

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN20-093	Date: March 2023
Project Type:	Use Permit Modification and Architectural and Site Approval	APN(s): 841-33-008, -009, - 010
Project Location / Address:	305 Bloomfield Ave., Gilroy	GP Designation: Agriculture Large Scale
Owner's Name:	Christopher Ranch, LLC	Zoning: A-40Ac-sr
Applicant's Name:	Jason Christopher/Cari Cauley, Belli Architecture	Urban Service Area: N/A
Project Description		
<p>The project is a Use Permit (UP) modification and Architecture and Site Approval (ASA) for three signs; a replacement of a manager's unit to a replacement of a caretaker's unit; a new septic system a change in use of twelve (12) buildings from agricultural exempt (not subject to permitting) to processing and one from agricultural exempt to cold storage; and the demolition of five (5) buildings. Nine (9) buildings are in violation and will require occupancy permits. One sign has already been constructed by the applicant without the necessary Planning approvals and building permits. This UP modification and ASA would grant Planning approval for this work, and once approved, will allow the applicant to apply for the building permits required to permit this work. No changes are proposed to the operation.</p> <p>The site contains an agricultural processing operation for growing and harvesting garlic that has existed and continuously operated in this location since the 1950s. It comprises a total of 310,936 square feet (sf.) of agricultural warehouse buildings (51 buildings) and 13,226 sf. of office spaces on a 53.03-acre parcel, accessed from Bloomfield Avenue from Highway 25 (See Figure 1). Refer to Figure 3 for a list of buildings on-site. Three parcels encompass the project area (841-33-008, -009, and -010); the processing facility is located on Assessor's Parcel Number 841-33-009. Driveway access spans west along Bloomfield Avenue and is approximately 1,200 feet long from Bloomfield Avenue to the nearest structure on the site. Five hundred and ten parking (510) spaces located throughout the property primarily south of the main office, including 10 handicap parking spaces. The remaining project area is planted in cherry orchards.</p> <p>In total thirty-two buildings were issued agricultural exempt certificates. As noted above, twelve (12) of those buildings have been converted from agricultural exempt buildings to processing and one building has been converted from agricultural exempt to cold storage. These buildings are A, B, C, D, E, M, Q, R, U, W, Z and AB for processing. A total of seventeen (17) buildings (including the 12 above) will require building permits for work conducted without certificates of occupancy. In addition, building S is proposed to be a replacement of an employee breakroom (building L). After County processing of the subject UP modification and ASA, the applicant will apply for building permits to legalize the seventeen (17) buildings converted to processing, one building for cold storage and building permits for the other buildings that require occupancy permits. Attaining building permits for the existing monument sign on Bloomfield Avenue and for two new signs along Highway 25 is also part of this project.</p> <p>As part of this project, five (5) buildings are proposed to be demolished as they are not able to be refurbished (Refer to Figure 4): a 648 sf. trailer, 715 sf. 24-hour manager's residence, 1,781 sf. office</p>		

building, 1,151 sf. office/conference building and 3,886 sf. building (Building N) located on the northern portion of the property. An existing manager's unit will be replaced with a replacement caretaker's unit. A temporary construction Conex box is proposed to remain on-site until the end of demolition activities.

As part of this project, the applicant proposes one septic system located north of the main office building to replace several smaller failing septic systems. One existing system will continue to operate and serve the on-site day care building. A portion of the existing cherry orchard is proposed to be removed to accommodate the proposed leach field. Four wells and a bio-retention pond located west near Bloomfield Avenue serve the existing project area.

Staffing varies during the year. An on-site daycare, operated by Headstart, is located on-site and operates Monday through Friday from 5am-5pm.

Environmental Setting and Surrounding Land Uses

The subject property is in a rural area of unincorporated Santa Clara County, outside of the Urban Service Area, in the southern area of Gilroy (See Figure 1 – Project Location). The topography in the project area is flat. The site is accessed from Bloomfield Avenue from Highway 25 and is flat and developed with an existing processing plant and developed cherry orchard. The site is surrounded by developed agriculture row crops to the north, south and west. Cotton-wood sycamore riparian forest habitat is located along the northern edge of the property separated by a chain link metal fence with silt screen. There is a 5-acre property to the northeast (separated by Carnadero Creek) with a rural single-family dwelling accessed from Bolsa Road. East of the site is a railroad line along with a small access road for trucks delivering to the site.

The property is located within the coverage area of the Santa Clara Valley Habitat Plan. However, it is listed as Rural Development Not Covered. The property is not under a Williamson Act contract. Carnadero Creek straddles the northern property boundary, but it is separated by metal fencing and is located on another property. The site is surrounded by the regulatory floodplain. However, the facility is outside of the floodplain.

Other agencies sent a copy of this document:

State Regional Water Quality Control Board (RWQCB), Valley Water District, and Caltrans

Figure 1 - Location Map



Figure 2 – Site Plan

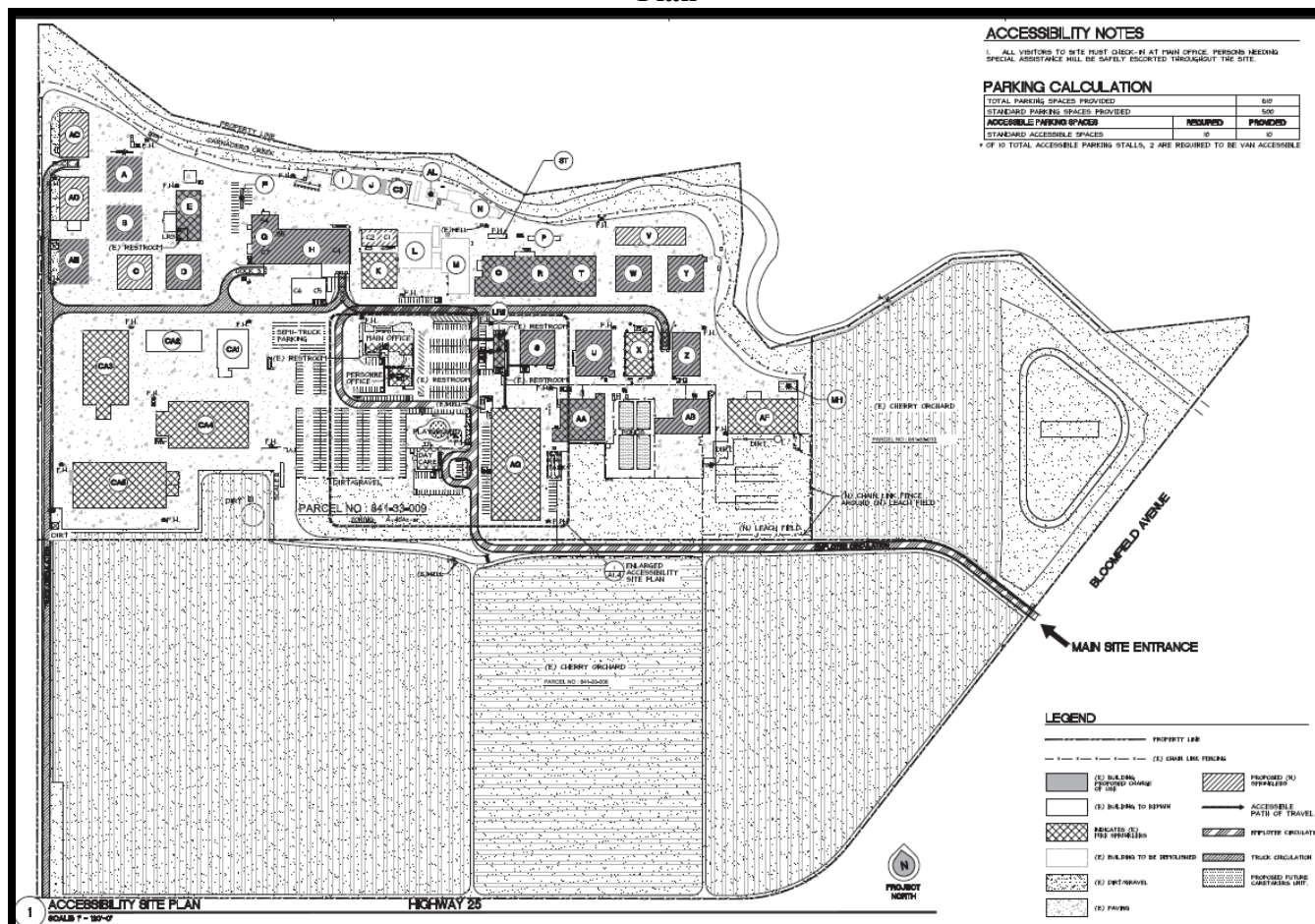


Figure 3- List of Buildings on-site

BUILDING LEGEND

BLDG.	DESCRIPTION PROPOSED USE	SF	ORIGINAL PERMIT OCCUPANCY	PROPOSED OCCUPANCY	CORRECT TYPE	PERMIT	PUR SUITE	SHEET
(A)	DRY MISC STORAGE	10,000	U	S-1	I-B	AE 18A-12	YES	A2.21
(B)	PACKAGING MATERIALS STORAGE	10,000	U	S-1	I-B	AE 28A-12	YES	A2.2
(C)	CAULK STORAGE	10,000	U	U	I-B	AE 28V-12	YES	A2.3
(D)	PACKING FACILITY	10,000	U	F-1	I-B	AE 19A-12	YES	A2.4
(E)	MACHINERY SHOW/WORK ROOM	9,140	U	S-1/B	I-B	AE 19A-12	YES	A2.5
(F)	EQUIPMENT	(480)	-	-	N/A	NO	A2.6	
(G)	STORAGE/SHOP	12,630	U	S-1	I-B	AE 44-12	YES	A2.7
(H)	BELL PEPPER PACKING	10,000	U	F-1	I-B	AE 28-12	YES	A2.7
(I)	DRY PACKAGING MATERIALS STOR.	3,000	U	U	I-B	AE 19K	NO	A2.8
(J)	DRY STORAGE	3,000	U	S-1	I-B	AE 19K	NO	A2.9
(K)	FIBER OPT PRODUCT STORAGE	10,000	U	U	I-B	AE 28A AE 44-12	YES	A2.10
(L)	ROZANUM TUBES	11,240	-	-	N/A	NO	A2.11	
(M)	CAULK CRACKING (BRICK)	10,000	U	F-1	I-B	AE 20N	YES	A2.12
(N)	CRACK ROOM	10,000	U	A-2	I-B	AE 19-12	YES	A2.13
(O)	HEATED CAULK STORAGE	8,000	U	U	I-B	AE 20N	YES	A2.12
(P)	CAULK CHIPPING AND ROASTING	18,644	U	F-1	I-B	AE 19-12	YES	A2.14
(Q)	HENTED CAULK STORAGE	10,000	U	U	I-B	AE 28N	YES	A2.15
(R)	CAULK CRACKING AND ROASTING	10,000	U	F-1	I-B	AE 12-14	YES	A2.16
(S)	FIBER OPT PRODUCT STORAGE	10,000	U	S-1	I-B	AE 28-12	YES	A2.17
(T)	BN GOOD BOMBS STORAGE	10,000	U	S-1	I-B	AE 18-12	YES	A2.18
(U)	FIBER OPT PRODUCT STORAGE	10,000	U	S-1	I-B	AE 28A-12	YES	A2.19
(VA)	CAULK FIBERING AND PACKING	14,395	U	F-1	I-B	AE 140-12	YES	A2.20

