise could result in the exposure of persons to, or generation of, excessive noise and could result in a substantial temporary increase in ambient noise levels in the project vicinity above levels existing without the project.

During operation, the proposed project would include religious and cultural activities that would generally occur between 10:00 a.m. and 10:00 p.m. and would be concentrated on Fridays, Saturday, and Sundays. However, the site would be open to members for personal worship 24 hours per day. Table 3-2 in the Project Description outlines the anticipated timing, frequency, and duration of activities associated with the project. It is possible that the project's long-term operations could result in the exposure of people to long-term operational noise sources that could exceed the applicable County noise standards. Therefore, this impact is potentially significant, and this issue will be analyzed further in the Draft EIR.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction of the proposed project may result in varying degrees of temporary groundborne vibration and groundborne noise, depending on the specific construction equipment used, activities involved, and location relative to sensitive receptors. Existing residential land uses are located directly adjacent to the proposed construction site. Therefore, although proposed construction activities are not unusually intense or extensive, due to the proximity of existing sensitive land uses to the project site, construction-related vibration may disturb existing residential land uses. Therefore, this impact is potentially significant, and this issue will be analyzed further in the Draft EIR.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. See discussion under item a), above. This impact is potentially significant, and this issue will be analyzed further in the Draft EIR.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. See discussion under item a), above. This impact is potentially significant, and this issue will be analyzed further in the Draft EIR.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less-than-Significant Impact. The San Martin Airport is located approximately 1 mile away from the project site. The project site is within the Airport Influence Area described in the South County Airport Comprehensive Land Use Plan. It lies outside of the 55 decibel Community Noise Equivalent Level and thus would not subject people residing or working in the project area to excessive noise levels. Therefore, this impact is less than significant and will not be evaluated further in the Draft EIR.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No impact. The project area is not located within the vicinity of a private airstrip. As such, no impacts related to safety hazards at private airstrips would occur. This impact will not be evaluated further in the Draft EIR.

13 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIII. Population and Housing. Would the project:				
a) Induce substantial population 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing homes, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

13.1 Environmental Setting

The U.S. Census Bureau collects and estimates demographic data for the entire United States. Table 13-1 shows the population data for Santa Clara County from 1980 to 2015. The county's 2030 population is projected to be 2,151,165 (California Department of Finance 2013), assuming a growth of 12 percent from 2015. According to the 2011-2015 American Community Survey 5-year estimates, the census tract in which the project is located had a population of 6,526 in 2015. There are 2,435 total housing units in the area, with a 97.1 percent occupancy rate (U.S. Census Bureau 2015).

Table 13-1 Santa Clara County Historical Population

1980	1990	2000	2010	2015
1,295,071	1,497,577	1,682,585	1,781,642	1,918,044

Sources: U.S. Census Bureau 1995, 2017

13.2 Discussion

a) Induce substantial population 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)?

Less-than-Significant Impact. The project is proposed to provide an Islamic worship and cultural center in the southern portion of the Santa Clara Valley and is intended to meet the worship and social support needs of the South Valley Islamic Center membership. The nearest formal place of worship is the South Bay Islamic Association's mosque in downtown San José. The nearest Islamic cemetery is in the City of Livermore, which is approximately 60 miles from the South Santa Clara Valley. In addition to accommodating the current Muslim population of the south valley area, the proposed project is sized to accommodate projected population growth and a corresponding increase in attendance projections through 2030. However, this additional capacity (i.e., a worship center able to accommodate up to 300 people), in and of itself, would not promote substantial population growth in the project area.

Project construction activities would be temporary and workers would be drawn from the local labor pool. It is anticipated that a maximum of two employees would work out of the maintenance building. An Imam, the religious leader of the congregation, would also be employed and would have an office in the mosque. The site would also serve as a residence for the caretaker and family. The project would not create a significant number of permanent jobs that would require employees to relocate to the area.

