

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



STAFF REPORT Zoning Administration December 10, 2020 **Item #1**

Staff contact: Mark J. Connolly, Senior Planner
(408) 299-5786, mark.connolly@pln.sccgov.org

PLN19-0227 (MH Sterling Subdivision) Tentative Parcel Map for a two-lot Subdivision.

Summary: Tentative Map approval to subdivide a 12.5 gross-acre site into two parcels (Parcel 1: 5.69 gross acres, Parcel 2: 6.81 gross acres).

Owner:	MH Sterling Group	General Plan Designation:	Rural Residential
Applicant:	MH Engineering	Zoning:	RR-5ac.
Address:	13875 Murphy Avenue San Martin, CA 95046	Lot size:	12.5-acres gross
APN:	825-09-007	Present Land Use:	Residential
Supervisory District:	1	HCP:	Area3, Rural Residential Not Covered, but with a Category 1 stream on the property

RECOMMENDED ACTIONS

- A. Adopt a Negative Declaration pursuant to the California Environmental Quality Act (CEQA) as shown in Attachment A; and,
- B. Grant Tentative Parcel Map Approval, subject to the Conditions of Approval outlined in Attachment B.
- C.

ATTACHMENTS

Attachment A – Initial Study/Negative Declaration
Attachment B – Proposed Subdivision Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Tentative Parcel Map

PROJECT DESCRIPTION

The proposed project is subdivision of a 12.5-acre parcel into two lots. The subject property is located in San Martin, on the west side of Murphy Avenue, between San Martin and Middle Avenues and one block west of State Route 101 (see Attachment C). The parcel is located within the RR-5ac (Rural Residential, with a minimum lot size combining district of 5 acres) zoning district. The proposed subdivision would divide the existing 12.5-acre (gross) parcel into two parcels (Parcel 1: 5.69 gross acres, Parcel 2: 6.81 gross acres). Building Site Approval would be conferred through conditions of approval on both lots being created.

Parcel 2 has an existing residence, which is proposed to remain. Conceptual single-family residential building sites are shown on the tentative map (Attachment D). In addition, to single-family residences, future development could include accessory dwelling units, driveways, fire truck turnarounds, leach fields and landscaping on each lot. The future residences on each lot would be served by on-site wastewater systems and ground-water wells. For feasibility of water supply, a shared well with an easement is shown, but individual wells could also be proposed at the time of development. The site is currently developed with a potable well and agricultural well, both. Llagas Creek approximately bisects the property and a Santa Clara Valley Water District easement is proposed along the creek banks.

Minor grading associated with the driveway encroachments are proposed subdivision improvements, but do not exceed the thresholds for requiring a grading approval / permit. Parcel 2 would not necessitate any future grading unless accessory development was proposed. Grading associated with the future building site improvements on Parcel 1 would be approximately 121 cubic yards of cut and 388 of fill and would require individual grading approval prior to issuance of development permits. Development would not require removal of existing trees on either lot.

Setting/Location Information

The 12.5-acre site is located on Murphy Avenue, within the unincorporated community of San Martin, in southern Santa Clara County. The site is currently developed with a single-family residence and associated improvements, which would remain on proposed Parcel 2. No other agricultural or commercial uses occur on the site. The parcel is not restricted by a Williamson Act Contract. The property is relatively flat (average slope of 5%). Several single-family residences exist on surrounding properties, as well as open space and farmland properties.

Llagas Creek approximately bisects the site to the rear of the proposed residences and is characterized by residential development, native grasslands and a creek with riparian vegetation. The site is not located within any Geologic hazard areas. The site is within the Airport Influence Area (AIA) of the San Martin Airport and between the 60 and 65 dBA CNEL noise contours, but outside primary safety zones. The site is located within the Santa Clara County Habitat Conservation Area, within Area 3, and is not a covered project under the County's Santa Clara Valley Habitat Plan (SCVHP). However, Llagas Creek is a Category 1 stream as defined in the Plan and creek setbacks apply to future development and / or fees can be applied.

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination (CEQA)

The environmental impacts of the project have been evaluated in the Negative Declaration prepared by staff for the project entitled “MH Sterling Subdivision” (Attachment A). The Negative Declaration concluded that the project would not create any adverse environmental impacts. As required by the California Environmental Quality Act (CEQA), a Notice of Intent to adopt the Negative Declaration was posted with the County Clerk Recorder on November 12, 2020. As of the preparation of this Staff Report, no comments on the Initial Study/Negative Declaration have been received. Staff is recommending that the Hearing Officer adopt the Negative Declaration as part of this project approval.

B. Project/Proposal

The project consists of a Tentative Parcel Map approval to subdivide an existing 12.5-acre lot into two (2) parcels (Parcel 1: 5.69 gross acres, Parcel 2: 6.81 gross acres).

D. Subdivision Ordinance

This subdivision application has been reviewed in accordance with the required Findings in Section C12-122 of the County Ordinance Code Subdivisions and Land Development Ordinance and the State Subdivision Map Act. Pursuant to these standards, the Zoning Administration Hearing Officer shall deny approval of a tentative or final parcel map if any of the following seven (7) findings can be made. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project does or does not meet the required standard in plain text below.

1. That the proposed map is not consistent with applicable general and specific plans.

The proposed Tentative Parcel Map would result in the division of an existing 12.5-gross-acre parcel into two lots, Parcel 1: 5.69 gross acres, Parcel 2: 6.81 gross acres. The subject property is located on Murphy Avenue, within the community of San Martin. The General Plan designation for the property is Rural Residential, which is intended for low density development and uses.

There are no Specific Plans applicable to the proposed subdivision. The San Martin Integrated Design Plan and Guidelines include clustering guidelines for large rural residential subdivisions, but the subject project is only a two-lot subdivision. However, future residential development could be subject to the San Martin Integrated Design Plan and Guidelines for consistency with the rural character of San Martin.

The 2-lot subdivision is in conformance with Rural Residential General Plan designation. The minimum parcel size is prescribed as five acres gross. As the existing parcel size is 12.5 acres gross, the maximum number of allowed parcels created through subdivision would be two lots. Since the proposed subdivision is within the allowed number of lots exceeding five acres each, the subdivision would be consistent with the General Plan density.

General Plan Policy R-LU 58 states the allowable density of development shall be 5–20 acres per dwelling, depending upon the average slope of the land, as based upon the County's "-5-20s" slope density formula (see table below). Minimum parcel size shall be 5 acres unless development is proposed as a cluster subdivision. The subject property has a prescribed density of 5 acres minimum for creation, as opposed to a slope density and the proposed subdivision is in conformance with this General Plan policy as the proposed parcels exceed 5-acres in size.

The proposed two-lot subdivision will not change the rural character of the area and will comply with density requirements of development for the area.

The proposed Tentative Map is found to be consistent with the requirements of the County's Solar Access for Subdivision Development ordinance, Division C12. Pursuant to Section C12-173.3. (d), solar access easements are not required for lots equal or greater than one acre. At 5.69 acres and 6.81 acres, respectively, the proposed lot sizes have adequate solar access for potential buildings constructed in the future, and future development will not be detrimental to solar access of any neighboring properties.

As such, the proposed subdivision is consistent with applicable General Plan.

2. That the design or improvements of the proposed subdivision is not consistent with applicable general and specific plans.

The project is consistent with lot design criteria for subdivisions outlined in Section C12-21 of the County Ordinance Code and demonstrates adequate size and shape characteristics to support future single-family residential uses. Both proposed lots have frontage on the county-maintained Murphy Avenue. Proposed lots meet or exceed the recommended maximum depth to width ratio of three-to-one.

Minor grading associated with the driveway encroachments are proposed subdivision improvements, but do not exceed the thresholds to require a grading approval / permit. Future development on the resulting lots may trigger a grading approval/ permit, which would be obtained prior to development permits.

As such, the design of the proposed subdivision is consistent with applicable general and specific plans.

3. That the site is not physically suitable for the type of development.

The average slope of the subject property is less than 10%. There are no geologic hazards that would preclude development. The site would still have adequate ingress and egress for emergency purposes and well water feasibility has been demonstrated. As proposed, the lots would exceed the minimum 5-acre lot size and the site can reasonably accommodate residential development, as well as subdivision improvements.

Therefore, the site is physically suitable for the type of development.

4. That the site is not physically suitable for the proposed density of development.

The proposed Tentative Parcel Map would result in the division of an existing 12.5-gross acre site into two (2) lots of 5.69 gross acres for Parcel 1 and 6.81 acres for Parcel 2.