GENERAL SITE PLAN

BLDG.	DESCRIPTION PROPOSED USE	SF	ORIGINAL PERMIT OCCUPANCY	PROPOSED OCCUPANCY	CORRECT TYPE	PERMIT	PUR SUITE	SHEET
(A)	PARTS ROOM + PROPOSED PRODUCT STORAGE	15,400	U	S-1	I-B	AE 18A-12	YES	A2.21
(B)	HORIZONTAL TUBAL STORAGE	10,000	U	U	I-B	AE 24A-12	YES	A2.22
(C)	HORIZONTAL TUBAL STORAGE	10,000	U	U	I-B	AE 16A-12	YES	A2.23
(D)	DRY STORAGE	10,000	U	S-1	I-B	AE 16A-12	YES	A2.24
(E)	DRY STORAGE	20,000	S-1	S-1	I-B	-	YES	A2.25
(F)	STORAGE	44,800	F-1	F-1	DECO 20A	YES	A2.26	
(G)	SHIPPING DOCK OFFICE	10,000	B	B	V-B	-	NO	A2.27
(H)	DRUG	-	-	-	-	-	-	-
(I)	COLD STORAGE	3,000	U	S-1	I-B	AE 19K	YES	A2.27
(J)	COLD STORAGE	2,000	U	S-1	I-B	AE 19K	YES	A2.27
(K)	STORAGE	3,000	U	U	I-B	-	NO	A2.28
(L)	STORAGE/LOADING DECK	5,000	U	F-1	I-B	-	YES	A2.7
(M)	COLD STORAGE	3,000	U	U	I-B	AE 16A-12	NO	A2.29
(N)	COLD STORAGE	3,000	U	U	I-B	AE 16A-12	NO	A2.29
(O)	COLD STORAGE	10,000	U	S-1	I-B	-	YES	A2.7
(P)	LONG TERM COLD STORAGE	9,190	U	U	I-B	-	NO	A2.30
(Q)	LONG TERM COLD STORAGE	10,174	U	U	I-B	-	NO	A2.31
(R)	LONG TERM COLD STORAGE	21,634	S-1	S-1	I-B	-	YES	A2.32
(S)	LONG TERM COLD STORAGE	32,564	S-1	S-1	I-B	-	YES	A2.33
(T)	LONG TERM COLD STORAGE	37,551	S-1	S-1	I-B	-	YES	A2.34
(U)	OFFICE	3,995	B	B	DE 748A (SP 10-10)	YES	A2.35	
(V)	BREAK ROOM (BIBCE ONLY 13)	-	U	B	I-B	-	YES	A2.6
(W)	DRY BOMB (Bib. Q/N)	-	U	S-1	I-B	-	YES	A2.7

GENERAL SITE PLAN

BLDG.	DESCRIPTION PROPOSED USE	SF	ORIGINAL PERMIT OCCUPANCY	PROPOSED OCCUPANCY	CORRECT TYPE	PERMIT	PUR SUITE	SHEET
(A)	BRIDGE	760	U	U	I-B	N/A	NO	A2.36
(B)	DRY GAVE	5,600	E	E	I-B	YES	YES	A2.37
(C)	MAIN OFFICE	6,161	B	B	I-B	YES	YES	A2.36
(D)	PERSONAL OFFICE	3,072	B	B	I-B	YES	YES	A2.34
(E)	WASH STATION 11	94	U	U	I-B	-	NO	A2.40
(F)	WASH STATION 12	94	U	U	I-B	-	NO	A2.40
(G)	INFORMATION OFFICE (TOTAL 19)	-	B	B	V-B	-	NO	A2.40
(H)	FOOD SAFETY OFFICE (TOTAL 19)	-	B	B	V-B	-	NO	A2.40
(I)	PRODUCTION OFFICE (TOTAL 19)	-	B	B	V-B	-	NO	A2.40
(J)	FUTURE CHESTNUT UNIT (BIBCE ONLY 10-10)	1,440	N/A	R	V-B	FUTURE	N/A	N/A

PARCEL NO. 841-33-008

PROJECT NORTH

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 checked="" type="checkbox"/> Biological Resource | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input 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

3/13/2023

Date

Valerie Negrete
Printed name

Santa Clara County Planning Division
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>	Source
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3,4, 6,17f
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, along a designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	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"/>	3,4

SETTING: The site is located south of the City of Gilroy, east of Highway 101, accessed from Bloomfield Avenue. The property is zoned A-40Ac-sr for Exclusive Agriculture with a “-40Ac” Lot-size Combining District overlay, and a “-sr” scenic road overlay due to its proximity to Bloomfield Avenue, which is designated by the County as a scenic road. The purpose of the -sr Scenic Roads combining district is to protect the visual character of scenic roads in Santa Clara County through special development and sign regulations. Pursuant to County Zoning Code Section 3.30, properties that are zoned with a “-sr” scenic road overlay are subject to certain setback requirements. In addition, the “-sr” overlay limits the number of signs that are allowed on each parcel.

Regulatory Framework

County General Plan Policies Related to Scenic Resources

The Resource Conservation Element of the Santa Clara County General Plan (Santa Clara County 1994b: H-40) includes the following General Plan policies that apply to the project:

- Policy R-RC 100: Signs allowable under the provisions of the zoning ordinance should be harmonious with the character of the area in which they are located and should be of the highest design standards.
- Policy R-RC 101: Roads, building sites, structures and public facilities shall not be allowed to create major or lasting visible scars on the landscape.

County Zoning Ordinance

The subject property is relatively flat and contains spans of cherry orchards surrounding the processing site with the exception of a single-family dwelling located northeast of the site, separated by Carnadero Creek. Large spans of mature Sycamore trees align Highway 25 leading to Bloomfield Avenue further

blocking the view of the development from the highway. Motorists traveling along Highway 25 have a moderate sensitivity to visual change and the project site is visible to motorists driving east along Highway 25 as they travel from Highway 101. The operation has existed at this vantage point since the 1950s and this viewpoint will not change with this modification. Refer to Figure 4 below.

Figure-4 – Traveling east on Highway 25 heading to Bloomfield Avenue



Travelers and commuters can view the development along the Highway 25 corridor, situated approximately 1,200 feet from Highway 25. Any change in massing would be visible for a moderate amount of time as vehicles travel along Highway 25. No changes are proposed to operations; the project proposes to change the use of existing buildings. Refer to Figure 4. Structures are metal framed, one-story and ancillary to the agricultural processing done on the site.

Signage

In accordance with the “sr” zoning limitations in Zoning Ordinance § 3.30.040, signs within this zoning designation are limited to no more than one (1) per parcel. The site operates as an agricultural processing facility across three parcels, and therefore the three existing and proposed signs are allowed.

One on-site sign is existing as shown in Figure 5 below, and it is located along Bloomfield Avenue at the site entry as shown in Figure 6 below. As shown in Figure 7, the sign is situated closest to the existing cherry orchard, approximately 30-feet from Bloomfield Avenue, and is minimally visible from Bloomfield Avenue, a County maintained road that is not heavily traveled.

Two signs are proposed along Highway 25; these are shown in Figure 6a. The monument sign is 120 sf. and the directional sign to direct trucks to this entry is 12 sf. Much of these new signs will be situated within the existing trees and will not create a significant new visual impact.

