

INITIAL STUDY

County of Santa Clara 2015-2022 Housing Element Update

April 4, 2014



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Environmental Checklist and Evaluation for Santa Clara County

File Number:	7764-10GP	Date:	April 4, 2014
Project Type:	General Plan Element Update	Project Location:	Unincorporated Areas
Project Description			
The project is the 2015 Update of Housing Element of the County of Santa Clara General Plan. The 2015 Update replaces the 2009 Update, adopted in August 2010 by the County Board of Supervisors and certified by the State Department of Housing and Community Development (HCD) in November 2010 as being substantially in compliance with State Housing Law. The “Description of the Proposed Project” section below provides a more comprehensive description of the proposed project.			
Environmental Setting			
Santa Clara County encompasses 1,305 square miles, and the unincorporated County, 945 square miles. Figure 1 below shows the locations of the County unincorporated areas. The County lies at the southern end of San Francisco Bay and is flanked by the Diablo Range to the east, the Santa Cruz Mountains to the west and the Baylands to the northwest, adjacent to the waters of the southern San Francisco Bay. The fertile Santa Clara Valley runs the entire length of the County from north to south. The Diablo Range covers the entire eastern half of the County and consists mainly of grasslands, brush and oak savannah. The Santa Cruz Mountains contain rolling grasslands and oak-studded foothills adjacent to the valley and mixed hardwoods and dense evergreen forests at higher elevations. Steep slopes, active earthquake faults and areas of geologic instability prevail in both mountain ranges. The Baylands mainly consist of salt evaporation ponds and remnant areas of salt marsh and wetlands.			
The North Valley is extensively urbanized, housing the majority of the County's residents. Thirteen (Cupertino, Milpitas, Palo Alto, San Jose, Monte Sereno, Saratoga, Santa Clara, Los Gatos, Sunnyvale, Mountain View, Campbell, Los Altos and Los Altos Hills) of the County's fifteen cities lie in the North Valley, with the two remaining cities (Gilroy and Morgan Hill) located in the South Valley. The City of San Jose contains over half of the County's total population. The South Valley is predominately rural, except for the two noted cities and the unincorporated community of San Martin. Low-density residential development is scattered through the valleys and foothill areas. The cities are collectively responsible for accommodating and managing urban development, as well as for the provision of most urban services. Lands outside the cities' Urban Service Areas and under County jurisdiction are maintained in rural uses.			
Other agencies sent a copy of this document:			
None			

Unincorporated Areas in Santa Clara County

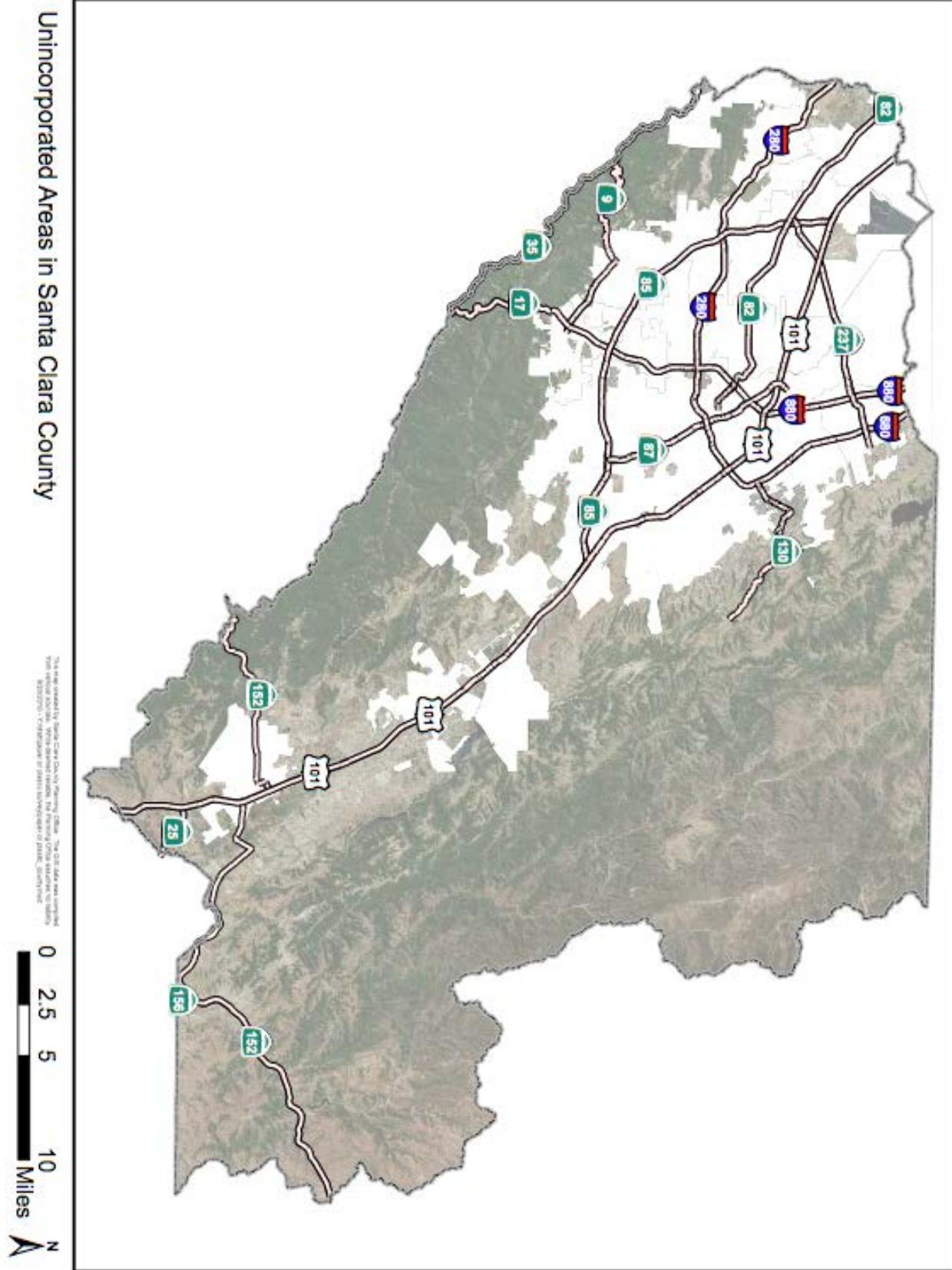


Figure 1 – Unincorporated Areas of Santa Clara County

INTRODUCTION

State Housing Law Requirements

The Housing Element is one of seven required elements of the County's General Plan, which is the document guiding land use planning and development activities in unincorporated Santa Clara County. The Housing Element is the only General Plan element that state law requires be regularly updated (every eight years, or as determined by HCD) and also requires review by HCD in draft and adopted form for compliance with state law.