General Plan policy R-LU-58 and Zoning Ordinance Section 2.20.080 prescribes that the minimum lot size for creation of a new lot is five acres gross. The proposed lot sizes are consistent with the General Plan and County Zoning Ordinance requirements and the proposed subdivision meets the minimum lot size required, resulting in a density of one dwelling unit per five acres, which is exceeded in the current Tentative Map proposal. Llagas Creek approximately bisects the property and a Santa Clara Valley Water District Easement is proposed along the creek banks. However, only leach lines to a septic tank are proposed within 150 feet of the Creek bank and there is plenty of room for residential development without impacting the creek or any riparian corridor.

As such, the site is physically suitable for the proposed density of development, and Staff cannot make this finding.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is located in the Santa Clara Valley Habitat Plan (“SCVHP”) Area, but is located in Area 3 of the plan, and is not a covered project, based on the absence of habitat or species. There are no special status species of plant or animal mapped on the site according to County G.I.S maps, nor is sufficient habitat located on site, as the property has been tilled for agriculture. Also, no trees would be affected by subdivision. However, Llagas Creek approximately bisects the property is defined as a Category 1 stream in the HCP. Currently, leach lines to a septic tank are proposed within 150 feet of the Creek bank and may trigger HCP fees if future development maintains the setback. The subject subdivision and future development would not impact the creek or any riparian corridor.

As such, the proposed subdivision is not likely to cause substantial environmental impacts or injure fish, wildlife, or their habitat, and Staff cannot make this finding.

6. That the design of the *subdivision* or the type of improvements is likely to cause serious public health problems.

The County Fire Marshal's Office has reviewed the subdivision emergency vehicle access for fire protection and fire prevention. Furthermore, the subject property is not located within the Wildland Urban Interface (WUI). Also, the subject property is not located in a mapped flood zone.

The project site only has access to electricity and telephone. No other utilities are available at this time. Development would require construction of a new septic system to treat wastewater, and septic system design would be reviewed by the County Department of Environmental Health to ensure that they do not permit effluent to surface, degrade water quality, affect soil stability, present a threat to public health or safety, or create a public nuisance. Water is currently provided to the project site by a well and any future development would be provided by onsite well that may include a shared well agreement across both resulting parcels.

While no development is proposed as part of this project, future residential development on Parcel 1 is a reasonably foreseeable outcome of the proposed subdivision, as well as accessory uses on both resulting lots. The construction and installation of improvements, including a single-family residence, accessory dwelling(s) and driveway would not create significant, long-term traffic, noise or air quality impacts. The project will result in short-term impacts related to construction activities, however, due to their temporary nature, construction-related impacts would not cause serious or long-term public health problems.

As such, neither the design of the subdivision nor the types of improvements that could result from future development of the proposed parcels are likely to cause serious public health problems, and Staff cannot make this finding.

7. That the design of the *subdivision* or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed *subdivision*.

The submitted Tentative Parcel Map shows all existing easements on the subject property, including storm drain easements, utility easements and the Murphy Avenue right-of-way. A review of all available maps and the submitted Tentative Map by Staff confirms that the design of the subdivision will not conflict with any existing easements on the property. Additionally, the proposed parcels are large enough to accommodate building sites that would not conflict with any existing easements on the property. Access to proposed parcels is from Murphy Avenue, which is a county-maintained road. Also, a Santa Clara Valley Water District easement is proposed as a condition of the Tentative Map and would increase protection of the creek. As such, the proposed subdivision will not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, and Staff cannot make this finding.

As noted in the above findings, Staff cannot make any of the seven subdivision findings that, if made, would require the Zoning Administration Hearing Officer to deny the proposed subdivision. Staff therefore recommends that the Zoning Administration Hearing Officer approve the proposed Tentative Map subdivision, subject to the Conditions of Approval in Attachment B.

BACKGROUND

A Tentative Parcel Map was approved for the subject site under County file number 9694-07S, which expired. On November 15, 2019, a new Tentative Parcel Map was applied for and subsequently deemed complete on July 7, 2020. In accordance with the California Environmental Quality Act (CEQA), an Initial Study, and subsequent Negative Declaration was prepared and posted on November 12, 2020. Staff did not receive any comments as a result of the publication of the Initial Study/Negative Declaration.

A public notice for the public hearing before the Zoning Administration Hearing Officer was mailed to all property owners within a 300-foot radius of the subject property on November 25, 2020 and published in the Post Record on November 30, 2020.

STAFF REPORT REVIEW

Prepared by: Mark J. Connolly, Senior Planner



Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN19-0227	Date: November 10, 2020
Project Type:	Subdivision	APN(s): 825-09-007
Project Location / Address:	13875 Murphy Ave, San Martin, CA	GP Designation: Rural Residential
Owner's Name:	MH Engineering	Zoning: RR-5ac.
Applicant's Name:	Hannah and Brunetti	Urban Service Area: NONE
Project Description		
<p>Proposed two-lot Subdivision of a 12.5 gross acre site into two parcels (Parcel 1 5.69 gross, Parcel 2 6.81 gross) located at 13875 Murphy Ave, San Martin, CA within the RR-5ac (Rural Residential 5 acre) zoning district. Per County Ordinance, approval of the subdivision will grant Building Site Approval on both lots being created. Conceptual building sites have been shown on the tentative map showing future development that would include single-family residences, secondary living units, driveways, fire truck turnarounds, leach fields and landscaping on each lot. The existing residence would remain on Parcel 2. The future residences would be served by on-site wastewater systems and a shared well for potable water with an Agricultural Well for non-potable water. Conceptual grading quantities associated with the future building site improvements on both lots may require individual grading permits prior to obtaining building permits. Conceptual quantities are 121 cubic yards of total cut and 388 cubic yards of total fill for Parcel A and 198 cubic yards of total cut and 273 cubic yards of total fill for Parcel B. Small shrubs and non-ordinance sized trees would be removed.</p>		
Environmental Setting and Surrounding Land Uses		
<p>The 12.5-acre site is located on Murphy Avenue, within the unincorporated community of San Martin in southern Santa Clara County. The site is currently developed with a single-family residence and associated improvements. Llagas Creek approximately bisects the site to the rear of the proposed residences. The property is relatively flat, (average slope of 5%), and is characterized by residential development, native grasslands and a creek with riparian vegetation. The subject property is not under a Williamson Act Contract.</p>		
Other agencies sent a copy of this document:		
Morgan Hill Unified School District		