Figure-5 – View of Trees along Highway 25 at Bloomfield Avenue intersection



Figure-6 – Existing Entry Sign at Bloomfield Avenue

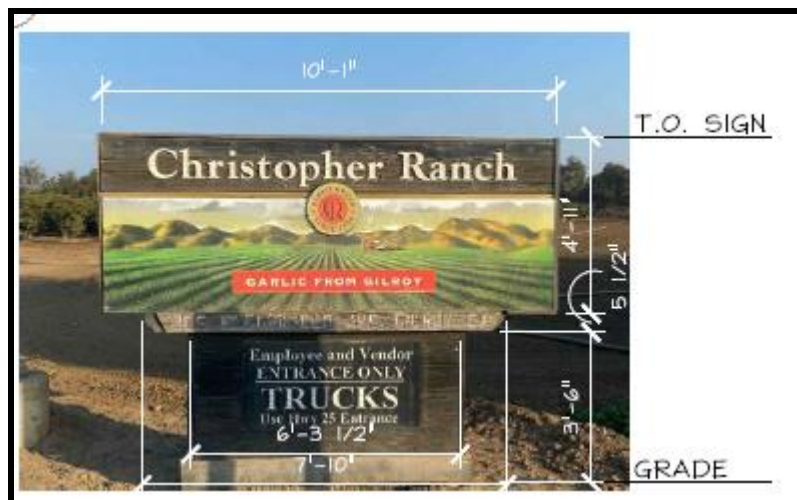


Figure-6a – Proposed Monument Sign & Directional Sign at Bloomfield Avenue

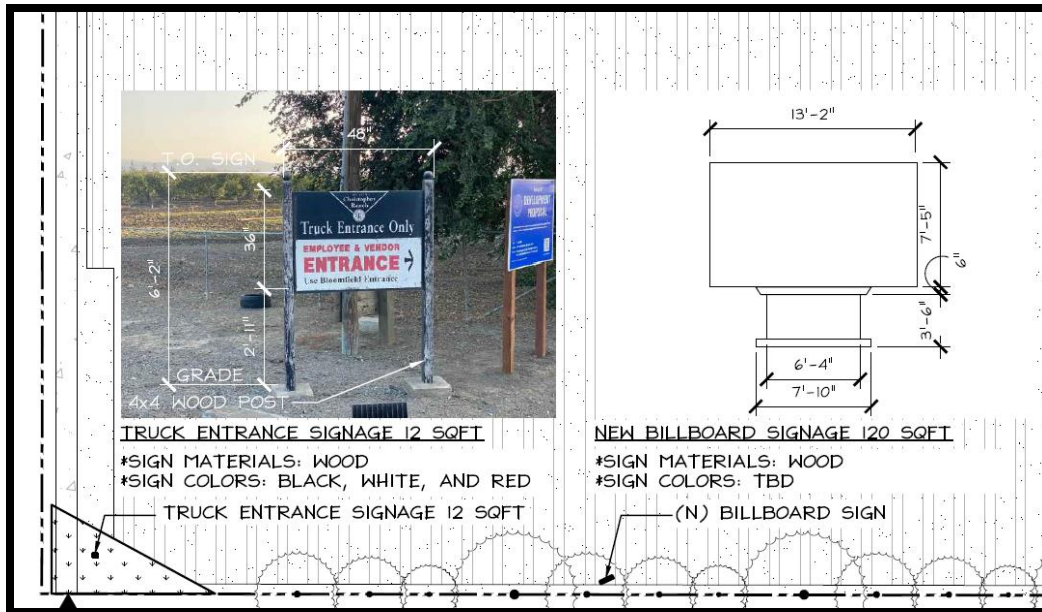
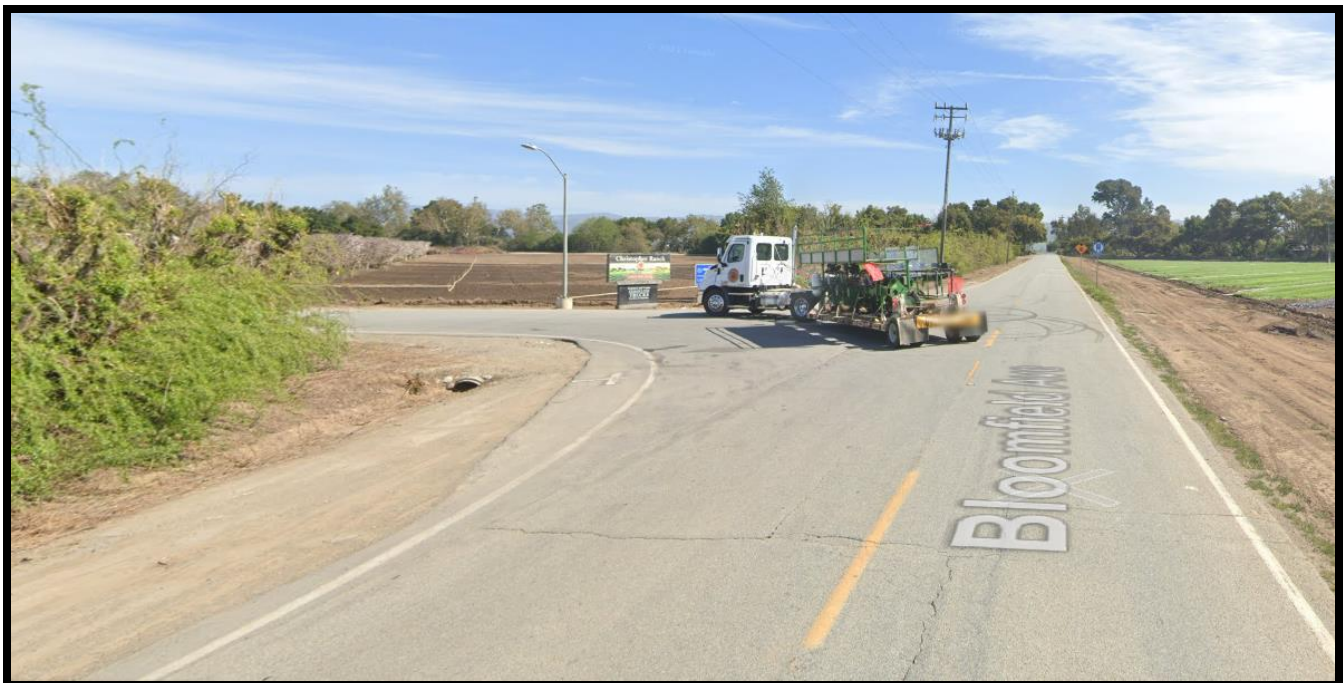


Figure-7 - Entry Sign location at Bloomfield Avenue



Landscaping

No changes to the site are proposed as part of this modification. Given the nature of the operation and the need to keep a sterile processing site due to strict food safe standards, there is minimal landscaping immediately adjacent to the processing operation. Landscaping could have the potential to attract rodents or other insects that could inadvertently contaminate the garlic production and sorting process.

The processing site (Assessor's Parcel Number: 841-33-009) is surrounded by two other parcels which collectively make up the Christopher Ranch facility. The processing site contains approximately 5 percent landscaping while the surrounding parcels have approximately 50-100 percent of their area devoted to cherry orchards which provide the visual screening of the buildings at the processing site.

Lighting

Lighting is not proposed to change. Very few sources of light and glare currently exist in the vicinity of the project site. The business will continue to operate Monday through Saturday, 24 hours a day.

DISCUSSION:

a, b) Less Than Significant Impact. Bloomfield Avenue is designated as a scenic road. Although no new buildings are proposed as part of this project, a new sign is proposed along Bloomfield Avenue approximately 30 feet from the property line at the driveway entry. Because the operation is an agricultural facility it is not subject to Design Review.

The existing sign along Bloomfield Avenue is minimally visible as motorists along this lightly traveled road will view the sign for less than a few seconds. Also, given the location of the sign 30 feet from the road, it would not be safe for a driver to look in this direction for an extended period and most commuters will be looking straight since Bloomfield Avenue is a two-way road.

Two new signs are proposed along Highway 25 and will be surrounded by cherry fields and row crops which will remain. Proposed signs will be minimally visible given the mature landscaping behind the signs. No rock outcroppings or historic buildings are located along Bloomfield Avenue. As a result, there will be a less than significant impact to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, along a designated scenic highway.

c, d) No Impact. Along Highway 25 are spans of agricultural land with agricultural business and accessory structures such as barns and farm stands. The facility is surrounded by two other parcels which screen the processing site from Bloomfield Avenue and Highway 25.

Minimal changes to the existing structures that will remain on the property are proposed as part of this project, the most significant of which are replacement structures within the interior of the site. As stated above, the operation has been in existence and continuous operation since the 1950s and buildings have been visible from Highway 25 well before this segment was a more heavily traveled road for commuters heading north to employment.

As modification of each building requiring a building permit is completed, there will be minimal construction activities as the exterior of these buildings will remain and just the interior will be inspected and permitted. Each permit would require minimal construction which would occur over a span of approximately one year per building. Construction activities would not change the visual character of the site. Demolition of the five (5) buildings may cause some disruption but these buildings are located farthest from the entry and along the northern edge of the project site. Demolition will not change the view of the site given the location of these buildings.

There is one existing Conex storage container proposed on-site, which is as a construction storage unit. It is proposed to remain on-site until all buildings proposed for permitting/modifications/demolition are completed. The container would not result in substantial adverse visual change to the project site.

According to the County's adopted ASA guidelines, any proposed lighting shall be subdued and shall enhance the building design and landscaping. A photometric plan was prepared by Moore Consulting to disclose the existing lighting on the site. According to the study the existing light fixtures on the property cause minimal light trespass and uplight pollution, all well within any established standards.

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.					
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>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	3,23,24,26
b) Conflict with existing zoning for agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9,21a
c) Conflict with an existing Williamson Act Contract or the County's Williamson Act Ordinance (Section C13 of County Ordinance Code)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	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"/>	32
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SETTING: The California Important Farmland Finder provides data compiled by the Farmland Mapping Monitoring Program (FMMP) pursuant to Section 65570 of the California Government Code. FMMP combines current land use information with U.S. Department of Agriculture Natural Resources Conservation Service soil survey data to calculate the area and type of Important Farmland in an area of interest. The project site is listed as Prime farmlands in the FMMP database.

The subject property has a General Plan designation of Agriculture – Large Scale and is zoned A-40Ac-sr and soil on the subject property is composed of Yolo loam, 0 to 7 percent slopes, Major Land Resource Area (MLRA) 14. Surrounding uses primarily consist of agriculture, though there are some nearby residential properties to the north which are separated from the subject property by Carnadero Creek. The property is not encumbered by a Williamson Act contract and is not within a forest or timberland area. The property was historically used for agricultural cultivation and row crops and the current agricultural processing facility has been operating on-site since approximately 1950.

DISCUSSION:

a, b, & f) Less Than Significant Impact – The subject property consists of APNs 841-33-008; -009; -010 and is 132 acres in size. The processing operation occupies 53.03 acres of APN 841-33-009 and includes 310,936 sf. of agricultural warehouse buildings (50 buildings) and 13,226 sf. of office spaces. With the exception of the driveway entry at APN 841-33-010, the entire property consists of soils characterized as *Prime Farmland*, per the FMMP database. As defined by each county’s local advisory committee and Board of Supervisors, *Farmland of Local Importance* is land that is either producing or has the capability of production but does not meet the criteria to be considered Prime, Statewide, or Unique Farmland. The project would not involve substantial changes to the existing agricultural environment. Existing cherry trees will be removed for the leachfield but these trees are not protect.

c, d, & e) No Impact – The property is not encumbered by a Williamson Act contract, or within a forestland/timberland area, and therefore the proposed development would not conflict with County Williamson Act Guidelines, the County’s Williamson Act Ordinance, or existing zoning for forestland or timberland areas. No protected trees are proposed for removal, and the property is not within a forestland area, and therefore the proposed development will not result in the loss of forest land.

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.					
	IMPACT				
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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"/>	5,29, 30

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.

		IMPACT				Source
WOULD THE PROJECT:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
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"/>	5,29, 30
c) Expose sensitive receptors to substantial pollutant concentrations?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	5, 29, 30

SETTING:

The project site contains an existing agricultural facility which has operated at this location since the 1950s. In addition to the modification of several of the existing buildings to a form of processing and the demolition of five (5) buildings, the project also includes the replacement of an existing manager's unit for on-site security. The closest sensitive receptors to the project site are residences approximately 280 feet to the northeast of the project site.

Santa Clara County is currently designated as a nonattainment area for the 1-hour state ambient air quality standard and the 8-hour state and national ambient air quality standards (BAAQMD 2017). Ozone is primarily a problem in the summer, when prevailing seasonal northerly winds carry ozone precursors southward across the county. Santa Clara County is designated as a nonattainment area for the state PM10 (i.e., respirable particulate matter with an aerodynamic diameter of 10 micrometers or less) standard and unclassified for the national PM10 standard. The County is designated as nonattainment under State standards for PM2.5 (i.e., respirable particulate matter with an aerodynamic diameter of 2.5 micrometers or less) standards (BAAQMD 2017), but not under Federal standards. The County experiences many exceedances of the PM2.5 standard each winter, due to high population density, wood smoke, industrial and freeway traffic, and poor wintertime air circulation caused by extensive hills to the east and west that block wind flow into the region.

Regulatory Framework

Federal

At the federal level, the United States Environmental Protection Agency (EPA) is responsible for overseeing implementation of the Clean Air Act and its subsequent amendments. The federal Clean Air Act requires the EPA to set national ambient air quality standards for the six common criteria pollutants (discussed previously), including PM, O3, CO, SOx, NOx, and lead.

The EPA and the California state regulatory agency, the California Air Resources Board (CARB), have adopted ambient air quality standards establishing permissible levels of these pollutants to protect public

health and the climate. Violations of ambient air quality standards are based on air pollutant monitoring data and are determined for each air pollutant. Attainment status for a pollutant means that a given air district meets the standard set by the EPA and/or CARB.

State

CARB is the state agency that regulates mobile sources throughout the state and oversees implementation of the state air quality laws and regulations, including the California Clean Air Act. The Bay Area Air Quality Management District (BAAQMD) seeks to improve air quality conditions in Santa Clara County through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues.

BAAQMD's most recently adopted plan is the Bay Area 2017 Clean Air Plan (2017 CAP). The 2017 CAP focuses on two related BAAQMD goals: protecting public health and protecting the climate. To protect public health, the 2017 CAP describes how BAAQMD will continue its progress toward attaining state and federal air quality standards and eliminating health risk disparities from exposure to air pollution among Bay Area communities. To protect the climate, the 2017 CAP includes control measures designed to reduce emissions of methane and other super-greenhouse gases (GHGs) that are potent climate pollutants in the near-term, and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.

Local Climate

The California Energy Commission (CEC) updates the California Building Energy Efficiency Standards every three years, in alignment with the California Code of Regulations. Title 24 Parts 6 and 11 of the California Building Energy Efficiency Standards and the California Green Building Standards Code (CALGreen) address the need for regulations to improve energy efficiency and combat climate change. The 2019 CAL Green standards include substantial changes intended to increase the energy efficiency of buildings.