Housing Element requirements are defined by Sections 65580 through 65589 of the California Government Code. These sections require each California city and county to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. The regional need is calculated by HCD then allocated through the Regional Housing Needs Allocation process (RHNA) to each local jurisdiction by the region's appropriate Council of Governments (in the Bay Area, this is the Association of Bay Area Governments, or ABAG). In turn, the RHNA must promote the following objectives:

- Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- Promote an improved intraregional relationship between jobs and housing.

The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development.

A housing element must at least include the following components:

1. An assessment of existing needs, including the number of households overpaying for housing, living in overcrowded conditions, or with special housing needs (e.g., the elderly, large families, homeless), the number of housing units in need of repair, and assisted affordable units at-risk of converting to market-rate.
2. An assessment of projected needs, which is the city or county's share of the regional housing need as established in the RHNA prepared by the COG. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the housing element. The RHNP provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land and opportunities for housing development to address population growth and job generation.
3. A Sites Inventory and Analysis: The element must include a detailed land inventory and analysis including a site specific inventory listing properties, zoning and general plan designation, size and existing uses; a general analysis of environmental constraints and the availability of infrastructure, and evaluation of the suitability, availability and realistic development capacity of sites to accommodate the jurisdiction's share of the regional housing need by income level.

- a. For the portions of jurisdictions that do not have water and sewer connections, the land inventory does not need to include site-by-site analysis for capacity meeting the needs of households with above-moderate incomes. Therefore, the County's Housing Element only contains a site inventory for capacity on Stanford lands, and lands with the capacity to host secondary dwellings (of which a great number are affordable to households with Very Low incomes).
- 4. An Analysis of Constraints on Housing, both governmental and non-governmental. The analysis must include examination of land-use controls, fees and exactions, on- and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities.
- 5. Housing Programs, which are required to identify adequate sites to accommodate the locality's share of the regional housing need; assist in the development of housing for extremely low, lower- and moderate-income households; remove or mitigate governmental constraints; conserve and improve the existing affordable housing stock; promote equal housing opportunity; and preserve the at-risk units identified.
- 6. Quantified Objectives, estimating the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.

Regional Planning Context

The timing of this update is driven by requirements of SB 375 and the Bay Area region's adoption of a Sustainable Communities Strategy (SCS) in July 2013. Each jurisdiction in the Bay Area is required to update and adopt its (updated) Housing Element 18 months after the Bay Area regional government adopts its Regional Housing Needs Allocation (RHNA), which is packaged with its SCS. Because the region's RHNA was adopted in July 2013, the Housing Elements are due at the end of January 2015. Regional SCS and RHNA adoption processes are required by the State to occur every eight years, so Housing Elements, unlike every other element of a General Plan, are regularly updated (every eight years, if not more frequently).

The County began the 2015 Update process in advance of the regional adoption of the RHNA, as most of the Update review requirements are independent of the level of the RHNA. The County began an outreach process in July 2013, and sent a draft to HCD for review in December 2013.

The RHNA is the most visible, familiar, and contentious aspect of every update. The RHNA is the region's estimate of each jurisdiction's forecasted need for new housing during the subject planning period. Each updated Housing Element must demonstrate how the jurisdiction has the zoning and programmatic capacity to permit an amount of new housing equal to its RHNA.

The Housing Element must only demonstrate capacity for new housing; the jurisdiction is not required to actually build all of the housing forecasted by the RHNA. The RHNA for the County of Santa Clara is 277 units of capacity. The 2015 Update demonstrates that existing zoning and programs have the capacity to allow permitting of 277 units, should the need for them materialize.

RHNA capacity requirements are divided up into income categories. Of those 277 units of capacity, at least:

- 22 must be affordable to households with Very Low Incomes,

- 13 must be affordable to households with Low Incomes,
- 214 must be affordable to households with Moderate Incomes, and
- 28 may be affordable to households with Above Moderate Incomes.

The General Plan land use and zoning designations are designed to accommodate projected growth in the unincorporated County over decades. The future housing needs projected for the unincorporated County through successive RHNA processes have been progressively lower from one cycle to the next. This is consistent with the intent of the growth management policies of the County and the cities, which is that urban-style development, and future growth, should and will occur in the cities. The current land use and zoning designations and densities for the unincorporated County, with modest adjustments each Housing Element Update cycle, still have adequate capacity to handle the population and household growth occurring in the unincorporated County.

DESCRIPTION OF THE PROPOSED PROJECT

Review of the 2009 Update indicates that only modest adjustments to existing strategies and programs are necessary for the 2015 Update. No new major policy directions or strategies are considered necessary, and no new major policy directions or strategies are included as part of the 2015 Update. The Project does not propose changes to existing land use designations. Housing development needed to meet projected demand can be met within existing land use zoning.

Description of Adjustments from 2009 Update to 2015 Update

Although the 2015 Update does not propose any new major policy directions or strategies, it does make some adjustments to strategy priorities, and proposes new programs in response to the ‘needs analysis’ and community input received during outreach.