Although one single-family residence is proposed to house the onsite caretaker, this would not be considered a substantial increase in population growth. Although the project would include construction of internal roads and extension of water lines, this infrastructure would not facilitate additional offsite extensions such that they would indirectly induce growth in new locations. Therefore, this impact is less than significant and will not be evaluated further in the Draft EIR.

b) Displace substantial numbers of existing homes, necessitating the construction of replacement housing elsewhere?

No impact. The proposed project does not include removal of any homes or structures. Therefore, no existing residences would be displaced, and there will be no impact. This issue will not be evaluated further in the Draft EIR.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No impact. The proposed project would not include removal of any homes or structures. Therefore, no people would be displaced, and there is no impact. This issue will not be evaluated further in the Draft EIR.

14 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIV. Public Services. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☐	☒

14.1 Environmental Setting

FIRE PROTECTION

The project is located within an unincorporated area of Santa Clara County between the City of Morgan Hill and community of San Martin. It is served by SSCCFD. The closest SSCCFD station is Station 1, Morgan Hill Area, located at 15670 Monterey Road, approximately 1.7 miles northwest of the project site. SSCCFD contracts for personnel and administration with the California Department of Forestry and Fire Protection's Santa Clara Unit.

POLICE PROTECTION

Police protection service is provided by the Santa Clara County Sheriff's Office, which is headquartered in San Jose. The South County Sub-Station is located at 80 W. Highland Ave, approximately 1.6 miles southeast of the project site.

SCHOOLS

The project site is located within the Morgan Hill Unified School District. It is served by the San Martin/Gwinn Elementary School (located at 100 North St.), Britton Middle School (located at 80 W. Central Ave.), and Live Oak High School (located at 1505 East Main Ave.).

PARKS

The Santa Clara County Parks and Recreation Department operates and maintains several parks and recreational facilities in unincorporated Santa Clara County. The 6,695-acre Coyote Lake Harvey Bear Ranch County Park is approximately 2.5 miles away from the project site. The park features an outdoor amphitheater, 449-acre lake for fishing and boating and trails for biking, hiking, and equestrian activities.

The City of Morgan Hill operates the Howard Wiechert Park, which is classified as a mini-park and is located 1.6 miles away from the project site. The park includes a basketball court, field, and playground.

14.2 Discussion

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:

Fire protection?

Less-than-Significant Impact. The proposed project would be in an area that is currently served by the South Santa Clara County Fire District. Although there would be new structures and users of the project site, the project would not result in a substantial increase in the number of residents or businesses in the project vicinity. Existing fire services would be adequate to serve the project; therefore, operation of the project would not require the construction of new or alteration of existing fire protection facilities or services (Good, pers. comm., 2017). This impact is less than significant and will not be evaluated further in the Draft EIR.

Police protection?

Less-than-Significant Impact. The proposed project would be in an area that is currently served by the Santa Clara County Sheriff's Office. Although there would be new users of the project site, these individuals would generally reside in the surrounding community and the project would not result in a substantial increase in the number of residents or businesses in the project vicinity. Existing police services would be adequate to serve the project, and the project would not substantially affect response times; therefore, operation of the project would not require the construction of new or alteration of existing police protection facilities or services. This impact is less than significant and will not be evaluated further in the Draft EIR.

Schools?

Less-than-Significant Impact. As described in Section 3.13, "Population and Housing," the project is not growth-inducing, nor would it create a significant number of permanent jobs that would require employees to relocate to the area. Therefore, the project would not result in a substantial effect on the permanent population in the area that would increase the demand for educational services. Furthermore, the schools that serve the project area have available capacity, as shown in the *Morgan Hill Unified School District Demographic Study 2015* (MHUSD 2015). San Martin/Gwinn Elementary School has a capacity of 616 students and an enrollment of 517 for the 2014–2015 school year. Britton Middle School has a capacity of 986 students and an enrollment of 625 for the 2014–2015 school year. Live Oak High School has a capacity of 1,392 students and an enrollment of 1,052 for the 2014–2015 school year. This impact is less than significant and will not be evaluated further in the Draft EIR.