Locally, on December 7, 2021, the Santa Clara County Board of Supervisors approved the "REACH codes" ordinance that requires development projects to exceed the minimum Building Energy Efficiency requirements. As of September 2022, the codes were approved by the California Energy Commission (CEC) and enforceable by the County.⁸

DISCUSSION:

a - d) No Impact.

A manager's unit is proposed along with demolition of existing buildings within the project area. In accordance with BAAQMD guidance, projects would not result in significant air quality impacts from construction activities if construction-related activities are: 1) below the applicable operational screening size, 2) include BAAQMD-recommended dust control measures, and 3) do not include extensive construction activities.

BAAQMD has established screening level sizes for criteria air pollutants based on land use types.¹ If the project meets the applicable screening criteria, the project would not result in the generation of operational- and construction-related criteria air pollutants and/or precursors that exceed the thresholds of

¹BAAQMD 2017. CEQA Air Quality Guidelines. May 2017.

significance established by BAAQMD, which is average daily emissions (lb/day) of 54 for ROG, NO_x, and PM_{2.5}, and 82 for PM₁₀.

The designation of General Office Building land use has a screening size of 346,000 sf. for operations and 277,000 sf. for construction. The project does not propose a new office and an existing 13,226 sf. of office space is located centrally, immediately north of the driveway. Therefore, there will be no impact in air quality for the existing office.

The operational criteria pollutant screening size for evaluating air quality impacts for single-family residential projects is 325 dwelling units, and 114 dwelling units for the construction-related screening. For the future caretaker's unit, the emissions generated would be below the applicable thresholds for residential development.

Therefore, with no changes in the project or its operation that would increase air pollutants, the project would not conflict with or obstruct implementation of the applicable air quality plan nor result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

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	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 checked="" type="checkbox"/>	<input type="checkbox"/>	1, 7, 17b, 17o
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	3, 7, 17n, 33
d) Have a substantial adverse effect on oak woodland habitat as defined by Oak Woodlands Conservation Law (conversion/loss of oak woodlands) – Public Resource Code 21083.4?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 31, 32
e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,7, 17b, 17o
f) Conflict with 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"/>	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"/>	3,4, 17l

SETTING: The property is within the coverage area for the Santa Clara Valley Habitat Plan and has a mapped landcover Rural-Not Covered. Carnadero Creek is north of the project area on an adjacent property. The project does not cross any watercourses or riparian habitat. An 8-foot-high fence with silt mesh is installed on the Christopher Ranch side of Carnadero Creek along the entire boundary between Christopher Ranch property and the riparian corridor. Refer to Figure 8. Vegetation on the property is characteristic of more highly disturbed non-native grassland in the local area. The most abundant non-native plants observed on the property are low amaranth (*Amaranthus deflexus*), black mustard (*Brassica nigra*), common sow thistle (*Sonchus oleraceus*), spotted spurge (*Euphorbia maculata*), puncture-vine (*Tribulus terrestris*), red pigweed (*Chenopodium rubrum*), Bermuda grass (*Cynodon dactylon*), long-beaked filaree (*Erodium botrys*), cheeseweed (*Malva parviflora*) and common knotweed (*Polygonum aviculare* ssp. *depressum*). The most abundant native plants observed on the property are horseweed (*Erigeron canadensis*), shrubby ragwort (*Senecio flaccidus*), poverty weed (*Iva axillaris*), California brome (*Bromus carinatus*) and minute willow-herb (*Epilobium minutum*). There were no threatened or endangered animal species on the property.

Regulatory Framework

Federal

Endangered Species Act

The Endangered Species Act establishes protections for fish, wildlife, and plants that are listed as threatened or endangered. This act provides for adding species to and removing them from the list of threatened and endangered species, and for preparing and implementing plans for their recovery. It also provides for interagency cooperation to avoid take of listed species and for issuing permits for otherwise prohibited activities and provides for cooperation with States, including authorization of financial assistance and implements the provisions of the Convention on International Trade in Endangered Species of Wild Flora and Fauna (CITES).²

Migratory Bird Act

The Migratory Bird Treaty Act (MBTA) prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service. This Act is intended to ensure the sustainability of populations of all protected migratory bird species.³

State

California Department of Fish and Wildlife

The California Endangered Species Act (CESA) is a California environmental law administered by the California Department of Fish and Wildlife (CDFW) that conserves and protects plant and animal species at risk of extinction. Originally enacted in 1970, CESA was repealed and replaced by an updated version in 1984 and amended in 1997. Plant and animal species may be designated threatened or endangered under CESA after a formal listing process by the California Fish and Game Commission.⁴

Local

Santa Clara Valley Habitat Plan

The Santa Clara Valley Habitat Plan/Natural Community Conservation Plan (SCVHP) covers approximately 520,000 acres, or approximately 62 percent of Santa Clara County. The Plan was developed and adopted through a partnership between Santa Clara County, the cities of San José, Morgan Hill, and Gilroy, Santa Clara Valley Water District (Valley Water), Santa Clara Valley Transportation Authority (VTA), U.S. Fish and Wildlife Service (USFWS), and CDFW. The SCVHP is intended to promote the recovery of endangered species and enhance ecological diversity and function, while accommodating planned growth in southern Santa Clara County. The Santa Clara Valley Habitat Agency is responsible for implementing the SCVHP⁵.

Protected Trees

2 Endangered Species Act. <https://www.fws.gov/law/endangered-species-act>

3 Migratory Bird Species Act. <https://www.fws.gov/law/migratory-bird-treaty-act-1918>

4 California Department of Fish and Wildlife. Threatened and Endangered Species [Threatened and Endangered Species \(ca.gov\)](https://www.california.gov/protected-species/threatened-and-endangered-species), accessed February 6, 2023

5 Santa Clara Valley Habitat Agency. <https://scv-habitatagency.org/> accessed February 7, 2023

The County of Santa Clara Tree Preservation and Removal Ordinance, Division C16 regulates tree removal on private land. This ordinance provides protection to “Heritage” trees and all trees regardless of species that are 12-inches or greater in diameter. A portion of the existing cherry orchard tree is proposed to be removed with this project. However, these cherry trees are not protected trees as they are not listed as Heritage trees nor are they larger than 12 inches in diameter.

Figure–8 – Silt fence located north of the Christopher Ranch property line



DISCUSSION:

a, c, d, e) Less Than Significant Impact. The subject property is not located in any state or federally protected wetlands. The property does not have any known wetlands, is not within any mapped Oak Woodland area, and does not contain any serpentine soils. The property is developed, and the property perimeter is kept free of vegetation due to the need to keep the processing area sterile.

Sensitive Habitat

No sensitive habitats were observed on the Christopher Ranch property according to the Biological Resources Report prepared by Biologist Ed Mercurio dated July 19, 2021. California Department of Fish and Wildlife Natural Diversity Data Base records for the Chittenden USGS Quadrangle and surrounding area do not show any records for sensitive habitats on or adjacent to the Christopher Ranch Property.

Sensitive Plant Species

No sensitive plant species were observed during the biologists survey of the Christopher Ranch property. The surrounding area does not show any records for sensitive plant species on the project area. There are records for two sensitive plant species within a three-mile radius of the project area that could be found in the type of habitat observed on the property. These plants are:

1. Saline clover (*Trifolium hydrophilum*). Saline clover is an annual clover that usually grows in and around wetlands including riparian habitats. It has no state or federal listing status, but it is on the California Native Plant Society’s list 18.2, which includes plants moderately endangered in California and elsewhere. The closest location is roughly around 1.7 miles to the southeast of the property.
2. Hoover’s button celery (*Eryngium aristulatum* var. *hooverij*). Hoover’s button celery is an annual or perennial herb that is native to California and endemic to California. It is usually found growing

in vernal pool habitats and other wetland habitats including riparian habitats. It has no state or federal listing status, but it is on the California Native Plant Society's list 18.1, which includes plants very endangered in California and elsewhere. The closest location is roughly around 2.5 miles to the southeast of the property.

The above plants as well as other local sensitive plant species were not found on-site. No other sensitive plant species within a three-mile radius of the Christopher Ranch property are likely to occur in the habitats present on the property.

Sensitive Animal Species

Current California Department of Fish and Wildlife Natural Diversity Data Base records for the Chittenden USSGS Quadrangle and surrounding area do not show any records for sensitive animal species on or very close to the Christopher Ranch property. No sensitive animal species were observed on the Christopher Ranch Property.

There are no records for occurrences of sensitive amphibian species in or immediately around Carnadero Creek in the vicinity of the Christopher Ranch Property from current California Department of Fish and Wildlife Natural Diversity Data Base records for the Chittenden USSGS Quadrangle and surrounding area.

There are two listed species of amphibians that have been found in and near wetland habitats in Santa Clara County. These are the California red-legged frog (*Rana draytonii*), which is federally listed as threatened and is a state species of special concern and the California tiger salamander (*Ambystoma californiense*), which is federally listed as threatened and state listed as threatened. Temporary as well as permanent water sources can serve as breeding areas for these amphibians. California red-legged frogs are more likely to breed in quieter areas of flowing water while California tiger salamanders and Santa Cruz long-toed salamanders are more likely to breed in ponds and vernal pools.

California tiger salamanders and California red-legged frogs can travel over one and one-half miles to their terrestrial upland habitats where they spend most of their lives. Suitable terrestrial upland habitats for these species usually contain burrows of rodents such as California ground squirrel (*Spermophilus beecheyi*) and sometimes valley pocket gophers (*Thomomys bottae*). Rodent burrows were not observed within the project area. No evidence for the presence of these amphibians were observed by the biologist on-site.

The project will not 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 as there is no work proposed within any undisturbed area. Although Carnadero Creek is not located on the subject property area, there is no work proposed in this area. No oakwood lands are located on-site. The proposed demolition will not impact any nesting birds or migratory birds on the property.

b) Less Than Significant Impact with Mitigation. Carnadero Creek is north of the property on a separate parcel and is managed by Valley Water. Even so, the biologist made recommendations for any future demolition work within the northern edge of the property. Although Carnadero Creek is not on the Christopher Ranch property, as a condition of approval, any demolition work will be done with protective measures.

The recommended setbacks of developments from sensitive habitats is 100 feet is prescribed in the County General Plan, Policy R-RC 37. The creek is on the adjacent property however the area closest to

the fence line shall be protected. With the implementation of the mitigations identified below, the sensitive riparian habitat of Carnadero Creek will not be impacted by construction related impacts from the proposed demolitions within the 100-foot setback zone. Again, the riparian habitat is not on the subject property however, the following mitigations will be applied to the project to ensure that there will be a less than significant impact to the riparian corridor.

MITIGATION:

BIO – MIT 1: Plastic sheet barrier fencing (silt/exclusion fencing) will be installed prior to the start of demolition on the Christopher Ranch Property between the areas of demolition and Carnadero Creek. This silt fence shall be installed immediately next to the existing metal-with-plastic fence. Silt fencing will prevent silt and soil from the construction area from entering and potentially impacting the adjacent aquatic habitat of Carnadero Creek and downstream from it and will also help prevent small animals from entering the area of construction.