Strategy Priority Adjustments

Strategy #2: Promoting cooperation and collaboration on residential development. In the 2009 Update, there were several policies that referenced collaboration with cities and other stakeholders, and several implementation recommendations that listed multiple stakeholders as the parties responsible for implementing the recommendations. However, there was no explicit reference to the need for and benefit of collaboration, including reduced costs and faster identification and implementation of best practices. These benefits were highlighted by stakeholders during the outreach process for the 2015 Update, with the result that a new Strategy was created to reflect this increased priority.

Strategy #3: Providing financial assistance for extremely low income housing. In the 2009 Update, this Strategy referenced Low and Moderate Income Housing only. Since 2009 (and beginning before that), housing service providers and advocates have been focusing on financing for housing affordable to households with extremely low income housing. This change in Strategy reflects this change in focus, but the underlying policies and principles remain essentially the same.

Strategy #4: Remove Unnecessary Barriers to Housing. In the 2009 Update, this Strategy referenced fiscalization of land use, and intergovernmental sharing of infrastructure costs and tax revenues. For the 2015 Update, this strategy shifted the focus of intergovernmental cooperation to collaboration on land use policies, and added an focus on regulatory barriers, with an emphasis on secondary unit regulations.

Strategy #7: Reduce Homelessness Consistent with Housing First Principles. In the 2009 Update, policies addressing homelessness were found under strategies for special needs housing and for ensuring equal access to housing. For the 2015 Update, those policies have been combined under a new strategy specifically for homeless concerns. This new, dedicated strategy also integrates the Housing First policies of county housing service providers. Housing First prioritizes funding for permanent supportive housing over short term emergency shelter, on the understanding that the needs of the homeless go beyond the mere need for temporary shelter.

Program Adjustments

Proposal to allow Emergency Shelters by right in some zones (Program 4.08.15 of 2009 and 2015 Housing Element Updates). This program was in the 2009 Update, and would have allowed emergency shelters as a by-right ancillary use to institutional (such as churches) and similar uses that were already established through a use permit process. For the 2015 Update, the program has been modified to allow small scale emergency shelters (up to 14 beds) in certain zones by right, and also to allow large scale shelters (15-140 beds) in a few sites by right.

Explore options for allowing agricultural employee housing to be concentrated on one parcel (Program 4.09.03 of the 2015 Housing Element Update). The County will explore the possibility of allowing agricultural worker housing to be concentrated on one site when several parcels are jointly operated. This program does not create new agricultural employee housing. It only allows more options for location of that housing.

Eliminate requirement that secondary dwelling units on small lots be attached to the primary residence (Program 4.09.04 of the 2015 Housing Element Update). Current code states that secondary units on urban lots under 10,000 sf in size, or on rural sites smaller than 2.5 acres, must be attached to the main residence. This proposal would eliminate these requirements. As a result there would be no requirement under any circumstances that a secondary dwelling be attached to the primary dwelling.

Increase maximum allowable size of Secondary Units on small lots (Program 4.09.05 of the 2015 Housing Element Update). Currently, the zoning code limits the maximum floor area of secondary dwellings to 640 square feet on urban lots smaller than 10,000 square feet and on rural lots smaller than 2.5 acres. This proposal would raise that minimum size to 800 square feet.

4.09.06: Eliminate Owner Occupancy requirement for Secondary Units on some rural lots (Program 4.09.06 of the 2015 Housing Element Update). Currently, the zoning code states that one of the two residences on a lot with a secondary dwelling must be owner occupied, except for rural lots 20 acres or larger. The owner must sign a deed restriction to this effect. This proposal would extend the exemption from this requirement to rural lots 2.5 acres or larger.

Reduce permit requirements for long term agricultural worker housing (Program 4.09.07 of the 2015 Housing Element Update). This proposal commits the planning department to explore options for reducing permit requirements for agricultural worker housing. Currently such housing is either allowed by right (long term in AR zones), allowed with a special permit for short term housing in all rural zones, and allowed with a use permit for long term (permanent) housing in A, HS, and RR zones. As a result of this evaluation, the County could propose to change one or more of these permit requirements.

Allow In lieu fees to be utilized to qualify for density bonuses (Program 4.09.12 of the 2015 Housing Element Update). This proposal is to expand on the County's existing density bonus program such that developers can pay an in-lieu fee to qualify for a density bonus, so that the funds could be used to support affordable housing located on more appropriate sites.

Approach to the Environmental Analysis

This Initial Study employs an Environmental Checklist derived from Appendix G of the California Environmental Quality Act Guidelines (CEQA) Guidelines to evaluate potential impacts of the proposed project. For each significance criteria, a determination is made as to whether there is “no impact,” the impact is “less than significant,” or the impact is “potentially significant.”

The proposed project involves updates to programs described above that will likely lead to proposals by the County to amend its Zoning Ordinance as a means to implement the Housing Element updates described above. These legislative proposals would require environmental review prior to consideration by the Planning Commission and Board of Supervisors. Adoption of these ordinance amendments would provide increased opportunities for development of temporary and permanent housing units in the Unincorporated Areas of the County.

Although the zoning ordinance changes, if they are adopted, would create opportunities for additional housing in the form of secondary dwelling units, agricultural employee housing, and temporary emergency shelters, the location of any projects would not generally be known until specific applications are submitted to the Department of Planning and Development.

The following sections summarize the maximum additional development that could result if proposals to amend the Zoning Ordinance based on the programs described above are adopted by the Board of Supervisors.

Secondary Dwelling Units

Programs 4.09.04, 4.09.05, 4.09.06 would relax requirements in terms of permitting, square footage, and on-site location for secondary dwelling units (a.k.a., “in-law units” or “granny units”). Approximately 12 secondary dwelling units are permitted every year in the unincorporated County. The Housing Element 2015 assumes that implementation of these programs could double this rate, for a total of 96 secondary units created during the eight-year planning period. These additional secondary dwelling units could take the form of attached units (up to 800 square feet or 1-2 bedrooms) or detached units (up to 1,000 square feet, 1-2 bedrooms).

It is not known which specific sites in the unincorporated areas of the County the projected additional secondary dwelling units would be located. However, these units would most likely be constructed on lots with existing single family residences, although some units could be built as part of new home developments on vacant lots. Most secondary units added to existing single family residences would not require a discretionary permit, only a building permit. If the lot is not an approved building site, the project would require a discretionary permit and CEQA review.