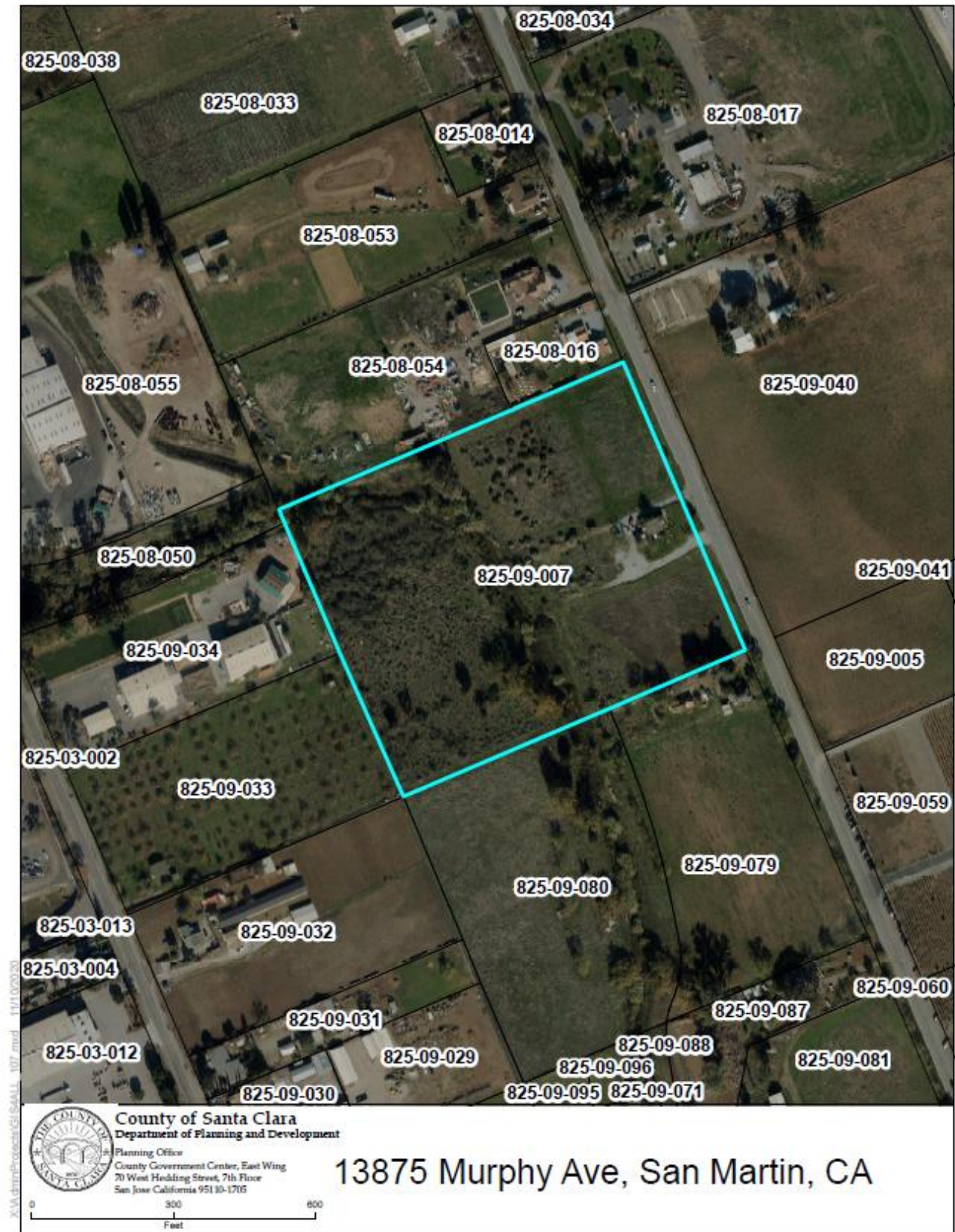


Figure 1 – Location Map



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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The proposed project could potentially result in one or more environmental effects in the following areas:

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resource | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

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

Signature



11/12/20
Date

Mark J Connolly
Printed name

For

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS							
	IMPACT						
Except as provided in Public Resources Code section 21099, would the project:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	Source
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2,3,4, 6,17f
b) Substantially damage scenic resources, including, but not limited to, trees, rocks, outcroppings, and historic buildings, along a designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 6,7 17f
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,4

SETTING:

The project site is located in a valley floor setting and is mostly flat with an average slope of approximately 5%. The property was formerly used as farmland but is currently developed with a single-family residence and associated improvements. Llagas Creek runs along the width of the property, but no development is located near the creek. There are no designated scenic highways in the project vicinity.

DISCUSSION:

a, b, c and d) No Impact. The project is a 2-lot subdivision. The existing residence is proposed to remain on the resulting Parcel 2. No residence is proposed with the subdivision for Parcel 1. No subdivision improvements are proposed. The future single-family residence on Parcel 1 will require frontage improvements and a driveway. Accessory Dwelling Units (ADU's) and accessory structures could be developed on the lots in the future as well. The site is not located within a Design Review district or along a designated scenic road. Therefore, the project could not have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of public views of the site and its surroundings. The nearest designated scenic highway is US 101, however, it is not within the project vicinity, as it is almost one mile away.

The existing and future single-family residences would not create adverse visual impacts as they would meet the standards for height, setback, and coverage requirements of the Rural Residential zoning district. New sources of light and glare would be limited to existing residential lighting and future residential development on parcel 2. Given the limited nature of residential outdoor lighting (e.g., illumination of pathways and doors) and the fact that the area is suburban, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area

MITIGATION: None required.

B. AGRICULTURE / FOREST RESOURCES							
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,23,24,26
b) Conflict with existing zoning for agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
d) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 28
e) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32

SETTING:

The 12.5-acre site is zoned RR-5ac, which is a base zoning designation of Rural Residential with a five-acre minimum lot size for creation. According to the Farmland Mapping and Monitoring Program maps from the California Department of Conservation. The property is identified as “Grazing Lands”.

DISCUSSION:

(a,b,) Less Than Significant Impact. The project is a two-lot subdivision. Future residential development could result in two single family residences (one new). an ADU and JADU with associated site improvements. The project would not affect existing agricultural operations on surrounding properties. The property is not under a Williamson Act contract and contains no forest resources.

(c,d,e,) No Impact. The property is identified as “Grazing Lands” and contains no Important Farmland. Therefore, the project could not result in the conversion of Prime Farmland. The property is not under a Williamson Act contract. There are no forest resources on the project site.

MITIGATION:

None required.

C. AIR QUALITY							
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.							
WOULD THE PROJECT:	IMPACT						Source
	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5,29, 30
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5,29, 30
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5,29, 30
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 29, 30

SETTING:

The proposed project is located within the San Francisco Bay Area Air Quality Management District (BAAQMD), which regulates air pollutants, including those that may be generated by construction and operation of development projects. These so-called criteria pollutants include reactive organic gases, carbon monoxide, nitrogen dioxide, and particulate matter (PM). BAAQMD also regulates toxic air contaminants (fine particulate matter), long-term exposure to which is linked with respiratory conditions and increased risk of cancer. Major sources of toxic air contaminants in the Bay Area include major automobile and truck transportation corridors (e.g., freeways and expressways) and stationary sources (e.g. factories, refineries, power plants).

DISCUSSION:**a-d) No Impact.**

Construction and operation of residential uses enabled by approval of the subdivision would generate emissions of oxides of nitrogen (NO_x), reactive organic gases (ROG), and respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less (PM₁₀). BAAQMD has developed screening criteria for these criteria pollutants and precursors derived using the default assumptions used by the Urban Land Use Emissions Model (URBEMIS). If all the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions.

The operational criteria pollutant screening size for single-family residential projects established by BAAQMD is 325 dwelling units. The construction-related screening level is 56 dwelling units. As this is a proposed two-lot subdivision, with the potential for construction of six dwelling units (two primary and two accessory dwelling units (ADU) and 2 Junior ADU's), future home development would be well below either of these screening levels. Therefore, the proposed subdivision would not lead to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment. Residential development is not a land use that would result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

MITIGATION:

None Required

D. BIOLOGICAL RESOURCES							
	IMPACT						
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	Source
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,7, 8a, 17b, 17e, 22d, 22e, 33
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?							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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,7, 17b, 17o
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32
g) 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,4, 17l

SETTING:

The project site is located in the valley floor of the community of San Martin in an area of small-scale farming and rural residential development. Llagas Creek crosses the rear half of the property, which contains some riparian vegetation. The site is located in the Santa Clara Valley Habitat Plan (SCVHP) Area, but the parcel is designated *Rural Development Not Covered*. The land cover is designated as Grain, Row-crop, Hay and Pasture, Disked / Short-term Fallowed.

DISCUSSION:

a, b, c, d, e & f) No Impact. Landcover on the project site consists of developed agriculture, coyote brush shrub, and willow riparian forest and scrub. The SCVHP considers willow riparian forest and scrub to be a sensitive land cover. However, this habitat type is confined to the riparian corridor of Llagas Creek, where development would be restricted by streamside buffers. No development would occur within 30 feet of the top of bank of the creek or edge of riparian vegetation per requirements of the Central Coast Regional Water Quality Board, which have been incorporated into the County's clean water ordinance code (Division B11.5). Also, only the leachfields would be located with the 150-foot buffer from the top of bank, which is a County of Santa Clara General Plan policy. Therefore, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species or on state or federally protected wetlands or oak woodlands. Llagas Creek may provide a corridor for wildlife passage. However, any development would occur outside the stream buffer; therefore, wildlife usage of the corridor would not be impeded. Although the project site is within the SCVHP area, it is not a covered project (Area 3: Rural Development Not Covered). Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan.

MITIGATION: None required.

E. CULTURAL RESOURCES							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
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 (Division C17 of County Ordinance Code) – including relocation, alterations or demolition of historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 16, 19, 40, 41
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 19, 40, 41

E. CULTURAL RESOURCES							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	No Impact	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
c) Disturb any human remains including, those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 19, 40, 41

SETTING:

The site is developed with one single-family residence and associated improvements. Llagas Creek crosses along the rear half of the property.

DISCUSSION:

a, b, c, d) No Impact. The has no structures listed on local, State, or Federal historic inventories. There are no cultural resources listed in the County Historic Resources Database on the subject property or surrounding area. Therefore, the proposed project would have no impact on historic, paleontological or unique geologic resources.

Standard conditions of approval associated with the subdivision improvements and for future development would include the following:

COA-1: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash) are encountered during construction activities, all construction within a 50-meter radius of the find shall be stopped, the Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations.

COA-2: In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site shall be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site, a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Department.

MITIGATION:

None required.

F. ENERGY							
	IMPACT						
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	Source
a) Result in potentially significant environmental impact do to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5

SETTING:

The project site is located in an area of rural residential development.

DISCUSSION:

a, b) Less than Significant Impact.

The proposed subdivision would enable development of two single family residences(one new), two ADUs and two Junior ADU's. Construction of these dwellings would be subject to the requirements of the California Energy Code and California Green Building Standards Code, which are designed to reduce wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation. Therefore, the impact to energy resources would be less-than significant.