This fencing will remain in place until all refuse and loose soil produced by the demolition is removed from within the 100-foot setback zone from the top of the bank of Carnadero Creek or stabilized to the point where there is not an increased chance of this soil eroding and blowing, falling or washing into Carnadero Creek as compared to the parts of the property not affected by this project.

BIO – MIT 2: The area within the 30-foot or greater setback area from the edge of the canopy of the central coast cottonwood-sycamore riparian forest, which is essentially the existing metal-with-plastic fence, shall be planted with species native to the area and habitat as mandated by Central Coast Regional Water Quality Control Board regulations. A native herbaceous plant seed mix, preferably from stock of local origin, will be used.

f and g) No Impact. The site is developed and has been in continuous use as an agriculture processing facility since the early 1950s. Through the years, the property owner has received authorization to build multiple buildings for storage and processing. Although the project site is located within the Santa Clara Valley Habitat Plan, trees proposed for removal are not protected. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Because the project does not require new soil disturbance there are not impacts to additional biological resources nor is there any conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

E. CULTURAL RESOURCES					
		IMPACT			
WOULD THE PROJECT:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact Source
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"/> 3, 16, 19, 40, 41

E. CULTURAL RESOURCES					
		IMPACT			
WOULD THE PROJECT:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
					3, 19, 40, 41
c) Disturb any human remains including, those interred outside of formal cemeteries?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					3, 19, 40, 41

SETTING: The project area is heavily disturbed and nearly void of soil. According to historical aerials, the site has existed in the existing configuration for nearly 30 years, since approximately 1995. According to the applicant the operation has existed in some capacity since the early 1950s.

The subject site is not listed as historically significant or listed on the local register, nor are any historically significant structures on the property. Of the buildings proposed for removal, according to County records, one (Building N) was brought onto the property as an agricultural exempt building in 1991. Of the other structures proposed for removal, the earliest were placed on the property in 1976. None of these structures are 50 years or older.

Figure 9: Aerial Image of Site in 1996



Regulatory Framework

Federal

National Register of Historic Places

The National Register of Historic Places (NRHP) is the official list of the nation's historic places worthy of preservation. The NRHP is authorized by the National Historic Preservation Act of 1966 and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect American historic and archaeological resources.⁶

State

California Register of Historical Resources

The California Register of Historical Resources (CRHR) is intended to encourage public recognition and protection of resources of architectural, historical, archeological and cultural significance; it identifies historical resources for State and local planning purposes, determines eligibility for State historical preservation grant funding, and affords certain protections under CEQA. Criteria for designation under the CRHR includes the following:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1).
- Associated with the lives of person important to local, California, or national history (Criterion 2).
- Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion 3).
- Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4).

DISCUSSION:

a) No Impact. As discussed in the Existing Setting, above, no historical resources are located on-site, and with the exception of the structures proposed for demolition and replacement, none of the structures are proposed to change. The area of replacement is already disturbed. Thus, project implementation would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines. Therefore, no impacts would occur in this regard.

b-c) Less than Significant. The potential for uncovering intact subsurface archaeological deposits during construction is considered low. Additionally, the geology of the project site possesses very low potential for buried archaeological sites. While unlikely, there is always a possibility that unknown resources could be uncovered during any site disturbance activities. As such, a standard condition of approval will be applied to the project, stating that in the event that previously unidentified cultural (archaeological) resources are encountered during any ground disturbance activities, the project would be immediately halted until an archaeologist evaluates the find and determines appropriate subsequent procedures in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2. With compliance with this standard condition, impacts in this regard would be reduced to less than significant levels.

⁶ National Park Services, Register of Historical Places. [National Register of Historic Places \(U.S. National Park Service\) \(nps.gov\)](https://www.nps.gov/learn/education/national-register-of-historic-places) accessed February 6, 2023.

Due to the level of past disturbance on-site, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during construction activities. If human remains are found, however, those remains would require proper treatment, in accordance with applicable laws. California Health and Safety Code Sections 7050.5 through 7055 describe the general provisions for human remains. Following compliance with these regulations, impacts related to the disturbance of human remains are less than significant.

MITIGATION:

None required.

F. ENERGY					
	IMPACT				
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	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"/>	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"/>	5

SETTING: The facility includes buildings for storage, processing, packing, sorting, machinery, parts, repair, along with offices, employee break areas, a childcare center, weigh stations and a replacement caretakers' unit, which will provide oversight and security for the facility.

Christopher Ranch grows and harvests garlic in various locations throughout the state, then brings it to the subject site via truck. The garlic is then stored either in "Dry-Storage" or "Controlled Atmosphere Storage" until it is ready to be processed for sale. After storage, garlic is cleaned and sized. The cleaning is accomplished by removing any outer skin stained by dirt; this step is largely done manually. The garlic is mechanically sized either by weight or physical size and sorted into boxes for sale. Any garlic that does not meet the cosmetic minimums for sale is then stored as "off-grade." These off-grades will later be "cracked" into individual cloves and peeled. Most of the peeled garlic is packaged raw as "whole peeled garlic", but some is cut up, cooked or roasted in various combinations. Because garlic is easier to clean, crack or peel when it is warm, Christopher Ranch employs heaters which pass warm air through garlic bins which warms the garlic prior to processing. Processed garlic, either fresh or peeled, is then stored in refrigerated coolers on-site before shipping.

Regulatory Framework

State

California Building Energy Efficiency Standards (Title 24)

The 2019 California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24," became effective

on January 1, 2020. Title 24 requires the design of buildings to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Under 2019 Title 24 standards, nonresidential buildings would use about 30 percent less energy, mainly due to lighting upgrades, when compared to those constructed under 2016 Title 24 standards.

California Green Building Standards (CALGreen)

The CALGreen Code (California Code of Regulations, Title 24, Part 11), is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. CALGreen standards require new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. CALGreen also provides voluntary tiers and measures that local governments may adopt which encourage or require additional measures in the five green building topics. The most recent update to the CALGreen Code was adopted in 2019 and went into effect on January 1, 2020. CALGreen requires new buildings to reduce water consumption by 20 percent, divert 50 percent of construction waste from landfills, and install low pollutant-emitting materials.

CEQA Guidelines Appendix G is an advisory document that assists in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. The analysis provided in Response 4.6(a) relies upon Appendix G of the CEQA Guidelines, which includes the following criteria to determine whether this threshold of significance is met:

- Criterion 1: The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.
- Criterion 2: The effects of the project on local and regional energy supplies and on requirements for additional capacity.
- Criterion 3: The effects of the project on peak and base period demands for electricity and other forms of energy.
- Criterion 4: The degree to which the project complies with existing energy standards.
- Criterion 5: The effects of the project on energy resources.
- Criterion 6: The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

DISCUSSION:

a & b) Less Than Significant Impact – The project involves legalizing buildings that require a building permit for their change in use and a proposed replacement caretakers' residence. When building permits are applied for, the project would be required to comply with 2019 Title 24 and CALGreen standards pertaining to building energy efficiency. Compliance with 2019, Title 24 standards and 2019 CALGreen Code would ensure the project incorporates energy-efficient windows, insulation, lighting, and ventilation systems, as well as low flow fixtures. The site is already developed so no new construction impacts would result other than the conversion of existing building space and demolition of older buildings.

The project would be required to meet the California Code of Regulations Title 24 standards for building energy efficiency. Construction energy consumption would be temporary and would not require additional capacity or increased peak or base period demands for electricity or other forms of energy. The project would not result in wasteful, inefficient, or unnecessary consumption of energy.

MITIGATION:

None required.

G. GEOLOGY AND SOILS					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
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"/>	6, 17c, 43
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 17n, 18b
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17L, 118b
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 14, 23, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 17c, 23, 24, 42
d) Be located on expansive soil, as defined in the report, <i>Soils of Santa Clara County</i> , creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14,23, 24,
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,6, 23,24,
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,3,4,40,41

SETTING: The topography of the building site is flat with an approximate slope of 0-4 percent towards the southwest of the property. Soil type on the property is Yolo Loom, which is characterized as a component on alluvial fans on valleys, stream terraces on valleys. The parent material consists of

alluvium derived from metamorphic and sedimentary rock. Carnadero Creek straddles the northern property boundary, but it is separated by metal fencing. The site is surrounded by the regulatory floodplain however the site is not in the floodplain. The project area is not located on expansive soils and most structures have existed on the property for a few decades.⁷

Regulatory Framework

State

Alquist-Priolo Act

The Alquist-Priolo Act was enacted in 1972 and is intended to reduce losses from surface fault rupture following the destructive 1971 San Fernando earthquake. Earthquake fault zones were created in the Alquist-Priolo Act as fault zones, specifically extensive surface fault ruptures, which were responsible for numerous damaged structures during the San Fernando earthquake. The Alquist-Priolo Act considers faults to be “active” if the fault has ruptured in the last 11,000 years⁸.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act (SHMA) of 1990 identifies and maps areas prone to earthquake hazards of liquefaction, earthquake-induced landslides and amplified ground shaking. The SHMA is intended to reduce the threat to public safety and to minimize the loss of life and property by identifying and mitigating these seismic hazards. The SHMA was passed in 1989 following the Loma Prieta earthquake.

DISCUSSION:

a- i, ii, & iv, b, c, d, e & f) No Impact – An Earth Systems Geology Report was prepared for the site dated August 30, 2018. According to the report, the site is not within a designated State Earthquake Fault Zone or State Seismic Hazard Zone mapped for earthquake faults by the California Geological Survey. The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site or be present in the vicinity (the closest fault is located approximately 0.44 miles away). Therefore, the likelihood of surface fault rupture at the site is nil.

The site is not located in Santa Clara County geologic hazard zones for fault rupture, landslides, or soil liquefaction, and potentially liquefiable soils were not encountered in exploratory borings. Thus, measures to mitigate potential soil liquefaction and other geologic hazards are not considered necessary for the project. Adherence to the California Building Code will ensure planned improvements will be designed to resist seismic shaking in accordance with current California Building Code (CBC) requirements.

Due to the site being relatively flat and developed, the likelihood of soil erosion is low. The soil type is not unstable or would become unstable as a result of the project. Given the topography of the site, the development will not potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

⁷ USDA, Natural Resource Conservation Center.

https://stgenpln.blob.core.windows.net/planning/SoilsDocs/MapUnitDescriptions_e.pdf accessed February 6, 2023.

⁸ Department of Conservation. Alquist-Priolo Earthquake Fault Zones. [Alquist-Priolo Earthquake Fault Zones \(ca.gov\)](https://www.californiagov.org/Alquist-Priolo-Earthquake-Fault-Zones) accessed February 7, 2023.

Expansive soils are those that undergo volume changes as moisture content fluctuates, swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement, and distorting structural elements. A geotechnical engineer's report conducted by Earth Systems dated August 30, 2018, did some preliminary soil testing. Although the findings were to address construction of a specific building, the soil sample found that a sample of the upper silty clay with sand resulted in a liquid limit of 25 and a plasticity index of 6, indicating that the sample tested has a low expansion potential. Thus, measures other than moistening and compacting the soils are not considered necessary to mitigate soil expansion. Given the fact that no new structures are proposed on native soil, there will not be any impacts related to development on expansive soils.

Percolation tests and soil profiles have been conducted, and this data was provided and reviewed by County Department of Environmental Health (DEH). DEH staff have determined that the soils are capable of supporting a septic system which meets County requirements.