It should be noted that the current zoning ordinance allows secondary dwelling units on approved building sites in rural zoning districts on lots at least 1 acre in size and in urban areas on lots at least 10,000 square feet in size. The proposed programs would not decrease these minimum lots sizes and therefore would not increase the maximum development potential for secondary dwelling units in the unincorporated areas. Rather, the proposed changes are designed to remove disincentives to property owners seeking to add secondary dwelling units by increasing size

limits on smaller lots (from 640 to 800 square feet) and allowing more properties to have detached units by reducing the minimum lot size for detached units from 20 acres to 2.5 acres.

Agricultural Worker / Employee Housing

Programs 4.09.03 and 4.09.07 would relax requirements in terms of permitting and location of agricultural worker/employee housing. However, based on the limited number of agricultural worker housing building permits the County has issued in AR zones (where they are allowed by right), implementation of these provisions through a zoning ordinance amendment is not likely to result in more than one or two additional agricultural worker housing permits being issued over the eight-year planning period. Based on the County's experience permitting agricultural worker/employee housing, it is assumed that the number of units per project would not exceed 15.

Emergency Shelters

Program 4.08.15 would modify some zoning districts to allow small-scale emergency shelters (up to 14 beds) in the following zones by right (without a discretionary permit): Neighborhood Commercial (CN), General Commercial (CG), Administrative/ Professional Office (OA), Light Industrial (ML), Heavy Industrial (MH), Multi-Family Residential (R3), General Use (A1) and Roadside Services (RS). The County has estimated that up to 58 small-scale emergency shelters could be developed if this zoning modification were adopted. Assuming a maximum numbers of beds per shelter of 14, this would allow a total of 812 beds.

In addition, the program would seek to allow large-scale shelters (15-140 beds) in three specific sites:

- 1) The Santa Clara County Fairgrounds at 344 Tully Rd, San Jose. This County-owned site contains approximately 60 acres of undeveloped land which could be used for a large-scale shelter. The shelter could be developed in either of two ways. The County could build and operate the facility by itself. Or it could partner with a private entity that would purchase the land for a development that would include an emergency shelter. In the latter case, the property would be annexed by the City of San Jose, which would be responsible for permitting the development.
- 2) Ochoa Migrant Center: This site, located at 901 Arizona Circle in a rural area outside Gilroy, is developed and currently used as migrant farmworker housing during the growing season. The center includes 100 units of townhomes housing up to approximately 250 people. In previous years, the site has been used during the winter as a cold weather shelter for the homeless. Although the site is located outside of Gilroy's Urban Service Area, it is connected to the wastewater treatment facility within the city limits.
- 3) Valley Medical Center: This site is located in the center of an urban unincorporated pocket (Burbank) of San Jose at South Bascom and Moorpark Avenues. It is developed with numerous large facilities with a daytime occupancy in the thousands. Many of the users of the site stay overnight (hospital patients), and the site is occupied and operating 24 hours a day, seven days a week. The site is comprised of numerous parcels, some of which are neighborhood commercial sites along Bascom Avenue. Some of the smaller parcels are likely to be annexed if there were to be additional large-scale development or

restructuring on the site. However, the larger County-owned sites are not likely to be annexed for anything less than major repurposing.

Assuming the maximum number of beds per large-scale shelters of 140, this would yield a potential of 420 beds. Together, these two elements of the program could yield up to 1,232 beds.

Finally, the 2009 Update of this program included a provision that would have allowed emergency shelters as a by-right ancillary use to institutional (such as churches) and similar uses that were already established through a use permit process. The County estimates that this provision, if adopted, could yield an additional 252 beds. Because this capacity would take advantage of existing indoor spaces, this provision would not necessarily involve construction of additions to existing buildings.

For the small-scale emergency shelters, because these modifications to the zoning ordinance would allow these uses by right, no discretionary permits would be required for these projects (only building permits). Therefore, these projects would not be subject to CEQA. Development of large-scale shelters on the County sites described above would require approval of the Board of Supervisors and therefore would be subject to CEQA review.

Implementation of the large-scale shelter option includes introduction of a new zoning overlay district “-ps” and a change to the General Plan Land Use Designation for the Ochoa site from “Agricultural Large Scale” to “Major Public Facilities”.

In-Lieu Fee Funds

Program 4.09.12 would expand on the County’s existing density bonus program such that developers could pay an in-lieu fee to qualify for a density bonus, which would allow the funds to be used to support affordable housing located on more appropriate sites.

The County estimates this program could allow developers to increase the number of homes built in subdivisions by as much as 35%. In the previous 2007-2014 housing element cycle, on the order of 60 units of housing were created through subdivisions of the type that might take advantage of a density bonus program. Projecting that forward through the 2015-2022 housing element cycle and assuming that all such similar subdivisions would take advantage of the improved flexibility of the in-lieu fee density bonus option, as many as 21 extra units of housing could be created as a result of this program. These extra units would be developed as part of subdivisions that would require discretionary approval by the County and therefore would be subject to project-level CEQA review.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Resources / Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input checked="" type="checkbox"/> None |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
- I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Signature

Printed name

Date

For

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS		IMPACT				SOURCES	
WOULD THE PROJECT:		YES		NO			
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact		
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3,4, 6,17f	
b)	Substantially damage scenic resources along a designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 6,7 17f	
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3	
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,4	
e)	If subject to ASA, be generally in non-compliance with the Guidelines for Architecture and Site Approval?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11	
f)	If within a Design Review Zoning District for purposes of viewshed protection (d, -d1, -d2), conflict with applicable General Plan policies or Zoning Ordinance provisions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3,4,8a, 9,12, 17f	

DISCUSSION:

Less Than Significant. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters.