G. GEOLOGY AND SOILS							
	IMPACT						
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	Source
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:							
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 43
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c

G. GEOLOGY AND SOILS							
	IMPACT						
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	Source
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 17n, 18b
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input 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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,6, 23,24,
f) 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	2,3,4,40,41

SETTING:

The 12.5-acre project site is relatively flat. A small area in the southwest portion of the parcel is mapped as a County Liquefaction Hazard Zone but is located within the banks of Llagas Creek. Preliminary development plans demonstrate that future development could avoid a geologic impact, by located future structures(main house and accessory buildings, driveways and bridges) outside of these areas.

DISCUSSION:

(a-f) No Impact. The site is not within a designated State Earthquake Fault Zones, State Seismic Hazard Zone or the County or State liquification zone.

At the time of development, percolation tests and soil profiles would be conducted for each proposed parcel, and this data will be reviewed by County Department of Environmental Health (DEH) ensuring that the soils are capable of supporting a septic system which meets County DEH requirements. For any future proposed site improvements subject to a grading approval, as well as grading, drainage and building permits, the grading plan will be reviewed for conformance to the County's Grading Manual and BMPs, ensuring that no over-compaction or over-covering of soil will occur.

MITIGATION:

No mitigation is required.

H. GREENHOUSE GAS EMISSIONS							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5,29, 30
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5,29, 30

SETTING:

Given the overwhelming scope of global climate change, it is not anticipated that a single development project for a two-lot subdivision would have an individually discernible effect on global climate change. It is more appropriate to conclude that the greenhouse gas (GHG) emissions generated by a proposed project would combine with emissions across the state, nation, and globe to cumulatively contribute to global climate change. The primary GHG emissions associated with a development project is carbon dioxide, which is directly generated by fuel combustion (vehicle trips, use of natural gas for buildings) and indirectly generated by use of electricity.

DISCUSSION:

a,b) No Impact. The proposed project would allow development of two single family residences (one new) and two ADUs and two JADU's. This level of residential development is de minimis in nature and therefore would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The County does not have an applicable plan or policy with regard to reducing GHG emissions. Therefore, there would be no conflict.

MITIGATION:

None Required

I. HAZARDS & HAZARDOUS MATERIALS							
	IMPACT						
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	Source
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"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input 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, or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 48
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 17g

SETTING:

The project is located within two miles of San Martin Airport and is within the Airport Influence Area (AIA) of the airport. The subject property is also located within the Wildland Urban Interface (WUI).

DISCUSSION:

a, b, c, d, & f) No impact. The project is for a two-lot subdivision. Future residential development would not involve the use or transportation of any hazardous materials and it is not located on site designated as hazardous under Section 65962.5, as verified on EnviroStor.

The subject property is located within a rural area and would not change the local roadway circulation pattern, access, or otherwise physically interfere with local emergency response plans. Access to the project site is from an existing public County maintained road and will not impair or physically interfere with any emergency response or evacuation plans.

e and g) Less than significant impact. While the site is located within the AIA of San Martin Airport, the project site is not located within any safety zone, or noise contour that could result in exposing people to aviation incidences. Also, one future residence with a 35-foot tall height limit, would not create a height obstruction to aircraft using the Airport. Future residential development will be required to record an Avigation Easement granted to the County of Santa Clara on behalf of San Martin Airport.

The subject property is not located within the Wildland Urban Interface (WUI) designation which indicates properties that are more likely to experience wildfires. However, future residential development, if proposed, would be required to abide by existing State Fire and Building Codes which specify certain design and material standards for any structure within the County.

Future residential development would be subject to requirements of the County Fire Marshal's Office and the Building Code requirements for fire protection and fire prevention, which may include, but not be limited to, providing on-site fire flow, a fire hydrant, an automatic fire sprinkler system, defensible space around structures, and appropriate driveway turnouts and turnarounds for firefighting equipment. The proposed access driveway would conform to all requirements of the Fire Marshal's Office for emergency vehicle access. Fire protection water would be provided by an approved water well and stored in water tanks to provide a ready source, if needed.

Adherence to these design and material requirements ensures that the proposed residence, and any future development on the proposed parcels, will not expose people or structures to a significant risk of loss, injury or death involving wildland or other fires. Hence, this impact would be less than significant.

MITIGATION:

None required.

J. HYDROLOGY AND WATER QUALITY							
Would the project:	IMPACT						SOURCE
	Potential v Significant t Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34, 36
b) Substantially decrease groundwater supplies or interfere substantially with	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4

	groundwater recharge such that the project may impede sustainable groundwater management of the basin?						
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 17n,
i)	Result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 17p
II)	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 36, 21a
III)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
IV)	Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 17p, 18b, 18d
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 18b, 18d
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3, 4, 17p

SETTING:

Llagas Creek crosses through the middle of the property and a FEMA Flood Zone A is mapped on the property.

DISCUSSION:

a-e) Less than Significant Impact. The proposed project is a two-lot subdivision. The project site is not located in a tsunami, or seiche zones. No development is proposed within any flood zones. Future development of one single-family residences would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and the building pad would be located outside of the flood zone.

The project site is located within the Central Coast Special Riparian Setback Area, which requires a 30-foot setback from riparian and wetland areas per Division B11.5 of County Ordinance Code (Clean Water). Future development would be restricted to areas outside of this setback, as shown on the site plan.

Future development of the residence would require permitting from County DEH, in accordance with the County Ordinance for an on-site wastewater treatment system to ensure that no water quality standards are violated through discharge of wastewater to the ground.

Water supply would come from either an individual or a shared on-site well. However, since the area is sparsely populated with minimal pumping from groundwater, development of a well on the resulting lots would not impede sustainable groundwater management of the basin. Residential development on

the lots would require a drainage permit, which would ensure that drainage in the area is not substantially altered and runoff water would be contained on site, and not discharged to creeks.

MITIGATION: None required.

K. LAND USE							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 4
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8a, 9, 18a

SETTING:

The subject property's General Plan designation is Rural Residential, and zoning is Rural Residential with a five-acre minimum combining district (RR-5ac.). The parcels adjacent to the subject property are primarily residential, or agriculture. Surrounding uses include properties of similar size. Future development would respect the County General Plan for Creek setbacks.

DISCUSSION:

The proposed two-lot subdivision, as conditioned, would be consistent with the County's General Plan and Zoning Ordinance. The General Plan for Rural Residential areas (R-LU 58) allows for densities between 5 and 20 acres depending on the site's average slope. The subject site has a minimum 5-acre lot size requirement, through a zoning district combining district as it is a relatively flat site. The 12.5-acre gross parcel would result in two lots, with a gross acreage of 5 lots each, and would this be consistent with this General Plan policy. The subject site is also within the San Martin Planning Area and is consistent with the applicable policies for this area (R-LU 136 – 140). The proposed two-lot subdivision would not divide an established community.

General Plan policy R-RC 37 Lands near creeks, streams, and freshwater marshes shall be considered to be in a protected buffer area, consisting of the following:

1. 150 feet from the top bank on both sides where the creek or stream is predominantly in its natural state;
2. 100 feet from the top bank on both sides of the waterway where the creek or stream has had major alterations; and 3. In the case that neither (1) nor (2) are applicable, an area sufficient to protect the stream environment from adverse impacts of adjacent development, including impacts upon habitat, from sedimentation, biochemical, thermal and aesthetic impacts

The project would respect these General Plan policy setbacks. There may be temporary impacts from the leachfields if developed within the setback area, which is allowed.

Also, the subdivision as proposed would be consistent with the of the “GUIDELINES & STANDARDS FOR LAND USE NEAR STREAMS: A Manual of Tools, Standards, and Procedures to Protect Streams and Streamside Resource in Santa Clara County.” Also, the future residence would be reviewed and conditioned for compliance with the manual.
No commercial, industrial or institutional uses are proposed.

MITIGATION: None required.

L. MINERAL RESOURCES							
WOULD THE PROJECT:	IMPACT						SOURCE
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 44
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 8a

DISCUSSION:

a-b) **No Impact.** Neither the State Geologist nor the State Mining and Geology Board has classified the proposed project area as containing mineral deposits which are either of statewide significance or the significance of which requires further evaluation. The site is also not located on locally important mineral resource recovery sites.

MITIGATION: None required

M. NOISE							
WOULD THE PROJECT RESULT IN:	IMPACTS						SOURCE
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	8a, 13, 22a, 45
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13, 45

c) For a project located within the vicinity of a private airstrip or an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport, 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 5, 22a
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SETTING:

The project is a two-lot subdivision. Future development could include two single-family residences, ADUs and JADUs. Temporary construction noise would result from grading and construction activity. The nearest sensitive receptors to that noise surround the property as there are single-family residences surrounding the parcel on all sides but would not be harmful long-term.