MITIGATION:

None required.

H. GREENHOUSE GAS EMISSIONS					
		IMPACT			
WOULD THE PROJECT:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
		5,29, 30			

SETTING

Given the overwhelming scope of global climate change, it is not anticipated that a single development project would have an individually discernible effect on global climate change. It is more appropriate to conclude that the greenhouse gas 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 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.

Regulatory Framework

State Climate Change Initiatives

Various Statewide and local initiatives have been enacted to reduce the State's contribution to GHG emissions and raise awareness that, even though the various contributors to and consequences of global climate change are not yet fully understood, global climate change is under way, and there is a real potential for severe adverse environmental, social, and economic effects in the long term.

Executive Order S-3-05 set forth a series of target dates by which Statewide emissions of GHGs would be progressively reduced, as follows:

- 2010: Reduce GHG emissions to 2000 levels;
- 2020: Reduce GHG emissions to 1990 levels; and
- 2050: Reduce GHG emissions to 80 percent below 1990 levels

Executive Order B-30-15 requires Statewide GHG emissions to be reduced 40 percent below 1990 levels by 2030. Senate Bill 32 (SB 32) codifies the 2030 GHG reduction target in Executive Order B-30-15.

The California Global Warming Solutions Act of 2006 (California Health and Safety Code Division 25.5, Sections 38500 - 38599) establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and establishes a cap on Statewide GHG emissions. The law requires that Statewide GHG emissions be reduced to 1990 levels by 2020.

California Building Energy Efficiency Standards

The 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as “Title 24,” became effective on January 1, 2020. Title 24 requires the design of buildings to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Under 2019 Title 24 standards, nonresidential buildings would use about 30 percent less energy (mainly due to lighting upgrades) when compared to 2016 Title 24 standards.⁴ The standards require installation of energy efficient windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses.

California Green Building Standards (CALGreen) and the CALGreen Code (California Code of Regulations, Title 24, Part 11), is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. CALGreen standards require new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality.

The Bay Area Air Quality Management District (BAAQMD) adopted GHG emissions thresholds of significance to assist in the review of projects under CEQA. These thresholds were created to provide the level at which the BAAQMD has determined that GHG emissions would cause significant environmental impacts. The GHG emissions thresholds identified by BAAQMD are 1,100 MTCO₂e (metric tons of carbon dioxide equivalent) per year or 4.6 MTCO₂e per service population per year.

DISCUSSION:

a & b) No Impact – The project’s GHG emissions would be below the BAAQMD’s threshold for 2020 emission reduction target of 1,100 metric tons per year. Even when this threshold is adjusted by forty percent for 2030, consistent with state reduction targets, the project would be significantly lower than the resulting threshold of 660 metric tons per year as there are no new changes of use or expansions of use as part of this modification. The project does not involve any new uses and therefore would not introduce new emissions. The existing managers unit is being replaced by a new caretakers unit with the same

⁹ California Energy Commission. 2019 Building Energy Efficiency Standards 2019. [2019 Building Energy Efficiency Standards \(ca.gov\)](#) accessed February 7, 2023.

purpose. Building S is being modified to an employee breakroom and will replace an existing breakroom, former Building L.

The future caretaker's unit would consume electricity similar to the existing managers unit; however, the amount remains minimal, and therefore would not make a cumulatively considerable contribution to the effect of GHG emissions on the environment. Further, future building permits would be subject to the energy efficiency measures required by CALGreen and Title 24.

As such, the project would have no impact on GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

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	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 checked="" 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 checked="" 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 checked="" 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"/>	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 type="checkbox"/>	<input checked="" type="checkbox"/>	3, 22a
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 48
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4, 17g

SETTING: The property is developed with an agricultural processing facility, also known as Christopher Ranch. Christopher Ranch grows and harvests garlic in various locations throughout the state, which is then brought back to the subject site for further processing. The garlic is stored either in "Dry-Storage" or

“Controlled Atmosphere Storage” until it is ready to be processed for sale. After storage, garlic is first cleaned and sized. The cleaning is accomplished by removing any outer skin stained by dirt and is largely done by hand. The garlic is mechanically sized either by weight or physical size and sorted into boxes for sale. Any garlic that does not meet the cosmetic minimums for “Fresh Sale” is stored as an “Off-Grade.” These off-grades will later be “Cracked” into individual cloves and peeled. Most of the peeled garlic will be packaged raw as “Whole Peeled Garlic”, but some of it will be cut up, cooked or roasted in various combinations. Garlic is easier to clean, crack or peel when it is warm, therefore, to warm the garlic before processing it, Christopher Ranch employs heaters which pass warm air through garlic bins and warms them. Processed garlic, either fresh or peeled, is then stored in refrigerated coolers on-site before shipping.

Hazardous Materials on-site are used for three purposes: support for mechanical operations, food safety, and transportation support.

Mechanical Operations:

Christopher Ranch operates five large ammonia refrigeration systems and ten smaller freon refrigeration systems. Each ammonia system has less than ten thousand pounds of anhydrous ammonia. These freon systems have less than two thousand pounds of freon and most have less than three hundred pounds of freon. Both types of systems operate in a closed loop and do not require additional refrigerant to be added or withdrawn.

Many of the facility’s mechanical systems utilize various types of motor oil. Approximately two hundred and fifty gallons of oil are used annually for the ammonia refrigeration systems. This oil is purchased in fifty-five-gallon drums. Approximately ten to fourteen gallons of refrigeration oil is purchased annually for service of the freon refrigeration systems. All waste oil from refrigeration systems is hauled away by certified hazmat carriers.

The site contains a metal fabrication shop to service equipment for use on site. The metal fabrication utilizes welding systems that are fueled by acetylene tanks. The site utilizes fifteen air compressors on site which are serviced on an annual basis. Service companies provide any oil and haul away waste oil as part of the service.

Food Safety Operations:

Christopher Ranch purchases two to four fifty-gallon drums of sanitation chemicals to clean and sanitize food contact surfaces a month. This includes chlorine, quaternary sanitizers, low foam degreasers, and caustic acids. All processing and cleaning water is collected in holding ponds and used for irrigation on site once aerated and diluted. The sites water discharge program is monitored, tested and reported to the State Water District on a regular basis.

Transportation Operations:

Christopher Ranch maintains fuel tanks to support a fleet of vehicles. This includes a ten-thousand-gallon diesel fuel tank, a ten-thousand-gallon gasoline tank and three two-hundred-and-fifty-gallon propane tanks. This also includes a two-hundred-and-fifty-gallon tank of 10/30 motor oil. These tanks are filled on a routine basis by certified carriers. Christopher Ranch works with certified haulers to dispose of anti-freeze and automotive/mechanical waste oil. They also use certified haulers to dispose of metal shavings, mixed with lubrication oil, that are generated by metal fabrication.

The proposed project is not located at or adjacent to any hazardous sites. The project site is not listed on the County of Santa Clara Hazardous Waste and Substance Sites List, it is not located in the County

Airport Land Use plan area, and it is adjacent to but not located in the Wildland Urban Interface Fire Area (WUI).

Regulatory Framework

Local

County Hazardous Materials Business Plan (HMBP) program is to protect both human and environmental health from adverse effects as a result of the storage or possible release of those materials. This is done primarily by documenting significant amounts of hazardous materials so that emergency responders can effectively protect the public.

The Airport Land Use Plan was adopted in order to protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities adversely affect navigable airspace. The closest airport is the San Martin Airport.

State

California Environmental Protection Agency

The California Environmental Protection Agency (CalEPA) is tasked with protecting and enhancing the environment, to ensure public health, environmental quality, and economic viability. CalEPA oversees the development, implementation and enforcement of environmental laws that regulate air, water and soil quality, pesticide use and waste recycling and reduction. CalEPA consists of several departments which carry out the agency's mission and include the California Air Resources Board (CARB), the Department of Pesticide Regulation (DPR), the Department of Resources Recycling and Recovery (CalRecycle), the Department of Toxic Substances Control (DTSC), the Office of Environmental Health Hazard Assessment (OEHHA), and the State Water Resources Control Board (SWRCB).¹⁰ Specifically, DTSC carries out CalEPA's mission by compiling and updating the Cortese List which includes a list of several types of hazardous material gathered by various agencies.

Wildland Urban Interface

The California Department of Forestry and Fire Protection (CAL FIRE) is required by law to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. The Fire Hazard Severity Zone maps were developed using a science-based and field-tested computer model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior.

DISCUSSION:

a, b, & c) Less Than Significant Impact – The site contains 310,936 sf. of agricultural warehouse buildings (50 buildings) and 13,226 sf. of office spaces on a 53.03-acre parcel, accessed from Bloomfield Avenue from Highway 25. The facility processes mainly garlic and occasionally bell peppers, which includes some ammonia related to the refrigeration process. Additional processing materials are listed above but are not expected to create any hazard. The project does not include the release of hazardous materials.

The closest school, Gavilan Junior College, is approximately 5,400 feet (or .33 miles) southwest of the subject property, separated by Highway 101. Any chemicals or cleaning agents used by the facility are

¹⁰ California Environmental Protection Agency. [About Us | CalEPA](#) Accessed February 8, 2023.

contained within the buildings or hauled away by certified hazardous waste carriers, therefore there would be no impacts to the school.

d, e, f, & g) No Impact – The project site is not located on site designated as hazardous under County Code Section 65962.5. The property is outside of the County Airport Land Use plan area and would not create excessive noise for people residing or working in the project area due to proximity to an airport.

The project consists of changes to an existing agricultural facility including legalization and conversion of agricultural exempt buildings, future replacement of a manager's unit to a caretakers' unit, demolition of five (5) buildings and new signage. The project would not change the local roadway circulation pattern, access, or otherwise physically interfere with local emergency response plans. The access to the project site is from an existing public road and through a driveway. The project is 2,750 feet northeast of the Wildland Urban Interface area (WUI), not within the WUI area. The phasing plans have been reviewed and conditionally approved by the County Fire Marshal's Office. The proposed project will not impair or physically interfere with any emergency response or evacuation plans. As such, this project will not expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires.

MITIGATION:

None required.

J. HYDROLOGY AND WATER QUALITY					
Would the project:	IMPACT				SOURCE
	Potential ↓ Significant ↑ Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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"/>	34, 36
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 4
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river 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"/>	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"/>	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"/>	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"/>	1, 3, 5
IV) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	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"/>	2, 3, 4, 17p

SETTING:

Based on County GIS data, the three parcels that make up the project area all have the following flood zones: AE, AH (in the floodplain) and X (not in the floodplain). The buildings located on APN 841-33-009 are not within the floodplain. Surrounding parcels have exterior property boundaries within the floodplain but no activity is proposed in these areas. The project does not involve any new hardscape and no changes to the existing use are proposed with this modification.

Regulatory Framework

Federal

Emergency Management Agency

The Federal Emergency Management Agency administers the National Flood Insurance Program (NFIP) to address flood hazards. The National Flood Insurance Program provides Flood Insurance Rate Maps (FIRM) which delineate special flood hazard area, base flood elevations, and risk premium zones.¹¹

FEMA prepares FIRMs that delineate the regulatory floodplain to assist local governments with land use and floodplain management decisions to meet the requirements of the NFIP. In general, the NFIP mandates that development is not to proceed within the 100-year regulatory floodplain if the development is expected to increase flood elevation by 1 foot or more. Development is not allowed in designated 100-year floodways (i.e., flood flow channels).