It is not known which specific sites in the unincorporated areas of the County the projected additional secondary dwelling units, small-scale emergency shelters, or agricultural worker / employee housing would be located. In most cases, these types of projects would be in the form of additions or companion units to existing development and would not typically involve development of vacant parcels. Unless located in a -d1 zoning district, this type of development generally does not have substantial effects on scenic resources degrade the existing visual character or quality of the site and its surroundings. Projects located in -d1 zoning district would be subject to design review. However, because they have been determined to be “minor in character,” secondary dwelling units and additions of up to 1,000 square feet are exempt from this provision of the zoning ordinance.

The proposed project may also lead to additional housing units developed as part of subdivisions in response to expansion of the County’s density fee bonus program. However, these projects would undergo discretionary permitting, in which potential impacts to visual resources would be assessed as part of site-specific environmental review. Development of new large-scale emergency shelters on County sites, such as the fair grounds and Valley Medical Center would also be subject to site-specific environmental review.

MITIGATION:

None required.

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

DISCUSSION:

Less Than Significant. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters.

With the exception of large-scale emergency shelters, these types of projects have footprints of less than an acre. In addition, these types of projects would typically be in the form of additions or companion units to existing development and would not involve development of vacant parcels. The three County sites identified as potential locations for large-scale emergency shelters are already converted to non-agricultural uses. Therefore, the proposed project would not

convert 10 or more acres of prime farmland, result in conversion of forest, conflict with existing agricultural uses, or conflict with or cause rezoning of timberland zones.

Secondary dwelling units are generally not incompatible with Williamson Act contracts. In addition, building permits for properties under these contracts are subject to review to ensure compatibility. Properties likely to be used for small-scale emergency shelters, such as churches, are not enrolled in the Williamson Act program. As noted above, the three County sites identified as potential locations for large-scale emergency shelters are already converted to non-agricultural uses.

To the extent that additional housing units would be developed as a result of expansion of the County's density fee bonus program, these units would be subject to project-level environmental review as part of a subdivision project.

MITIGATION:

None required.

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

DISCUSSION:

Less Than Significant. The proposed project would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters.

The Bay Area Air Quality Management District (BAAQMD) has published project screening level sizes for criteria pollutants based on land use type.¹ For purposes of analyzing air quality impacts, the additional secondary dwelling units and small-scale emergency shelters that could result from this Housing Element update would be considered additions or adjuncts to existing structures and would not fall within the land use types in BAAQMD's screening criteria.

Depending upon how they are designed, emergency shelters and agricultural worker / employee housing would not necessarily be additions or adjuncts to existing structures. However, emergency shelters do not match any of the land use types in BAAQMD's screening criteria. In terms of emissions of criteria pollution generated by vehicle trips, it should be noted that because emergency shelters would mostly be serving the homeless population, vehicle use is limited. Therefore, this type of land use would likely fall below any of BAAQMD's screening criteria.

Agricultural worker / employee housing would be considered low-rise apartments, a land use type with a screening size of 240 units. The County estimates that the proposed changes to the zoning ordinance would lead to only another 1-2 of these types of projects during the eight-year planning period, with the total number of multifamily units ranging from 15-30. Therefore, this development would be under the screening size of 240 units.

For the reasons described above, air quality impacts from implementation of the proposed project would be less than significant. To the extent that additional housing units would be developed in response to expansion of the County's density fee bonus program, it would be subject to project-level environmental review as part of a subdivision project.

MITIGATION:

None required.

D. BIOLOGICAL RESOURCES		IMPACT				SOURCES	
WOULD THE PROJECT:		YES		NO			
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact		
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 7, 17b, 17o,	
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,7, 8a, 17b, 17e, 22d, 22e, 33	

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

c) Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or tributary to an already impaired water body, as defined by section 303(d) of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 7, 17n, 33
d) Have a substantial adverse effect on oak woodland habitat as defined by Oak Woodlands Conservation Law (conversion/loss of oak woodlands) – Public Resource Code 21083.4?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 31, 32
e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,7, 17b, 17o
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,4, 17l
g) Conflict with any local policies or ordinances protecting biological resources:					
i) Tree Preservation Ordinance [Section C16]?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,31, 32
ii) Wetland Habitat [GP Policy, R-RC 25-30]?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 8a
iii) Riparian Habitat [GP Policy, R-RC 31-41]?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 8a,

DISCUSSION:

Less Than Significant. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters.

With the exception of large-scale emergency shelters, it is not known which specific sites in the unincorporated areas of the County the additional housing would be located. These types of projects would be in the form of additions or companion units to existing development and would not typically involve development of vacant parcels. The three County sites identified as potential locations for large-scale emergency shelters are already urbanized and contain no sensitive biological resources.

Some potential sites may be covered under the Santa Clara County Habitat Conservation Plan (HCP). However, projects that consist of a building addition or new building within 50 feet of existing buildings where the total new impervious surface will be less than 5,000 square feet are exempt. Compliance with the HCP is administered through the building permit process.

To the extent that additional housing units would be developed in response to expansion of the County's density fee bonus program, it would be subject to project-level environmental review as part of a subdivision project.

Compliance with the HCP and other County policies and regulations would ensure that impacts to biological resources would be less than significant.

MITIGATION:

None required.

E. CULTURAL RESOURCES		IMPACT				SOURCE	
WOULD THE PROJECT		YES		NO			
		<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>		
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County's Historic Preservation Ordinance (Section 17 of County Ordinance Code) – i.e. relocation, alterations or demolition of historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 16, 19, 40, 41	
b)	Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 19, 40, 41,	
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,3,4,,40,41	
d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 40,41	
e)	If within New Almaden Historic area, conflict with General Plan policies of this designated special policy area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8a	

DISCUSSION:

No Impact. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters. The proposed project may also lead to additional housing units developed as part of subdivisions in response to expansion of the County's density fee bonus program.

The construction of buildings, using existing requirements for building and planning permits, normally entails review for cultural resources impacts and would be required to comply with County Ordinance No. B6-18 regarding human skeletal remains. Any proposal to demolish or modify an existing building would be subject to review for historical impacts under the existing Historic Preservation Ordinance.

MITIGATION:

None required.