The site is located just north of San Martin Airport and is within the 55 dBA CNMEL noise contour.

DISCUSSION:

(a-c) Less than Significant Impact

County Noise Ordinance restricts exterior noise limits, for a cumulative period not to exceed more than 30 minutes in any hour, for one and two-family residential land uses at 45 dBA between 10:00 p.m. to 7:00 a.m. and 55 dBA between 7:00 a.m. to 10:00 p.m. The proposed use is residential, and would not create excess noise, vibration, or permanent increase in ambient noise levels. The project site is located within the AIA of San Martin Airport, within the 55dBA CNEL noise contour. Receptors may experience temporary disruptions as a result of single-event noise produced from aircraft, but the noise would not be long-term or harmful. According to the San Martin Comprehensive Land Use Plan, residential development is considered consistent within the 55dBA CNEL noise contour.

Construction of single-family residences would temporarily elevate noise levels in the immediate project area from the use of construction equipment. Construction noise could have a short-term impact on the nearest sensitive (residential) uses. However, noise levels would not exceed standards of the Santa Clara County Noise Ordinance. Noise impacts on the residential uses near the project site would be minimal and temporary. Therefore, the project would not create any significant noise impacts.

MITIGATION:

None required.

N. POPULATION AND HOUSING							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Induce substantial unplanned population growth in an area, either directly (for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4

example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- b) Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒ ☐ ☐ 1, 2, 3, 4

SETTING:

The site is located in the unincorporated community of San Martin, which is rural residential area of Santa Clara County, with a population of approximately 7,000 as of the 2010 census.

DISCUSSION:

a-b) No Impact. The proposed project is a two-lot subdivision. Future development of a single-family residence and accessory dwelling units would not induce substantial unplanned population growth or displace existing housing or people.

MITIGATION: None required.

O. PUBLIC SERVICES							
	IMPACT						SOURCE
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
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 following public services:							
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
iii) School facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5

SETTING and DISCUSSION:

a) Less Than Significant. Future development of one single-family residence and two total accessory dwelling units and JADUs on each lot, would increase the need for additional fire or police protection to the area. However, as two additional parcels, the impact would not be significant.

Other public services, such as provided by schools or parks, would not be significantly impacted.

MITIGATION: None required.

P. RECREATION							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 4, 5, 17h
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

SETTING:

The nearest County park is Coyote Harvey Bear approximately 3 miles to the northeast.

DISCUSSION:

a & b) Less than Significant. The proposed subdivision would allow future residential development, (one new residence), which would not significantly 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, and would not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment; therefore, this impact would be less than significant.

MITIGATION: None required

Q. TRANSPORTATION							
			IMPACT				SOURCE
WOULD THE PROJECT:	YES					NO	
	<u>Potential v Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 4, 5, 6, 7, 49, 52

b)	Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 49, 50, 52
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5, 6, 7, 52
d)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 48, 52

SETTING:

The proposed project is a two-lot subdivision; no development of either parcel is currently proposed.

DISCUSSION:

a-d) Less Than Significant. The proposed subdivision would allow future development of two single-family residences, (one new), two ADUs and two JADUs. The project area is semi-rural and the addition of trips from this potential development would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Access would be from Murphy Avenue directly, which is lightly traveled with good visibility in both directions. The proposed access driveways for future development either meet or have been conditioned to meet the County's driveway access and safety standards. Therefore, potential residential development would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, nor would it result in inadequate emergency access. The project would not be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), or result in inadequate emergency access, because no traffic thresholds for vehicle miles travelled would be exceeded and the site has adequate emergency access room for vehicles.

MITIGATION: None Required

R. TRIBAL CULTURAL RESOURCES							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:							
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Public Resources Code section 5020.1(k), or

- | | | | | | | | |
|------|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| ii. | A resource determined by the lead agency. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

a) No Impact. The County has not received any letters from Native American tribes requesting tribal consultation per Public Resources Code, Section 21080.3.1(b) regarding the potential for a Native American tribal cultural resource located on or near the project site. Hence, there is no evidence to indicate the presence of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or of significance pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, the proposed two-lot subdivision would not cause a substantial adverse change in the significance of a tribal cultural resource, and no mitigation measures would be necessary.

MITIGATION: None Required

S. UTILITIES AND SERVICE SYSTEMS							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,6,70
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 6,24b
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3,6,70

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5,6
e) Be in non-compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,5, 6

SETTING:

The project area only has access to electricity and telephone. No other utilities are available.

DISCUSSION:

a-e) Less than significant. Because sanitary sewer service is not available, development of the lots would require construction of two new onsite wastewater systems to treat wastewater. At the time of development, system designs would be reviewed by the County Department of Environmental Health to ensure that they do not permit effluent to surface, degrade water quality, affect soil stability, present a threat to public health or safety, or create a public nuisance.

Future development on the site would be subject to stormwater regulations, including requirements for Low Impact Development, stormwater treatment, stormwater runoff retention, and hydromodification, as applicable to the specific development proposed.

Future development would be served either by individual wells or a shared onsite well. The Tentative Map development plans currently demonstrate a shared well with easements and mutual holding tanks. The site and area have been evaluated for adequate ground water supply. Also, the surrounding properties also are served with on-site wells and there are no known adverse impacts from agricultural, or residential wells.

Future construction activities for single family residential development would likely involve minimal amounts of debris that would need to be removed and disposed of, and existing landfill capacity would be enough to accommodate it. The project would not be in non-compliance with federal, state, local management and reduction statutes and regulations related to solid waste. The future on-site wastewater treatment system will be reviewed, permitted and inspected by the Department of Environmental Health.

MITIGATION: None Required

T. WILDFIRE							
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 44
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 8a
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 4, 5, 17h
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

SETTING:

The project is for a two-lot subdivision. The subject property is not located within the Wildland Urban Interface (WUI). The project area is semi-rural in the community of San Martin.

DISCUSSION:

a-d) No Impact. Given the low population density and adequate road access, future potential development (one new residence) and an ADU and JADU's on each resulting parcel) would not substantially impair an adopted emergency response plan or emergency evacuation plan. The project site is not on a slope or subject to prevailing winds that expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Water tanks for fire protection would be required for a future development: thus, the project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. The proposed subdivision and any potential future residential development of Parcel 1 would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

MITIGATION: None required.

U. MANDATORY FINDING OF SIGNIFICANCE							
			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>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 52
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 52
c) 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 52

DISCUSSION:

(a, b) Less Than Significant Impact. As discussed in the impact sections above, impacts of the proposed project would be less than significant. 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.

While there are several non-residential projects within San Martin, that may have impacts that are either significant and unavoidable (for GHG emissions), or less than significant with mitigation (for Aesthetics, Noise, Traffic, Hydrology and Water Quality, that could result in cumulatively considerable impacts. However, as discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant and the contribution of the proposed project to these cumulative impacts would not be considerable. Therefore, the incremental effects of the proposed

project are not cumulatively significant when viewed in context of the past, current, and/or probable future projects and less than significant cumulative impacts would occur.

c) **No Impact.** The proposed project is a two-lot subdivision of a 12.5-acre site in a rural residential area. As described in the environmental topic sections of this Initial Study, the proposed project 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
https://www.sccgov.org/sites/dpd/DocsForms/Documents/EnvAss_Form.pdf
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
<https://www.sccgov.org/sites/dpd/PlansOrdinances/GeoHazards/Pages/Geology.aspx>
Fire Marshal
<https://www.sccgov.org/sites/dpd/AboutUs/Fire/Pages/Fire.aspx>
Roads & Airports
<https://www.sccgov.org/sites/rda/Pages/rda.aspx>
Environmental Health
<https://www.sccgov.org/sites/deh/Pages/deh.aspx>
Land Development Engineering
<https://www.sccgov.org/sites/dpd/AboutUs/LDE/Pages/LDE.aspx>
Parks & Recreation
<https://www.sccgov.org/sites/parks/Pages/Welcome-to-Santa-Clara-County-Parks.aspx>
Zoning Administration,
Comprehensive Planning,
Architectural & Site Approval Committee
Secretary
7. Agency Sources:
Santa Clara Valley Water District
<https://www.valleywater.org/>
Santa Clara Valley Transportation Authority
<http://www.vta.org/>
Midpeninsula Regional Open Space District
<https://openspace.org/>
U.S. Fish & Wildlife Service
<https://www.fws.gov/>
CA Dept. of Fish & Game
<https://www.wildlife.ca.gov/>
Caltrans
<https://dot.ca.gov/>
U.S. Army Corps of Engineers
<https://www.usace.army.mil/>
Regional Water Quality Control Board
<https://www.waterboards.ca.gov/>
Public Works Depts. of individual cities
8. Planning Depts. of individual cities:
Santa Clara County (SCC) General Plan
<https://www.sccgov.org/sites/dpd/PlansOrdinances/GP/Pages/GP.aspx>
The South County Joint Area Plan
https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf
9. SCC Zoning Regulations (Ordinance)
<https://www.sccgov.org/sites/dpd/DocsForms/Documents/ZonOrd.pdf>
10. County Grading Ordinance
https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_DIVC12SULADE_CHIIIGRDR#TOPTITLE
11. SCC Guidelines for Architecture and Site Approval
https://www.sccgov.org/sites/dpd/DocsForms/Documents/ASA_Guidelines.pdf
12. SCC Development Guidelines for Design Review
https://www.sccgov.org/sites/dpd/DocsForms/Documents/DR_Guidelines.pdf
13. County Standards and Policies Manual (Vol. I - Land Development)
https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf
14. Table 18-1-B of the Uniform Building Code (expansive soil regulations) [1994 version]
http://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf
15. SCC 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
 - t. Base Map Overlays & Textual Reports (GIS)
18. Paper Maps
 - a. SCC Zoning
 - b. Barclay's Santa Clara County Locaide Street Atlas
 - c. Color Air Photos (MPSI)
 - d. Santa Clara Valley Water District - Maps of Flood Control Facilities & Limits of 1% Flooding