Santa Clara Valley Water District

The Santa Clara Valley Water District (Valley Water) is the local groundwater sustainability agency, which is responsible for preparing the 2016 Ground Water Management Plan (Alternate Plan), meeting the requirements of California Water Code (Water Code) Section 10733.6, and allowing for an Alternative Plan to be submitted to the Department of Water Resources (DWR).⁶ The Alternate Plan describes the District's comprehensive groundwater management framework, including existing and potential actions to achieve basin sustainability goals and ensure continued sustainable groundwater management. The Alternate Plan covers the Santa Clara and Llagas subbasins, located entirely in Santa Clara County and identified by the DWR as Basins 2-9.02 and 3-3.01, respectively¹².

DISCUSSION:

a, b & c) Less than significant impact. The project is to legalize the existing change of use of existing buildings. During legalization of the unpermitted buildings, the applicant will need to attain building permits for the conversion of the buildings.

According to the Federal Emergency Management Agency's Flood Map Service Center, the project site is located outside of the 100-year flood hazard area.¹⁰ As a result, less than significant impacts would occur in this regard.

MITIGATION:

None required.

¹¹ Federal FEMA. [Flood Maps | FEMA.gov](https://www.fema.gov/flood-maps) accessed February 8, 2023

¹² Ibid.

K. LAND USE						
	IMPACT					SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>		
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	8a, 9, 18a	

SETTING: The property is located within the southern portion of unincorporated Santa Clara County. Surrounding parcels include rural residential single-family homes to the north, separated by Carnadero Creek. Access to the site is from Bloomfield Avenue with cherry orchards to the south, east and west. Carnadero Creek is managed by Valley Water and is located on an adjacent property to the north of the project site. The subject property has a General Plan Designation of Agriculture – Large Scale and is zoned Exclusive Agriculture with a Scenic Road overlay.

Thirty-two buildings were issued agricultural exempt certificates. Over time, as the operation and technology in processing changed, the function of several of these agricultural exempt buildings also changed. These changes require a building permit and the modification of the existing use permit in order to legalize the new uses within said buildings. The operation of the site and processing is not changing with this modification.

DISCUSSION:

a, b) No Impact – The nearest residence is approximately north of the project site. The site is separated by Carnadero Creek, which bisects the neighboring residence. The project site is bound by the creek on the north and none of the creek is located on the Christopher Ranch property. Due to the site being developed and the existing residential development, north of the site, the project does not physically divide an established community.

The County's General Plan for Agriculture – Large Scale is to support and enhance rural character, preserve agriculture and prime agricultural soils, protect and promote wise management of natural resources, avoid risks associated with the natural hazards characteristic of those areas, and protect the quality of reservoir watersheds critical to the region's water supply. There is one existing Conex storage container on-site, which is a construction storage unit. It is proposed to remain on-site until construction and conversion of all buildings proposed for permitting/modifications is complete. As the site will continue an agricultural use, the project is consistent with the intended use of an agricultural facility.

The proposed project is a minor modification to an existing agricultural use that has been in continuous operation on the project site since the early 1950s, and therefore it will not disrupt any existing agricultural use or operation in the site area. In addition, due to its conformance with the County General Plan and Zoning policies, the project is not in conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

MITIGATION:

None required.

L. MINERAL RESOURCES						
	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>		
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"/>	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"/>	1, 2, 3, 6, 8a	

SETTING: According to the Mineral Land Classification for Construction Aggregate Resources in the Monterey Bay Production-Consumption Region: California Geological Survey, Special Report 251, the project site is located within a Mineral Resource Zone (MRZ-4), which is classified as Areas where available geologic information is inadequate to assign to any other mineral resource zone category. The project consists of changes to an existing agricultural facility including legalization of converting agricultural exempt buildings, replacement of a manager's unit to a caretakers' unit, demolition of five (5) buildings, and new signage. No valuable mineral resources are located on the subject property that are delineated on a local general plan, specific plan, or other land use plan.

DISCUSSION:

a & b) No impact– The project is located on MRZ-4, which is an area that has no significant mineral deposits or where it is judged that little likelihood exists for their presence. The project would restrict access to potential mineral resources on the project site; however, given the relatively small size of the site and the fact that it is not considered a locally important mineral resource recovery site as designated by the Santa Clara County General Plan, a substantial loss of mineral resources would not occur. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of regional or statewide value.

MITIGATION:

None required.

M. NOISE							
	IMPACTS						SOURCE
WOULD THE PROJECT RESULT IN:	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8a, 13, 22a, 45

	ordinance, or applicable standards of other agencies?					
b)	Generation of excessive groundborne vibration or groundborne noise levels?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 5, 22a

SETTING: The facility is generally located between the Union Pacific Railroad (UPRR) mainline on the west and Bloomfield Avenue on the east, and between Bolsa Road on the north and State Route 25 (SR 25) on the south. The facility and surrounding properties are agriculturally zoned, however, there are a few residences in the project vicinity. The project site is located in the southern portion of unincorporated Santa Clara County. Developed as an agricultural processing plant, which primarily processed garlic, the site has been in continuous operation since the early 1950s. Local ambient noise comes from traffic on Highway 25 and natural sounds such as birds and insects. The project is not located in an airport land use plan referral area. An Environmental Noise Assessment (Noise Report) for the proposed project was prepared by consultant Illingworth and Rodkin dated August 19, 2021.

Regulatory Framework

Local

The County General Plan Noise Element measures noise levels in Day-Night Average Sound Level (DNL), a 24-hour time weighted average, as recommended by the Environmental Protection Agency (EPA) for community noise planning. Noise Compatibility Standards for exterior noise specify three (3) classifications of compatibility between ambient noise levels at the site and various land uses: satisfactory, cautionary, and critical. According to the Noise Element Noise Compatibility Standards for Land Use in Santa Clara County, the satisfactory exterior noise compatibility standard for residential land uses is 55 dB (decibels).

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. In addition, specifically prohibited acts include amplified sound, such as musical instruments, radios, and loudspeakers, from 10:00 p.m. to 7:00 a.m., or construction activity during weekdays and Saturdays from 7:00 p.m. to 7:00 a.m., or at any time on Sundays or holidays.

DISCUSSION:

a-c) Less Than Significant Impact - Predominant noise sources measured at this location included UPRR trains, which produced maximum instantaneous noise levels reaching 107 dBA L_{max} , and trucks and propane forklifts moving products. In the absence of these intermittent noise sources, noise levels due to mechanical equipment and distant traffic along SR 25 were generally 50 to 60 dBA L_{eq} . The day-night average noise level ranged from 58 to 75 dBA L_{dn} depending on the number and timing of railroad trains per day and the level of activity within the Christopher Ranch facility.

There are no changes to noise levels; the assessment of noise was done for existing noise levels at the site. Monitors were placed at 2 locations (LT2 and LT3) shown in Figure 10 below. Noise levels were found to meet County Noise standards.

Long-term noise measurement at monitor LT-2 was made approximately 45 feet east of the UPRR centerline at the northwest corner of the site. The nearest residences to this measurement site are located approximately 400 feet northwest, north of Bolsa Road. Predominant noise sources measured at this measurement position also included UPRR trains, which produced maximum instantaneous noise levels reaching 107 dBA L_{max} , and traffic along Bolsa Road. The facility hauls garlic on and off of the property as well as processing garlic at various stages can generate some noise. Little facility noise was observed at this location as this particular area is generally used for dry, open-air storage of garlic. In the absence of trains and traffic, noise levels were generally 55 dBA L_{eq} or less.

Long-term noise measurement for monitor LT-3 was made near the northeast corner of the site near the property line of the nearest Bolsa Road residence. The residence is located an additional 300 feet east of the noise measurement position. Noise from propane forklift operations were the primary contributor to the noise environment at LT-3 during operational hours. Bolsa Road traffic and distant mechanical equipment contributed to the background noise environment at this location. The day-night average noise level typically ranged from 55 to 64 dBA L_{dn} depending on the level of activity within the Christopher Ranch facility. Forklift operations are limited to daytime hours and as a condition of approval will not be extended beyond the daytime hours. Noise levels were found to meet County Noise standards.

Figure 10: Noise Monitor Locations



MITIGATION:
None required.

N. POPULATION AND HOUSING					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4
b) Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 4

SETTING: The project consists of changes to an existing agricultural facility including legalization of converting agricultural exempt buildings, replacement of a manager's unit to a future caretakers' unit, demolition of five (5) buildings and new signage. The property is bordered by the Cardanero Creek to the north and Bloomfield Avenue to the east. Rural residential uses are located opposite of Cardanero Creek to the north and east.

Staffing varies throughout the year and by employee shift. The site operates 24 hours a day, 6-days a week (closed Sunday). Refer to the Table below for typical employee shifts at the processing site:

Table 1: Typical employee shifts at Christopher Ranch

	Start Time	End Time	Season	Employee Count
Grader 1 AM	4:30 AM	1:00 PM	Year Round	72
Grader 1 PM	1:30 PM	9:00 PM	August-October	40
Grader 2 AM	4:00 AM	12:30 PM	Year Round	72
Grader 2 PM	1:00 PM	8:30 PM	July-September	50
Cracker 3	1:30 AM	12:00 PM	Year Round	45
Whole Peel AM	8:00 AM	4:30 PM	Year Round	82
Whole Peel PM	4:30 PM	3:00 AM	Year Round	75
Building U AM	6:00 AM	3:30 PM	Year Round	42
Building U PM	3:30 PM	12:30 AM	Year Round/Variable	18
Specialties AM	4:00 AM	2:00 PM	Year Round	80
Specialties PM	3:00 PM	11:00 PM	Year Round/Variable	35
Seed AM	4:00 AM	12:00 PM	September-November	50
Seed PM	12:00 PM	8:00 PM	September-November	50
Bell Peppers	4:30 AM	1:00 PM	July-October	40
Sanitation	2:00 AM	10:30 AM	Year Round	40
Office Staff	4:00 AM	5:00 PM	Year Round	45

A day care, operated by Headstart, is located on-site for employees and operates Monday through Friday from 5am-5pm. During the year, the site also hosts UC Davis and San Luis Obispo University students who visit the site for curriculum activities related to agriculture. These universities provide tours of the site as part of their curriculum, typically 30 students in total attend per class.

DISCUSSION:

a & b) No Impact – Continued use of the agricultural facility would not induce population growth or displace existing housing or people. The level of activity at the facility is moderate and will not increase demand for housing or negatively impact population in the area. Bloomfield Avenue is a County maintained road and is already developed. The modification of the facility would not directly or indirectly require extensions of roads or other off-site infrastructure. The property is served by four on-site wells and on-site wastewater treatment system (OWST). The processing facility had 4 permitted septic systems. One of these systems will be taken offline and the structures served will be connected to the new system. With the new system the total will remain 4 permitted systems. The new system is very large with a design flow of 14,445 gallons per day, intending to serve existing employees. In total, two systems will serve the operation.

There are no other adjacent or nearby parcels that would be able to access the existing on-site well (unless by consent by the owner) and create an increase in population growth. The northern portion of the parcel is straddled by a creek and a single-family residence, cherry orchards buffer the existing processing facility on the south and east. As such, the project will not displace substantial numbers of existing housing or people, nor necessitate the construction of replacement housing elsewhere.