Parks?

Less-than-Significant Impact. As described in Section 3.13, "Population and Housing," the project is not growth-inducing, nor would it create a significant number of permanent jobs that would require employees to relocate to the area. The proposed religious center would not increase demand for new recreational facilities, the construction of which could cause a significant effect on the environment. The project includes outdoor recreation elements to serve parishioners. This impact is less than significant and will not be evaluated further in the Draft EIR.

Other public facilities?

No impact. Aside from those described above, no other public facilities exist in the project vicinity that could be substantially affected by the proposed project. No impact would occur and this issue will not be evaluated further in the Draft EIR.

15 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XV. Recreation. Would the project:				
a) 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?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐

15.1 Environmental Setting

The Santa Clara County Parks and Recreation Department operates and maintains several parks and recreational facilities in unincorporated Santa Clara County. The 6,695-acre Coyote Lake Harvey Bear Ranch County Park is approximately 2.5 miles away from the project site. The park features an outdoor amphitheater, 449-acre lake for fishing and boating and trails for biking, hiking, and equestrian activities. The City of Morgan Hill operates the Howard Wiechert Park, which is classified as a mini-park and is located 1.6 miles away from the project site. The park includes a basketball court, field, and playground.

15.2 Discussion

a) 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?

Less-than-Significant Impact. As described in Section 3.13, "Population and Housing," the project is not growth-inducing, nor would it create a significant number of permanent jobs that would require employees to relocate to the area. Furthermore, the project site includes plans for a playfield and playground, which would serve the needs of users of the project site. Therefore, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities. This impact is less than significant and will not be evaluated further in the Draft EIR.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Less-than-Significant Impact. As described in Section 3.13, "Population and Housing," the project is not growth-inducing, nor would it create a significant number of permanent jobs that would require employees to relocate to the area. Furthermore, the project site includes plans for a playfield and playground, which would serve the needs of users of the project site. The potential adverse impacts of these proposed recreational facilities will be analyzed in the Draft EIR. The project would not require the construction or expansion of additional neighborhood and regional parks or other recreational facilities. This impact is less than significant and will not be evaluated further in the Draft EIR.

16 TRANSPORTATION/TRAFFIC

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVI. Transportation/Traffic. Would the project:				
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
e) Result in inadequate emergency access?	☒	☐	☐	☐
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?	☒	☐	☐	☐

16.1 Environmental Setting

Access to the project site is provided by Monterey Road, a four-lane principal arterial roadway that extends from San Jose to Gilroy in Santa Clara County. Other major roadways in the project vicinity include U.S. 101, Santa Teresa Boulevard., West San Martin Avenue, and Watsonville Road. A traffic study will provide the basis for the Draft EIR's analysis of potential impacts to traffic and transportation.

16.2 Discussion

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?

Potentially Significant Impact. Project construction would result in construction worker commute trips and haul truck trips (for delivery and transport of materials and equipment) to and from the project area, resulting in temporary increased traffic levels on local roadways. Event attendance and use of the project site in its operational phase would also generate increased traffic levels on local roadways. Increased traffic generated from event attendance could potentially conflict with the measures of effectiveness established in local plans, policies, and ordinances. Therefore, this impact is potentially significant, and this issue will be analyzed further in the Draft EIR.

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?

Potentially Significant Impact. As described in item a) above, the project could increase traffic levels during both the construction and operational phase of the project. Therefore, this impact is potentially significant, and this issue will be analyzed further in the Draft EIR.

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?