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

DISCUSSION:

No Impact. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters.

The construction of buildings, using existing requirements for building and planning permits, entails review for geologic hazards and compliance with the requirements of the current

California Building Code. Therefore, the project would not expose people or structures to additional geologic hazards (e.g., seismic groundshaking, liquefaction, landslides), cause substantial erosion or soil compaction, cause changes in topography, or locate septic tanks or alternative wastewater disposal systems on inadequate soils.

MITIGATION:

None required.

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

DISCUSSION:

Less Than Significant. The proposed project would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters.

The Bay Area Air Quality Management District (BAAQMD) has published project screening level sizes for Greenhouse Gas (GHG) emissions based on land use type.² For purposes of analyzing GHG emissions, the additional secondary dwelling units and small-scale emergency shelters that could result from this Housing Element update would be considered additions or adjuncts to existing structures and would not fall within the land use types in BAAQMD's screening criteria.

Depending upon how they are designed, large-scale emergency shelters could be separate developments rather than additions or adjuncts to existing structures. However, emergency shelters do not match any of the land use types in BAAQMD's screening criteria. In terms of emissions of GHG generated by vehicle trips, it should be noted that because emergency shelters would mostly be serving the homeless population in which vehicle use is limited.

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

Agricultural worker / employee housing would be considered low-rise apartments, a land use type with a screening size of 78 units. The County estimates that the proposed changes to the zoning ordinance would lead to only another 1-2 of these types of projects during the eight-year planning period, with the number of multifamily units ranging from 15-30. Therefore, this development would be under the screening size of 78 units.

For the reasons described above, GHG impacts from implementation of the proposed project would be less than significant. To the extent that additional housing units would be developed in response to expansion of the County's density fee bonus program, it would be subject to project-level environmental review as part of a subdivision project.

MITIGATION:

None required.

G. HAZARDS & HAZARDOUS MATERIALS				
WOULD THE PROJECT	IMPACT			SOURCE
	YES	NO		
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 1, 3, 4, 5
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 2, 3, 5
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 46
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 47
e) For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 3, 22a
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 5, 48
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires including where wildlands are adjacent to urbanized areas or where residences are	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 4, 17g

intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 31
h) Provide breeding grounds for vectors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
i) Proposed site plan result in a safety hazard (i.e., parking layout, access, closed community, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j) Involve construction of a building, road or septic system on a slope of 30% or greater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 17n
k) Involve construction of a roadway greater than 20% slope for a distance of 300' or more?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 17n

DISCUSSION:

No Impact. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters.

Any buildings or structures that would result from these zoning ordinance changes would be required to obtain building permits in association with current codes, which requires an evaluation for public safety, including fire safety. Project implementation would not result in additional development not already regulated by current regulations. Therefore, the proposed ordinance would not involve safety-related design issues or construction of facilities that could expose people to hazards.

MITIGATION:

None required.

H. HYDROLOGY AND WATER QUALITY					
WOULD THE PROJECT:	IMPACT				SOURCE
	YES		NO		
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	34, 36
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 4
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 17n,

d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Note policy regarding flood retention in watercourse and restoration of riparian vegetation for West Branch of the Llagas.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 , 17p
e)	Create or contribute increased impervious surfaces and associated runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 36, 21a
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 17p, 18b, 18d
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 18b, 18d
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3, 4, 17p
j)	Be located in an area of special water quality concern (e.g., Los Gatos or Guadalupe Watershed)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4, 6a,
k)	Be located in an area known to have high levels of nitrates in well water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4, 20b, 20c
l)	Result in a septic field being constructed on soil where a high water table extends close to the natural land surface?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3
m)	Result in a septic field being located within 50 feet of a drainage swale; 100 feet of any well, water course or water body or 200 feet of a reservoir at capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 17e
n)	Conflict with Water Collaborative Guidelines and Standards for Land Uses Near Streams?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22d, 22e

DISCUSSION:

Less Than Significant. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters. These types of projects would mostly be in the form of additions or companion units to existing development and would not typically involve development of vacant parcels.

Wastewater Treatment

With the exception of the three County sites identified for large-scale emergency shelters, which are connected to sanitary sewer systems, additional housing that could result from project implementation would likely rely on septic systems for disposal of wastewater. Septic system capacity for residential structures is determined primarily by the number of bedrooms and/or

square footage of the building and the ability of soil to absorb water (the percolation rate). As part of the building permit review process, DEH would determine whether these projects would require upgrades to existing OWTS to handle any additions or secondary units to ensure compliance with water quality standards.

Water Supply

With the exception of large-scale emergency shelters, which receive their water supply from existing municipal systems, it is not known which specific sites in the unincorporated areas of the County the additional housing would be located. These types of projects would mostly be in the form of additions or companion units to existing development and would tie into on-site water systems either supplied by groundwater wells or by connections to water mains.

The County estimates that implementation of the proposed project could lead to an additional 96 applications for secondary dwelling units, 58 small-scale emergency shelters, and 15-30 multifamily units in the form of agricultural worker / employee housing. The majority of this development would rely on existing on-site groundwater wells. However, given the relatively small number of projected units and the fact that this development would be dispersed throughout the unincorporated areas and would not be concentrated in one groundwater subbasin, the proposed project would not substantially deplete groundwater supplies.

Drainage and Flood Risk

Any buildings or structures that would result from these zoning ordinance changes would be required to obtain building permits. As part of the building permit review process, these projects would be evaluated for drainage, proximity to water courses, and flood risk. This review process would also ensure compliance with existing County ordinances and the California Building Code.

Conclusion

For the reasons discussed above, the proposed project would not violate any water quality standards or waste discharge requirements, alter drainage, substantially degrade water quality, affect 100-year flood hazard areas, expose people or structures to a significant risk of loss, injury or death involving flooding; result in septic systems being constructed in environmentally sensitive areas; or conflict with Water Collaborative Guidelines and Standards for Land Uses Near Streams.

To the extent that additional housing units would be developed in response to expansion of the County's density fee bonus program, it would be subject to project-level environmental review as part of a subdivision project.