Initial Study Source List*

- e. Soils Overlay Air Photos
- f. "Future Width Line" map set

19. 2019 CEQA Statute Guidelines [Current Edition]
http://resources.ca.gov/ceqa/docs/2019_CEQA_Statutes_and_Guidelines.pdf

Area Specific: San Martin, Stanford, and Other Areas

San Martin

- 20a. San Martin Integrated Design Guidelines
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_DesignGuidelines.pdf

- 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)
<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

- 21b. Stanford Protocol and Land Use Policy Agreement
<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

Other Areas

- 22a. South County Airport Comprehensive Land Use Plan and Palo Alto Airport comprehensive Land Use Plan [November 19, 2008]

- 22b. Los Gatos Hillside Specific Area Plan
https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf

- 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 Valley Water Resources Protection Collaborative, August 2005 – Revised July 2006.
<https://www.valleywater.org/contractors/doing-businesses-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams>

- 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
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_GeneralPlanInformation.pdf

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"
<https://www.conservation.ca.gov/dlrp/Documents/TOC%20and%20Intro.pdf>

27. Open Space Preservation, Report of the Preservation 2020 Task Force, April 1987 [Chapter IV]

28. Williamson Act Ordinance and Guidelines (current version)
<https://www.sccgov.org/sites/dpd/Programs/WA/Pages/WA.aspx>

Air Quality

29. BAAQMD Clean Air Plan
http://www.baagmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en

30. BAAQMD CEQA Air Quality Guidelines (2010)-
http://www.baagmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

31. 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"

32. Site-Specific Biological Report

33. Santa Clara County Tree Preservation Ordinance
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Tree_Ordinance.pdf

Section C16, Santa Clara County Guide to Evaluating Oak Woodlands Impacts
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Oakwoodlands_Guide.pdf

Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Brochure_TreePreservation.pdf

33. Clean Water Act, Section 404

Initial Study Source List*

<https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>

34. Riparian Inventory of Santa Clara County, Greenbelt Coalition, November 1988
https://www.valleywater.org/sites/default/files/D2/D2/D2-4_riparian_plants_2016%282%29.pdf –
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
https://www.sccgov.org/sites/cpd/programs/NP/Documents/NP_Noise_Ordinance.pdf

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 indicates a potential environmental impact.

ATTACHMENT B
Preliminary Conditions of Approval
TENTATIVE MAP SUBDIVISION APPROVAL
CONDITIONS OF APPROVAL

Owner/Applicant: MH Sterling / MH Engineering
File Number: PLN19-0227
Location: 13875 Murphy Avenue San Martin, CA 95046
Project Description: Tentative Map approval to subdivide a 12.5 gross-acre site into two parcels (Parcel 1: 5.69 gross acres, Parcel 2: 6.81 gross acres).

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Mark Connolly	(408) 299- 5786	mark.connolly@pln.sccgov.org
Land Development Engineering	Eric Gonzales	(408) 299 – 5731	eric.gonzales@pln.sccgov.org
Department of Environmental Health	Darrin Lee	(408) 918-3435	Darrin.lee@pln.sccgov.org
Fire Marshal's Office	Alex Goff		Alex.goff@pln.sccgov.org
Geology	Jim Baker		Jim.baker@pln.sccgov.org
Roads and Airports	Leo Camacho		Leo.camacho@rda.sccgov.org
Building Inspection		(408) 299-5700	www.sccbuilding.org

STANDARD CONDITIONS OF APPROVAL

Planning

1. Approval of a Tentative Parcel Map with a configuration as shown on the tentative map received by the Planning office on December 10, 2020 and stamped as APPROVED.

2. No development is proposed or approved as part of this subdivision, beyond the minimum necessary subdivision improvements.
3. Existing zoning is RR-5ac (Rural Residential base district 5-ac minimum). Future development shall comply with all setbacks required by the County Zoning Ordinance at the time applications for development are submitted.
4. Should the project not meet the exceptions to Section C12-407 of the County Grading Ordinance, applicant shall apply to the Planning Office for a grading approval.

Land Development Engineering

5. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Department of Environmental Health

6. Sewage conditions for Parcel #1 have been determined as follows:
For a four-bedroom single family dwelling, a 1500-gallon septic tank, a dual leach field utilizing 600 plus 600 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve.

a) Due to high seasonal groundwater, demonstrated through wet weather testing, the constructed leachfields must remain shallow; the depth shall not exceed four feet.
7. Sewage conditions for Parcel #2 as follows:
For a four-bedroom single family dwelling, a 1500-gallon septic tank, a dual leach field utilizing 400 plus 400 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve.

a) Due to high seasonal groundwater, demonstrated through wet weather testing, the constructed leachfield must remain shallow; the depth shall not exceed four feet.
8. At the time of application for a building/grading permit, as each lot is developed, submit revised plot plans to scale (1" = 20') on a final grading

and drainage plan showing the house, driveway, accessory structures, water well(s), septic tank and required drainlines to contour. Maintain all setbacks as outlined within County of Santa Clara Onsite Manual. The original plans must be submitted to Environmental Health for sign-off prior to the issuance of the septic system permit and submitted as the final grading plan to Land Development & Engineering.

9. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

Roads and Airports

10. If any trees in the ROW are proposed, a tree removal approval is required prior to any tree removal, replacement, or relocation within the ROW. A tree within the ROW requiring removal approval is any tree at least 20 feet in height or at least 12 inches in diameter measured 4.5 feet above grade. The process for obtaining approval for a tree removal and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Tree Removal from County Right-of-Way

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO RECORDATION OF THE FINAL MAP

Planning / Airport Land Use Commission

11. Dedicate an avigation easement to the County of Santa Clara on behalf of San Martin Airport. Submit current grant deed and parcel map, or an acceptable location map, to the Roads and Airports Department for preparation of avigation easement.

Santa Clara Valley Habitat Conservation Plan

12. Development of parcels shall be subject to the Santa Clara Valley Habitat Plan coverage and applicable fees at the time of development applications

for each parcel that are submitted to the County. Prior to recordation of the Final Parcel Map, a note shall be placed on the signature sheet that states, "Development of parcels shall comply with the Santa Clara Valley Habitat Conservation Plan."

13. Prior to recordation of Final Parcel Map, the Easements area shall be shown on the Final Parcel Map.

Note: Alternatively, if the septic systems are redesigned to meet 150 ft. setback from top bank of Llagas Creek, these conditions are not applicable.

Land Development Engineering

Maps

14. Prepare and submit a Parcel Map for review and approval by the County Surveyor.
15. Parcels 1 and 2 must be surveyed by a Licensed Land Surveyor or Registered Civil Engineer. Monuments shall be set, reset, or verified in accordance with County standards, the California Subdivision Map Act, and/or the California Land Surveyor's Act map recordation.
16. All Easements shall be dedicated as part of the Final Parcel Map.
17. A monument bond shall be posted prior to recording the Parcel Map.

Utilities

18. Provide letters from the utility companies stating that all easements and financial obligations have been satisfied. These shall include:
 1. Gas Company
 2. Electric Company
 3. Telephone Company
19. (Contact the utility companies immediately as these clearances may require over 90 days to acquire.)

Soils and Geology:

20. Submit one copy of the signed and stamped of the geotechnical report for the project.

Agreements

21. Enter into a land development improvement agreement with the County. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with all stages of work clearly identified for all improvements and grading as proposed in this application. Post financial assurances based upon the estimate, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance. (C12-206).