No impact. The San Martin Airport is approximately 1 mile away from the project site. As described in Section 3.13, "Population and Housing," the project is not growth-inducing; therefore, the project would not increase the number of people using the airport, and thus would not increase air traffic levels. Furthermore, as discussed in Section 3.8, "Hazards and Hazardous Materials," the proposed building heights are within the South County Airport Comprehensive Land Use Plan height restrictions for the area and would not result in a change in location of air traffic. Therefore, the proposed project would not affect the San Martin Airport air traffic patterns. No impact would occur and this issue will not be evaluated further in the Draft EIR.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. Access to the project area would be provided via the existing Monterey Road, a four-lane arterial. As described in item a) above, the project could increase traffic levels during both the construction and operational phase of the project. This increase in the number of vehicles exiting and entering the project site from Monterey Road may present a traffic hazard. Therefore, this impact is potentially significant and will be evaluated further in the Draft EIR.

e) Result in inadequate emergency access?

Potentially Significant Impact. As described in item a) above, the project could increase traffic levels during both the construction and operational phase of the project, which may result in inadequate emergency access. Therefore, this impact is potentially significant and will be evaluated further in the Draft EIR.

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?

Potentially Significant Impact. The potential construction-related and long-term project operations-related impacts to the roadway system described above could potentially alter demand for VTA bus or Caltrain services. Therefore, this impact is potentially significant and will be evaluated further in the Draft EIR.

17 TRIBAL CULTURAL RESOURCES

	ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVII.	**Tribal Cultural Resources. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**				
a)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☒	☐
b)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☒	☐

17.1 Environmental Setting

CEQA requires that lead agencies consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if so requested by the tribe. Section 21084.2, also specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource (TCR) is a project that may have a significant effect on the environment.

As defined in PRC Section 21074(a), tribal cultural resources (TCRs) are:

- sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe that are either of the following:
  - included or determined to be eligible for inclusion in the California Register of Historical Resources; or
  - included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

TCRs are further defined under PRC Section 21074 as follows:

- a cultural landscape that meets the criteria of subdivision (a) is a TCR to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; and

- a historical resource described in PRC Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Santa Clara County sent letters to the tribes who requested notification of projects within their traditionally and culturally affiliated area. Letters were mailed to the following representatives on March 7, 2017:

- Amah Mutsun Tribal Band
- Amah Mutsun Tribal Band of Mission San Juan Bautista
- North Valley Yokuts Tribe
- Muwekma Ohlone Indian Tribe of the San Francisco Bay Area
- The Ohlone Indian Tribe
- Indian Canyon Mutsun Band of Castonoan

None of the tribes responded within the 30-day statute period after the notice sent by the County to request consultation on the project.

17.2 Discussion

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Less-than-Significant Impact. In compliance with AB 52, Santa Clara County sent letters to six Native American Tribes on March 7, 2017. No requests for consultation were received in response. No known tribal cultural resources are present in the project site vicinity. Mitigation measures are included under section 3.5 "Cultural Resources" that require appropriate response if human remains or other potential archaeological resources are uncovered during project construction. Therefore, impacts related to the implementation of the project would be less than significant. b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less-than-Significant Impact. See response to "a" above.

18 UTILITIES AND SERVICE SYSTEMS

	ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVIII.	**Utilities and Service Systems. Would the project:**				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e)	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☐	☒
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

18.1 Environmental Setting

The project is located in the unincorporated community of San Martin. Per the *Santa Clara County General Plan,* Policy R-LU 117.1, which restricts sewer connections to private projects in the San Martin area, the vast majority of San Martin does not receive sewer service or water service (Santa Clara County 1994b). Generally, wastewater is managed onsite through individual septic systems and water is provided on-site through individual and shared wells. The project site would receive potable water from West San Martin Water Works, which relies on three ground water wells to supply all of the water that it serves.