MITIGATION:

None required.

I. LAND USE		IMPACT				SOURCE
WOULD THE PROJECT:	YES			NO		
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact		
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 4	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8a, 9, 18a	
c) Conflict with special policies:						
i) San Martin &/or South County?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 8a, 20	
ii) Los Gatos Specific Plan or Lexington Watershed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 8a, 22b, 22c	
iii) Guadalupe Watershed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 8a	
iv) Stanford?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8a, 21	
v) City of Morgan Hill Urban Growth Boundary Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8a, 17a	
vi) West Valley Hillsides Preservation Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 8a	
vii) Water Collaborative (Guidelines and Standards for Land Use Near Streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22d, 22e	

DISCUSSION:

No Impact. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters. As in-fill, this type of development is consistent with all County land use policies and would not divide an established community.

The proposed project may also lead to additional housing units developed as part of subdivisions in response to expansion of the County's density fee bonus program. However, these projects would undergo discretionary permitting, in which consistency with land use policies would be assessed as part of site-specific environmental review.

MITIGATION:

None required.

J. NOISE		IMPACTS				SOURCE
WOULD THE PROJECT:	YES			NO		
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact		

a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8a, 13, 22a, 45
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13, 45
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 5 ,45
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 5, 45
e) For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or private airstrip would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 5, 22a

DISCUSSION:

Less Than Significant. The proposed project would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters. Construction activities associated with development of additional housing would not generate excessive groundborne vibration or groundborne noise levels but could create a temporary disturbance to neighboring properties.

The County Noise Ordinance (Section B11-152) prohibits construction activities between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays or holidays. In addition, exterior noise levels for construction related mobile and stationary equipment are restricted to a maximum of 75dBA in single-family residential areas. Compliance with these specifications would ensure that the neighboring properties are not adversely affected by construction related noise. Therefore, noise impacts would be less than significant.

New housing that could result from the proposed ordinance changes would not lead to substantial permanent increase in ambient noise levels. Although some development could occur within two miles of the South County Airport, people residing or working in these areas would not be exposed to excessive noise levels.

MITIGATION:

None required.

K. POPULATION AND HOUSING		IMPACT		SOURCE
WOULD THE PROJECT:		YES	NO	
Potentially	Less Than	No Impact		

	<u>Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Significant Impact</u>		
a) Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4
b) Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4

DISCUSSION:

No impact. The proposed project would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters.

Project implementation would not result in additional residential development not already regulated by the current zoning ordinance and therefore would not induce substantial population growth, either directly or indirectly, displace housing or people, or require the construction of replacement housing.

MITIGATION:

None required.

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

v) Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
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DISCUSSION:

Less Than Significant. The proposed project would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters.

With the exception of large-scale emergency shelters, it is not known which specific sites would be developed with additional housing. However, public services are already available in the areas where development would occur. Secondary dwelling units would most likely be constructed on lots with existing single family residences. Emergency shelters would generally be built as part of existing developments or as County facilities.

The proposed project may also lead to additional housing units developed as part of subdivisions in response to expansion of the County's density fee bonus program. However, these projects would undergo discretionary permitting, in which access to public services would be assessed as part of site-specific environmental review.

MITIGATION:

None required.

M. RESOURCES AND RECREATION				
WOULD THE PROJECT:	IMPACT			SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	
a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 1, 2, 3, 6, 44
b) Result in the loss of availability of a locally-important mineral resource recovery site as delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 1, 2, 3, 6,8a
c) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 1, 2, 4, 5, 17h
d) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 1, 3, 4, 5
e) Be on, within or near a public or private park, wildlife reserve, or trail or affect existing or future recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 17h, 21a
f) Result in loss of open space rated as high priority for acquisition in the "Preservation 20/20" report?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 27

DISCUSSION:

No Impact. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters. The proposed project would not result in additional development that would affect mineral resources, parks, or open space.

MITIGATION:

None required.

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

DISCUSSION:

No Impact. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters. With the exception of large-scale emergency shelters, it is not known which specific sites would be developed with additional housing. However, projects would not be concentrated in areas where additional vehicle trips would have significant effects on roadways. Because emergency shelters would be used to provide temporary housing for homeless individuals, these projects would generate minimal numbers of vehicle trips. Therefore, the proposed project would not affect plans or policies related to transportation circulation systems, public transit, or bicycle or pedestrian facilities. No change in air traffic patterns would occur. Uses would be compatible with road usage, and the proposed project would not involve development that would increase hazards due to design features.

MITIGATION:

None required.

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

DISCUSSION:

No Impact. Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters. Any addition development would be adequately served by existing utilities, and solid waste generation would be minimal in relation to permitted capacity of landfills. As part of building permit review, the Department of Environmental Health would evaluate septic system capacity for adequacy.

The proposed project may also lead to additional housing units developed as part of subdivisions in response to expansion of the County's density fee bonus program. However, these projects would undergo discretionary permitting, in which access to utilities would be assessed as part of site-specific environmental review.

MITIGATION:

None required.

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

DISCUSSION:

- a) **No Impact.** As discussed in the Biological Resources section, the proposed project would not have the potential to substantially reduce the habitat of any fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of, or restrict the range of, a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) **No Impact.** No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant or could be reduced to a less-than-significant level through implementation of mitigation measures. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and/or probable future projects. No cumulative impacts would occur.
- c) **No Impact.** Project implementation would lead to proposed changes in the zoning ordinance that would likely result in an increase in applications to develop additional housing in the unincorporated areas in the form of secondary dwelling units, agricultural worker / employee housing, and emergency shelters. As described in the environmental topic sections of this Initial

Study, it would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Initial Study Source List*