Department of Environmental Health

22. Prior to final map recordation, for the purposes of a developing a shared well (not to exceed four connections) for the proposed 2 lot subdivision, provide proof the existing well contains a 50 foot annular seal and the ability to yield an adequate supply of water. Provide a completed 24-hour flow test form that demonstrates 2.5 gallons per minute per proposed connections. Should the existing well fail to demonstrate the existence of a 50-foot annular seal and not the yield the required amount of water for the subdivision to occur, the final map shall not be approved nor recorded.

a) Should the applicant demonstrate the existence of an 50 foot annular seal and adequate water supply for a minimum of 2 water connections, within 60 days of final map recordation, the applicant shall submit a completed share well application for the 2 lot subdivision with 2 to 4 houses to the Department of Environmental Health for review and approval. For the application packet, see www.EHinfo.org/drinkingwater or contact Nicole Jorgensen, Senior REHS at 408-918-3492 /nicole.jorgensen@cep.sccgov.org for questions.

Roads and Airports

23. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements:

- Improvement of the property's Murphy Avenue frontage to County

Standard B/4A.

- Installation of all driveway approaches to County Standard B4 for access to single residence and shared driveway approaches to County Standard B5

The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services> Apply for Permits > Encroachment Permit.

24. Construct all the improvements approved under the Encroachment Permit.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FUTURE BUILDING PERMIT ISSUANCE

Planning

25. **Prior to building permit issuance**, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided pursuant to §5.20.125.

Santa Clara Valley Habitat Conservation Plan

Habitat Plan Stream Setback Exception

26. With the grading/drainage or building permit submittal, submit an application for Habitat Plan Stream Setback Exception, subject to the required findings from the County of Santa Clara and Valley Habitat Agency. This includes a project justification for the stream setback exception, with report from a qualified biologist that assesses how all the stream setback exceptions are made. A portion of the septic systems encroach into the 150 ft. setback from top bank of Llagas Creek (Habitat Plan Category 1 stream). Alternatively, if the septic systems are redesigned to meet the 150 ft. setback requirement from top bank of Llagas creek, this application is not necessary.

Habitat Plan Application for Private Projects

27. With the grading/drainage or building permit submittal, submit a completed Habitat Plan Application for Private Projects (“Application”) with all required submittal materials, including any required exhibits (as described in

the Application for Private Projects), and required staff review fee with the development permit for review and verification. The required site plan shall show the project development, including a delineation of the temporary development buffer areas for the portion of septic systems within the 150 ft. setback from top bank of Category 1 creek (Llagas Creek) and 10 ft. buffer adjacent to the septic systems. Alternatively, if the septic systems are redesigned to meet the 150 ft. setback requirement from top bank of Llagas creek, this application is not necessary.

Temporary development area is defined as land that will be temporarily affected during development (construction laydown areas, subsurface utilities, septic system) that will be restored within one year of completing construction, plus a 10-foot buffer surrounding these areas.

Fees

28. Prior to issuance of any grading/drainage or building permit, all Santa Clara Valley Habitat Agency (SCVHA) fees must be paid. Land cover fees are paid based on the land cover, as verified by a qualified biologist, and development area associated with the project. Temporary development fees are based on the amount of time the land is disturbed during construction, plus one year after completing construction, and cannot exceed a combined total of 2 years. All temporary development that exceeds 2 years from the onset of construction will be subject to permanent impact fees.

This project is subject to the following Habitat Plan fees:

- a. Land Cover Fee Zone B –Agricultural and Valley Floor Lands.
- b. Nitrogen Deposition Fee.

NOTE: Temporary fees shall apply to the total disturbed area (septic systems within 150 ft from the top bank of Llagas Creek (Category 1 stream)).

Habitat Plan Conditions of Approval

29. Prior to issuance of grading/drainage or building permits, all future development is subject to the following Conditions of Approval and described in more detail within Chapter 6 of the Santa Clara Valley Habitat Plan.

Condition 1: Avoid Direct Impacts on Legally Protected Plant and Wildlife Species.

Condition 3: Maintain Hydrologic Conditions and Protect Water Quality.

Condition 7: Rural Development.

Condition 11: Stream and Riparian Setbacks.

30. Prior to issuance of grading/drainage or building permits, incorporate the Habitat Plan Conditions of Approval (Exhibit A) and Table 1: Hydrology Condition 3 into the improvement/grading and building plans.

Land Development Engineering

Drainage

31. Fill out and submit the forms in the Low Impact Development and Post Construction Stormwater Management Requirements (PCR) Applicant's Packet.
32. Comply with the requirements of the Central Coast Regional Board Requirements for development

Department of Environmental Health

33. Prior to issuance of a building permit, as each lot develops a single-family dwelling, submit to the Department of Environmental Health a septic system design for review and approval (septic system clearance).
34. Prior to issuance of a building permit, as each lot develops a single-family dwelling, obtain individual water clearance from the Department of Environmental Health.
35. Prior to issuance of a building permit, as each lot develops a single-family dwelling, provide a final floor plan to the Department of Environmental Health for confirmation of leachfield sizing.

Roads and Airports

36. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements:
 - Installation of the driveway approach to County Standard B/4.
 - The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services> Apply for Permits > Encroachment Permit.

- Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

Building Inspection Office

37. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING / PERMIT FINAL

Land Development Engineering

38. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

Environmental Health

39. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Roads and Airports

40. Construct all the improvements approved under the Encroachment Permit

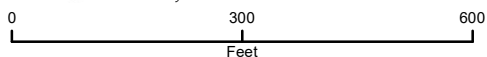
Building Inspection Office

NOTE: Contact the County Building Department at: www.sccbuilding.org for information on submittal requirements.