GreenWaste Recovery provides solid waste collection and removal for the project area. All garbage collected by GreenWaste Recovery is delivered to the Monterey Regional Waste Management District for disposal. The District's facilities are located at the Monterey Regional Environmental Park, 14201 Del Monte Blvd. The property consists of a 315-acre permitted sanitary landfill site, a 126-acre buffer area (mostly Salinas River floodplain), and 20 acres for the resource recovery facilities, administrative offices and Board Chambers, and maintenance buildings. The Monterey Peninsula Landfill has a design capacity of approximately 84 million cubic yards. The remaining landfill waste capacity is approximately 72 million cubic yards which is projected to last 150 years at present recycling and disposal rates. All recyclable materials collected by GreenWaste Recovery are sorted at the GreenWaste Material Recovery Facility in San Jose, which can

process over 100 tons of material every hour. All organics collected are sent to Z-Best Composting Facility in Gilroy which can receive up to an average of 1,500 tons per day of green/yard waste.

Natural gas and electricity service would be provided by Pacific Gas and Electric Company. The closest substation to the project site is the Morgan Hill substation, which located 3.1 miles away.

18.2 Discussion

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No impact. As described in Draft EIR Chapter 3 "Project Description," the project would be served by two independent on-site wastewater treatment systems. These have been designed for the maximum use of the site, which would occur on Fridays approximately four times each year. Given that the septic system design and construction will adhere to the Santa Clara County Onsite Wastewater Treatment Systems Ordinance and that the property would not be served by municipal wastewater systems, the project would not exceed wastewater treatment requirements of the Central Coast Regional Water Quality Control Board. No impact would occur and this issue will not be evaluated further in the Draft EIR. Note that potential impacts to groundwater associated with the on-site wastewater treatment system will be evaluated in the Hydrology and Water Quality section in draft EIR.

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?

No impact. As discussed in item a) above, the project would be served by two independent on-site wastewater treatment systems, the impacts of which are addressed in the Hydrology/Water Quality section. Therefore, it would not require or result in the construction of new or expansion of existing wastewater treatment facilities. No impact would occur and this issue will not be evaluated further in the Draft EIR.

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?

No impact. As discussed in Section 3.9, "Hydrology and Water Quality" of this IS, the project would include new impervious surfaces that could increase the volume of runoff coming from the project area. A biofiltration swale and connected retention pond have been designed to maintain off-site drainage discharges at pre-development rates for up to a 10-year storm event. Therefore, the project would not require or result in the construction of new or expansion of existing stormwater drainage facilities. No impact would occur and this issue will not be evaluated further in the Draft EIR.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less-than-Significant Impact. The project would be served by the West San Martin Water Works. The utility company has provided the project applicant with a will-serve letter that agrees to provide the project site with water for domestic and fire protection use. West San Martin Water Works can supply approximately 75 psi to the parcel at 1,200 gallons per minute and has over 400,000 gallons of water in storage. There is sufficient groundwater supply to accommodate the project needs. (See Hydrology and Water Quality, item [b].) In addition, the County General Plan (Book B, p. 0-7) indicates that the water yields from wells in the flat valley areas of the County are generally dependable, due to the presence of deep groundwater aquifers. The County's General Plan EIR (p. 5M-20) indicates that impacts related to water supply would be less than significant. Therefore, sufficient water supplies are available to serve the project, and no new or expanded entitlements are needed. This impact is less than significant and will not be evaluated further in the Draft EIR.

e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?

No impact. As discussed in item a) above, the project would be served by two independent on-site wastewater treatment systems. Therefore, it would not require services from a wastewater treatment provider. No impact would occur and this issue will not be evaluated further in the Draft EIR.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less-than-Significant Impact. The remaining landfill waste capacity of the Monterey Peninsula Landfill, which would serve the project site, is approximately 72 million cubic yards which is projected to last 150 years at present recycling and disposal rates.

Project construction activities, although temporary, would generate solid waste including excess construction materials and material removed during site clearing. The project would result in the grading of an estimated 6,650 cubic yards of soil. Of this, 5,945 cubic yards would be used for on-site fill and 705 cubic yards would need to be exported off-site to another approved grading project or a public landfill. If taken to the Monterey Peninsula Landfill, the exported fill would not substantially affect the remaining 72 million cubic yard capacity. No demolition would be required. Thus, construction of the project is not expected to generate substantial solid waste that would exceed the capacity of local landfills.