1. Environmental Information Form
2. Field Inspection
3. Project Plans
4. Working knowledge of site and conditions
5. Experience With Other Projects of This Size and Nature
6. County Expert Sources: Geologist, Fire Marshal, Roads & Airports, Environmental Health, Land Development Engineering, Parks & Recreation, Zoning Administration, Comprehensive Planning, Architectural & Site Approval Committee Secretary
7. Agency Sources: Santa Clara Valley Water District, Santa Clara Valley Transportation Authority, Midpeninsula OpenSpace Regional District, U.S. Fish & Wildlife Service, CA Dept. of Fish & Game, Caltrans, U.S. Army Corps of Engineers, Regional Water Quality Control Board, Public Works Depts. of individual cities, Planning Depts. of individual cities,
 - 8a. Santa Clara County (SCC) General Plan
 - 8b. The South County Joint Area Plan
9. SCC Zoning Regulations (Ordinance)
10. County Grading Ordinance
11. SCC Guidelines for Architecture and Site Approval
12. SCC Development Guidelines for Design Review
13. County Standards and Policies Manual (Vol. I - Land Development)
14. Table 18-1-B of the Uniform Building Code (expansive soil regulations) [1994 version]
15. Land Use Database
16. Santa Clara County Heritage Resource (including Trees) Inventory [computer database]
17. GIS Database
 - a. SCC General Plan Land Use, and Zoning
 - b. USFWS Critical Habitat & Riparian Habitat
 - c. Geologic Hazards
 - d. Archaeological Resources
 - e. Water Resources
 - f. Viewshed and Scenic Roads
 - g. Fire Hazard
 - h. Parks, Public Open Space, and Trails
 - i. Heritage Resources - Trees
 - j. Topography, Contours, Average Slope
 - k. Soils
 - l. HCP Data (habitat models, land use coverage etc)
 - m. Air photos
 - n. USGS Topographic
 - o. Dept. of Fish & Game, Natural Diversity Data
 - p. FEMA Flood Zones
 - q. Williamson Act
 - r. Farmland monitoring program
 - s. Traffic Analysis Zones
- Base Map Overlays & Textual Reports (GIS)
18. Paper Maps
 - a. SCC Zoning
 - b. Barclay's Santa Clara County Lokaide Street Atlas
 - c. Color Air Photos (MPSI)
 - d. Santa Clara Valley Water District - Maps of Flood Control Facilities & Limits of 1% Flooding
- e. Soils Overlay Air Photos
f. "Future Width Line" map set
19. CEQA Guidelines [Current Edition]
 - Area Specific: San Martin, Stanford, and Other Areas
 - San Martin
 - 20a. San Martin Integrated Design Guidelines
 - 20b. San Martin Water Quality Study
 - 20c. Memorandum of Understanding (MOU) between Santa Clara County & Santa Clara Valley Water District
 - Stanford
 - 21a. Stanford University General Use Permit (GUP), Community Plan (CP), Mitigation and Monitoring Reporting Program (MMRP) and Environmental Impact Report (EIR)
 - 21b. Stanford Protocol and Land Use Policy Agreement
 - Other Areas
 - 22a. South County Airport Comprehensive Land Use Plan and Palo Alto Airport comprehensive Land Use Plan [November 19, 2008]
 - 22b. Los Gatos Hillsides Specific Area Plan
 - 22c. County Lexington Basin Ordinance Relating to Sewage Disposal
 - 22d. User Manual Guidelines & Standards for Land Uses Near Streams: A Manual of Tools, Standards and Procedures to Protect Streams and Streamside Resources in Santa Clara County by the Santa Clara Valley Water Resources Protection Collaborative, August 2005 – Revised July 2006.
 - 22e. Guidelines and Standards for Land Use Near Streams: Streamside Review Area – Summary prepared by Santa Clara County Planning Office, September 2007.
 - 22f. Monterey Highway Use Permit Area
Soils
 23. USDA, SCS, "Soils of Santa Clara County
 24. USDA, SCS, "Soil Survey of Eastern Santa Clara County"
 - Agricultural Resources/Open Space
 25. Right to Farm Ordinance
 26. State Dept. of Conservation, "CA Agricultural Land Evaluation and Site Assessment Model"
 27. Open Space Preservation, Report of the Preservation 2020 Task Force, April 1987 [Chapter IV]
 28. Williamson Act Ordinance and Guidelines (current version)
 - Air Quality
 29. BAAQMD Clean Air Plan, and BAAQMD CEQA Air Quality Guidelines (2010)
 30. BAAQMD Annual Summary of Contaminant Excesses & BAAQMD, "Air Quality & Urban Development - Guidelines for Assessing Impacts of Projects & Plans" [current version]
 - Biological Resources/
Water Quality & Hydrological Resources/
Utilities & Service Systems"
 31. Site-Specific Biological Report

Initial Study Source List*

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

- 33. Clean Water Act, Section 404
- 34. Riparian Inventory of Santa Clara County, Greenbelt Coalition, November 1988
- 35. CA Regional Water Quality Control Board, Water Quality Control Plan, San Francisco Bay Region [1995]
- 36. Santa Clara Valley Water District, Private Well Water Testing Program [12-98]
- 37. SCC Nonpoint Source Pollution Control Program, Urban Runoff Management Plan [1997]
- 38. County Environmental Health / Septic Tank Sewage Disposal System - Bulletin "A"
- 39. County Environmental Health Department Tests and Reports

Archaeological Resources

- 40. Northwest Information Center, Sonoma State University
- 41. Site Specific Archaeological Reconnaissance Report**

Geological Resources

- 42. Site Specific Geologic Report**

- 43. State Department of Mines and Geology, Special Report #42
- 44. State Department of Mines and Geology, Special Report #146

Noise
45. County Noise Ordinance

- Hazards & Hazardous Materials
- 46. Section 21151.4 of California Public Resources Code
 - 47. State Department of Toxic Substances, Hazardous Waste and Substances Sites List
 - 48. County Office of Emergency Services Emergency Response Plan [1994 version]

- Transportation/Traffic
- 49. Transportation Research Board, "Highway Capacity Manual", Special Report 209, 1995.
 - 50. SCC Congestion Management Agency, "Monitoring and Conformance report" (Current Edition)
 - 51. Official County Road Book

52. Site-specific Traffic Impact Analysis Report

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