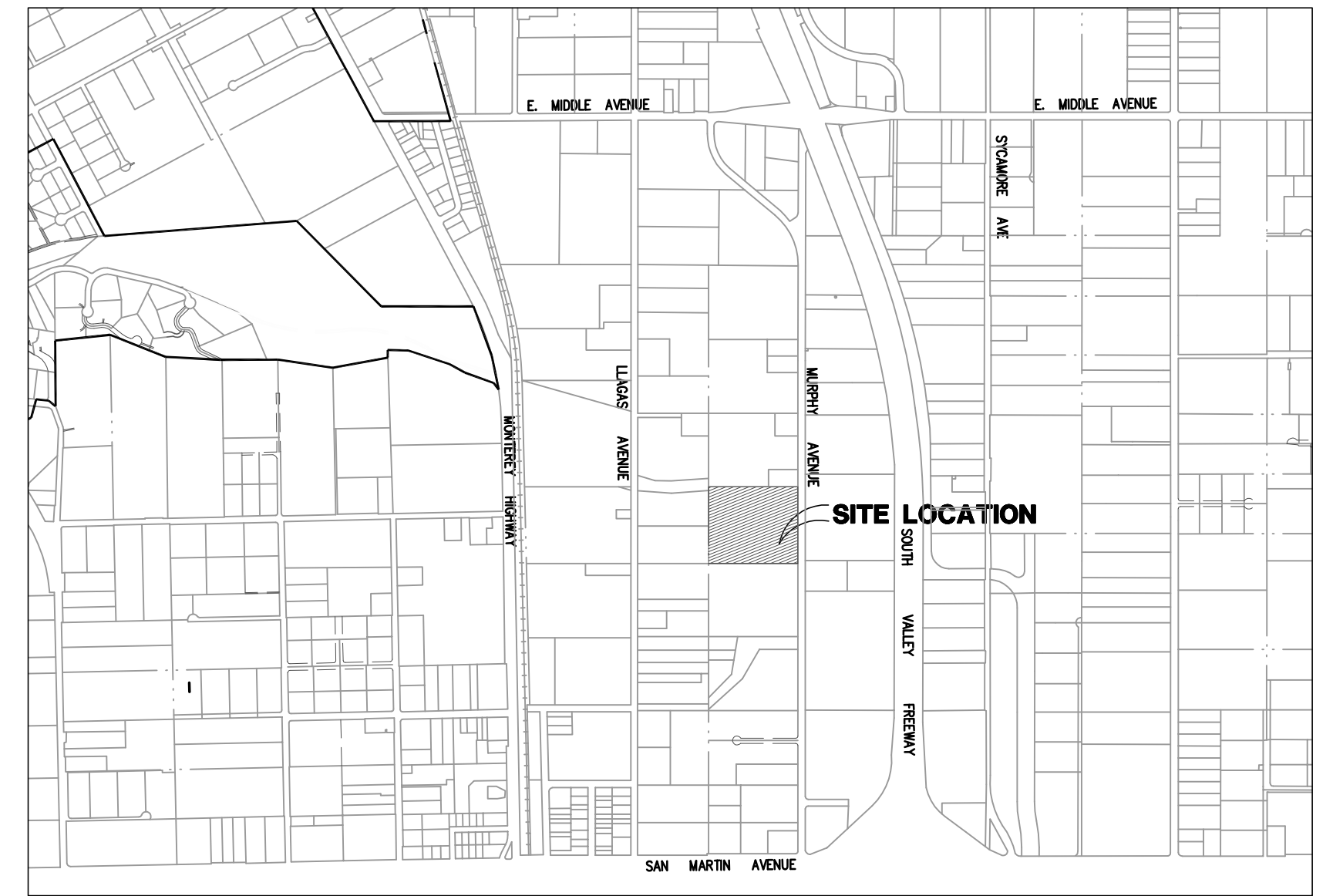
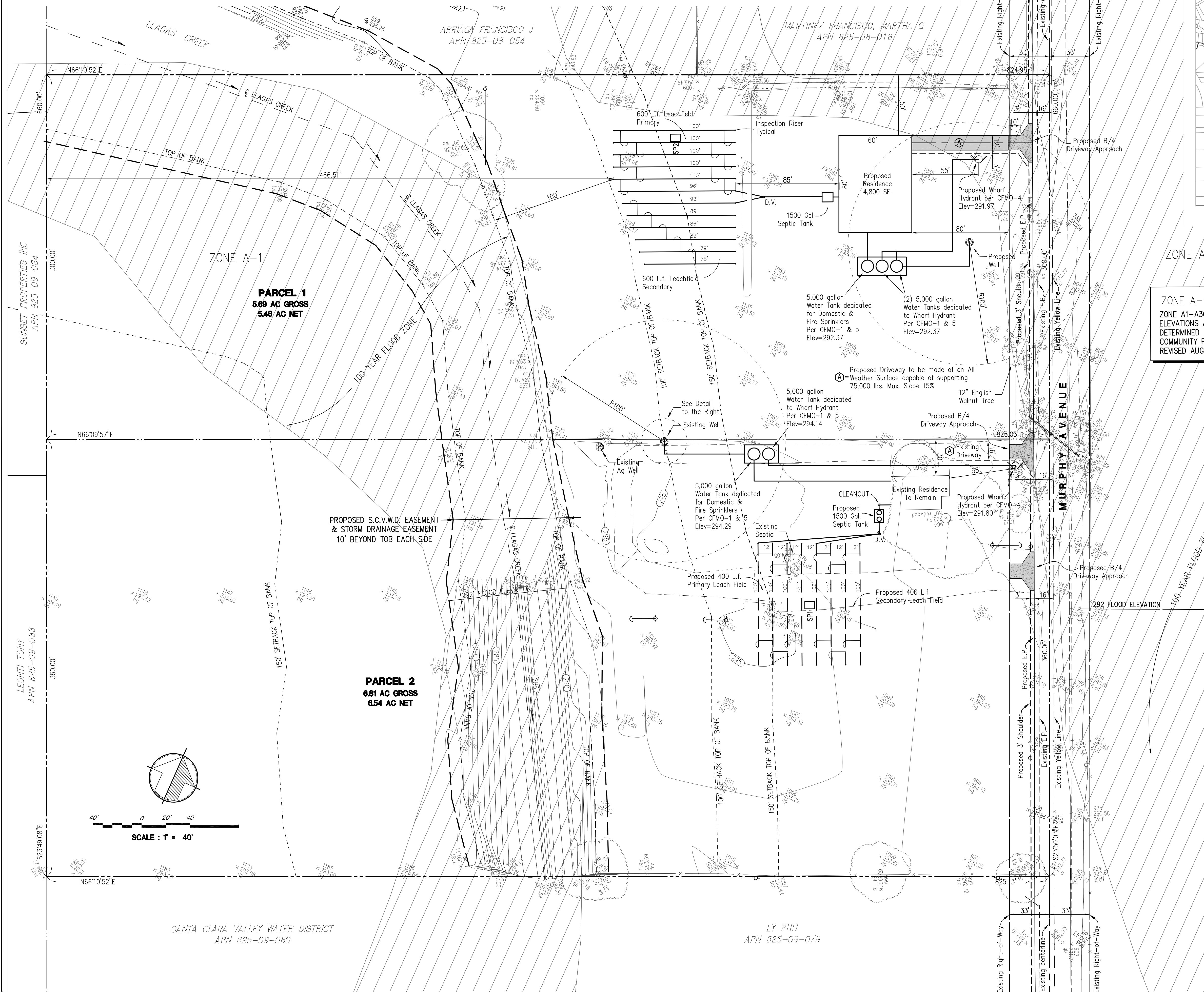
County of Santa Clara
Department of Planning and Development
Planning Office
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose California 95110-1705

13875 Murphy Ave, San Martin, CA



LANDS OF MH STERLING GROUP, LLC

vesting tentative map



VICINITY MAP

SCALE: NTS

notes:

ASSESSOR'S PARCEL NO: 825-09-007
PRESENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
PRESENT ZONING: RR-5Ac-SR
PROPOSED ZONING: RR-5Ac-SR
SANITARY SEWER: SEPTIC
GAS AND ELECTRIC: PG&E
WATER: WELL
TELEPHONE: VERIZON
EXISTING IMPROVEMENTS: AS SHOWN
GROSS ACERAGE: 12.5 AC
NET ACERAGE: 12.0 AC

note:

1. NO TREES TO BE REMOVED
2. LOCATION OR RELOCATION OF LEACHFIELD TO BE DONE PRIOR TO RECORDATION
3. NO GRADING PROPOSED/PARCEL MAP
4. HOUSE PAD SHALL BE ELEVATED 2 FEET ABOVE NATURAL GROUND AT TIME OF BUILDING PERMITS
5. NO IMPROVEMENTS PROPOSED
6. INDIVIDUAL WELLS PROPOSED
7. EASEMENTS REQUESTED: STREET DEDICATION
LLAGAS CREEK: DEDICATION FROM TOB TO TOB +10'/EA.
TRAIL DEDICATION: LOCATION TO BE DETERMINED WITHIN SCVWD EASEMENT.
8. SOIL TYPE - ARBUCKLE LOAM
9. NO CHANNEL IMPROVEMENTS PROPOSED
10. NO GRADING IMPROVEMENTS PROPOSED AS PART OF THE SUBDIVISION

owner:

MH STERLING GROUP, LLC
15700 WINCHESTER BLVD.
LOS GATOS, CA. 95030
(408) 354-9777

engineer:

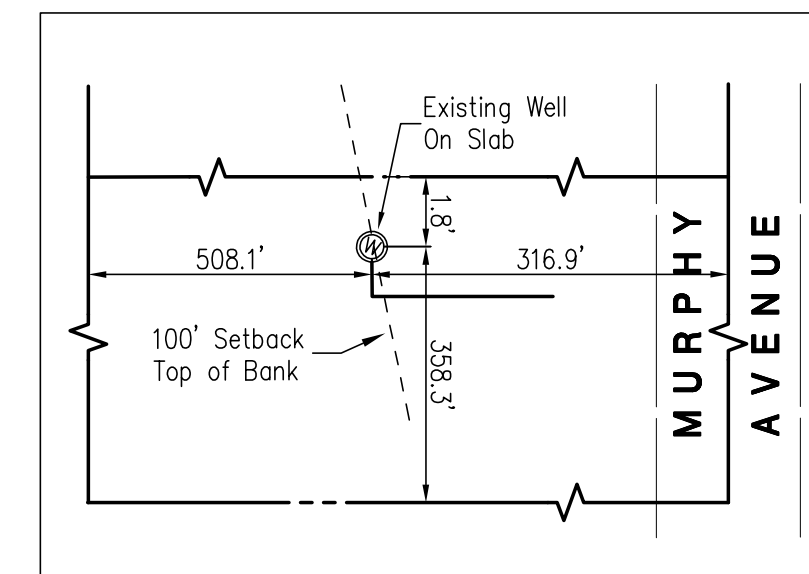
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

fire note:

FIRE SPRINKLERS TO BE A DEFERRED SUBMITAL

detail

SCALE: NTS



TBM

ELEVATION = 291.86

LOCATED ON TOP OF 3/4" IRON PIPE IN ROAD AS SHOWN

BM = RM 574

ELEVATION = 294.73

LOCATED ON TOP OF RAILROAD SPIKE @ NORTHEAST END OF BRIDGE @ EAST SAN MARTIN AVENUE AND U.S. HIGHWAY 101

MH engineering Co.

16075 Vineyard Boulevard

Morgan Hill, CA 95037

DATE: 07/2020

DRAWN: MM

CHECKED: GB

sheet

1

of 01

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