CalRecycle has gathered waste generation rates from various sources. The project is most similar to the "Public/Institutional" use, which is estimated to generate 0.007 pounds per square foot per day (CalRecycle 2017). The mosque and community building total approximately 23,500 square feet and would be estimated to generate 161 pounds of waste per day. Thus, operation of the project is not expected to generate substantial solid waste that would exceed the capacity of local landfills. Therefore, this impact is less than significant and will not be evaluated further in the Draft EIR.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less-than-Significant Impact. See item f) above. The project would comply with all applicable federal, state, and local statutes and regulations as they relate to solid waste. Therefore, this impact would be less than significant and this issue will not be evaluated further in the Draft EIR.

19 MANDATORY FINDINGS OF SIGNIFICANCE

	ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVIII.	**Mandatory Findings of Significance.**				
a)	Does the project have the potential to substantially 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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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.)	☒	☐	☐	☐
c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Authority: Public Resources Code Sections 21083, 21083.5.

Reference: Government Code Sections 65088.4.
Public Resources Code Sections 21080, 21083.5, 21095; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

19.1 Discussion

a) Does the project have the potential to substantially 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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?

Less-than-Significant Impact. As discussed above, the project would result in permanent conversion of a portion of the project site, which could reduce the habitat for several wildlife species. However, environmental protection features are included as part of the project that would minimize impacts to species and habitat. The project site does not include important examples of the major periods of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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.)

Potentially Significant Impact. As described in this Initial Study, implementation of the proposed project would not result in significant impacts to the following issue areas: agricultural resources, air quality, geology and soils, hazards and hazardous materials, land use, mineral resources, population and housing, public services, recreation, tribal cultural resources, and utilities. However, the Draft EIR may identify impacts in other environmental issue areas. When taken together with the effects of past projects, other current projects, and probable future projects, the project's potential impacts could be cumulatively considerable. These issue areas will be evaluated further in the Draft EIR.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. The Draft EIR will evaluate environmental effects that could cause substantial adverse effects on human beings, including degradation of scenic views, degradation of water quality (including groundwater quality), increased noise, and a contribution of GHG emissions that could exacerbate climate change impacts. These issue areas will be evaluated further in the Draft EIR. Aside from these issue areas, the proposed project would not result in substantial adverse effects on human beings.

List of Abbreviations

AB	Assembly Bill
ABAG	Association of Bay Area Government
BAAQMD	Bay Area Air Quality Management District
Blvd.	Boulevard
BMP	best management practice
CARB	California Air Resources Board
CBC	California Building Code
CNDDB	California Natural Diversity Database
CO	carbon monoxide
diesel PM	diesel-fueled engines
EPA	U.S. Environmental Protection Agency
FMMP	California Department of Conservation Farmland Mapping and Monitoring Program
GHG	greenhouse gas
MMI	Modified Mercalli Intensity
MRZ	Mineral Resource Zone
NO_2	nitrogen dioxide
NPDES	National Pollution Discharge Elimination System
O_3	ozone
OWTS	on-site wastewater treatment systems
Pb	lead
PM_{10}	inhalable particulate matter
$PM_{2.5}$	fine particulate matter
PRC	Public Resources Code

SB	Senate Bill
SCVWD	Santa Clara Valley Water District
SFBAAB	San Francisco Bay Area Air Basin
-sm	San Martin Planning Area
SO_2	sulfur dioxide
SSCCFD	South Santa Clara County Fire District
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
U.S. 101	U.S. Highway 101
USDA	U.S. Department of Agriculture
VHP	Santa Clara Valley Habitat Conservation Plan
VMT	vehicle miles traveled

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