MITIGATION:

None required.

O. PUBLIC SERVICES					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	No Impact	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
iii) School facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 17h
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5

SETTING: The project is not in the Local Response Area (LRA) with South Santa Clara County Fire Protection (County Fire) as first responders for fire protection. The property is not located within a high

fire hazard local response area. Emergency calls would go to the Santa Clara County Sheriff's Office communications. The property has an on-site well with associated water tanks for the facility, fire protection water supply, domestic supply, and landscaping. Electric services will be provided by PG&E.

DISCUSSION:

a-i, a-ii, a-iii, a-iv, & a-v) No Impact – The project consists of changes to an existing agricultural facility including legalization of converting agricultural exempt buildings, a manager's unit will be replaced with a future caretakers' unit, demolition of five (5) buildings and new signage. The facility (with 988 employees) would not significantly increase the need for additional fire or police protection to the area... Other public services, such as those provided by schools or parks, would not be significantly impacted.

MITIGATION:

None required.

P. RECREATION					
IMPACT					SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5

SETTING: The site is located in the Exclusive Agriculture zoning district, adjacent to Carnadero Creek to the north on another property and does not contain a trail route featured in the Santa Clara County Countywide Trails Master Plan Update (Countywide Trails Plan), an element of the Parks and Recreation Section of the County General Plan.

DISCUSSION:

a & b) No Impact – The project consists of changes to an existing agricultural facility including legalization of converting agricultural exempt buildings, a manager's unit will be replaced by a future caretakers' unit, demolition of five (5) buildings and new signage. As such, the project would not cause a substantial physical deterioration of existing recreational facilities.

The project site is just south of Carnadero Creek and there are not trails within project area. Landscaping includes orchard trees along the south and west which serves as a visual screen between development and Highway 25. The project area is farthest from Bloomfield Avenue, a scenic road. Additionally, the proposed project does not include any recreational uses or structures, nor does the replacement of a caretaker's unit require an expansion to existing recreational facilities. As such, the project does not have an impact on recreational facilities.

MITIGATION:

None required.

Q. TRANSPORTATION						
			IMPACT			SOURCE
WOULD THE PROJECT:	YES				NO	
		Potentiall v Significan t Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1, 4, 5, 6, 7, 49, 52
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? ¹³		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	3, 5, 6, 7, 52
d) Result in inadequate emergency access?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 48, 52

SETTING: The Christopher Ranch property is located near Highway 25 and Bloomfield Avenue, south of the City of Gilroy. At the time of the last modification to their Use Permit (2011) the operation had approximately 632 employees. The current employee count has grown to 988 employees and includes 305 H2A laborers and 51 non-H2A workers. H2A workers are transported to and from the project site by 48-passenger buses, typically carrying about 40 workers. Christopher Ranch provides the transportation service for commuting to the Bloomfield Road facility as well as any off-site facility. This service must be provided as a part of the H2A program. The non-H2A staff travel in passenger cars with the same vehicle occupancy rates as the baseline employees.

Regulatory Framework

State

Vehicle Miles Traveled (VMT)

Senate Bill 743 (SB 743), which became effective September 2013, initiated reforms to the CEQA Guidelines to establish new criteria for determining the significance of transportation impacts that “promote the reduction of GHG emissions, the development of multi-modal transportation networks, and a diversity of land uses.” Specifically, SB 743 directed the Governor’s Office of Planning and Research to update the CEQA Guidelines to replace automobile delay—as described solely by Level of Service or similar measures of vehicular capacity or traffic congestion—with VMT as the recommended metric for determining the significance of transportation impacts.

The Office of Planning and Research has updated the CEQA Guidelines by adding a new section 15064.3 to the Guidelines, which became effective statewide July 1, 2020. CEQA Guidelines section 15064.3(a) defines VMT as the amount and distance of automobile travel attributable to a project. CEQA Guidelines section 15064.3, subdivision (b), establishes criteria for evaluating a project’s transportation impacts under CEQA. CEQA Guidelines section 15064.3(b)(1) states that for land use projects, VMT exceeding an applicable threshold of significance may indicate a significant impact. As noted above, a lead agency

¹³ The provisions of this section shall apply prospectively as described in section 15007. A lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide. The County of Santa Clara has elected not to be governed by the provisions of this section until they become effective statewide on July 1, 2020.

has the discretion to choose the most appropriate methodology to evaluate VMT, including whether to express the change in absolute terms, per capita, per household, or any other measure. For purposes of establishing VMT thresholds, the County has chosen to treat unincorporated areas inside Urban Service Areas (USAs) and unincorporated areas outside of the USAs (i.e. rural areas) as separate regions. The County has also established that the average VMT for rural unincorporated County as 32.2 VMT/capita for residential trips and 31.6 VMT/capita for employment-based trips. To meet the State's goal of a 15 percent reduction to the VMTs, a new project would have to be 27.4 VMT/capita (for residential trips) and 26.9 VMT/capita (for employment trips). If a project meets these numbers, or is below, then no mitigation is required. If the per Capita VMT is between the 15 percent reduction number and the regional average, the County will review the overall VMT being generated to determine if any mitigation would be required.

Santa Clara County has developed the "Santa Clara Countywide VMT Evaluation Tool (SCC VMT Evaluation Tool)," which is a web-based tool (available at <https://vmttool.vta.org>) to help users conduct a baseline VMT screening evaluation for residential, office, and industrial land use projects in Santa Clara County. It is consistent with the "Technical Advisory on Evaluating Transportation Impacts in CEQA," State of California Governor's Office of Planning and Research, December 2018 (OPR Guidelines), which provides implementation guidance for SB 743 for evaluating development proposals. The SCC VMT Evaluation Tool is the basis for the following VMT analysis.

DISCUSSION:

a – d) No Impact. The site has operated continuously as an agricultural processing use since the early 1950s. The first land use approval was a Use Permit and ASA to establish a daycare center for employees in 1992 (County File No. 3113-91P-91). The Use Permit was modified in 1995 to include additional processing and storage buildings and again in 1999 for an additional 30,000 sf. cold storage space. In 2011, the Use Permit was modified once more for construction of an approximate 38,000 sf.-controlled storage atmosphere cold storage building and 152,000-gallon above ground water tank, which was never built.

In 2011, when the County issued the last use permit modification, the site employed 632 employees. Today, the operation employees 988 employees including 305 H2A workers who are bused to the site. Modeling of the projects VMT assessment was conducted by Keith Higgins in a report dated August 17, 2022. The report concluded that entire Christopher Ranch currently generates about 1,546 vehicles per day. Based on typical employee trip patterns in Transportation Analysis Zone (TAZ) 175 as estimated by the regional travel forecasting model, Christopher Ranch employee vehicle commute trip lengths would exceed the VMT significance threshold by a factor of 2.02. With no busing or other trip reduction strategies, the project would have a significant VMT impact. However, 305 of the 356 employees that exceed the current permitted head count are H2A workers who are transported to and from work by bus. Therefore, the report concluded that the substantial busing operation associated with H2A employees more than mitigates the VMT impact associated with employment exceeding currently permitted employment totals at Christopher Ranch. No additional VMT analysis was warranted.

Construction activities for the proposed structures would involve a small number of vehicle trips related to delivery of material and workers commuting to the site. Because the number of trips would be temporary and small in number, and road use in the vicinity is relatively light, the construction would not have impacts on traffic and circulation.

The project was also reviewed by the County Fire Marshal's Office to ensure adequate fire safety access is proposed.

Onsite parking is in conformance with the County parking requirements.

The project does not include any change to design features of the property or incompatible uses.

Because the project will not generate substantial new traffic, impair existing transportation facilities, or result in inadequate emergency access, it will have no impact on transportation.

MITIGATION:

None required.

R. TRIBAL CULTURAL RESOURCES					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
<p>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:</p>					
<p>i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SETTING: Under an update to CEQA through state legislation known as AB 52, lead agencies must consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if requested by the tribe. Section 21084.2 of the Public Resources Code also specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. The subject property does not contain any known Tribal Cultural Resources that are eligible or listed in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

DISCUSSION:

a-i & a-ii) 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 project would not cause a substantial adverse change in the significance of a tribal cultural resource, and no mitigation measures are 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	
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	3,5, 6

SETTING: The project site is located within PG&E's service area. The project site has no access to public water or wastewater utilities. A portion of the existing cherry orchard is proposed to be removed to accommodate the proposed leach field. This modification and any work done on the site will be on the developed parcel.

DISCUSSION:

a, b, c, d, & e) No Impact – The project includes a large on-site wastewater treatment system and is already served by four on-site wells; and electricity would be provided by PG&E. The County Department of Environmental Health has reviewed soil and percolation tests submitted by the applicant and determined that the septic systems are feasible in the areas identified for development. Stormwater would be retained on site. Therefore, no expansion of utilities would be required. Construction wastes associated with construction would be minor and would not exceed the capacity of existing solid waste disposal facilities. As a standard condition of approval for all projects within the County of Santa Clara,

property owners are to 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.

MITIGATION:

None required.

T. WILDFIRE					
	IMPACT				SOURCE
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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"/>	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"/>	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"/>	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"/>	1, 3, 4, 5

SETTING: The project consists of changes to an existing agricultural facility including legalization of converting agricultural exempt buildings, a manager's unit will be replaced with a future caretakers' unit, demolition of five (5) buildings and new signage. The property is not located within a Wildland Urban Interface (WUI) fire protection area; however, it is in close proximity to the WUI. The area of the proposed development is flat, with a slope of approximately two percent, and the entire site is developed with an agricultural processing plant and surrounded by cherry orchards.

DISCUSSION:

a, b, c, & d) No Impact—Building permits will be reviewed and approved in accordance with the Santa Clara County Fire Marshal's Office. The project includes adequate fire safety access and emergency evacuation; as such the project does not impair an adopted emergency response plan or emergency evacuation plan. Additionally, the project is located on a flat site and is therefore not at risk of downstream flooding or landslides because of runoff, post-fire slope instability, or drainage changes. As such, the project imposes no impact to items a, c, and d listed above.

The project is not located within the WUI and therefore, could not be at risk of uncontrolled spread of a wildfire. Appropriate fire safety requirements such as adequate fire, access for emergency services, wharf hydrant, adequate water tanks for fire suppression, as well as fire sprinkler system complying with CFMO-SP6 throughout the site, will have no impact to the spread of wildfire on the project occupants.

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>	
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"/>	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"/>	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"/>	1 to 52

DISCUSSION:

a) Less Than Significant Impact. As discussed in the Biological Resources section, impacts of the proposed project on special status species or habitat would be reduced to a less-than-significant level through incorporation of mitigation measures. The proposed project would not have the potential to substantially reduce the habitat of any fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of, or restrict the range of, a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

b) Less than Significant Impact. No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and/or probable future projects. No cumulative impacts would occur.

c) No Impact. 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 Hillsides 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.baaqmd.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 (2017)-
http://www.baaqmd.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

Initial Study Source List*

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
<https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>
 - 34. Santa Clara Valley Water District – GIS Data:
<https://www.valleywater.org/learning-center/watersheds-of-santa-clara-valley>
 - 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

Greenhouse Gas Emissions

- 45. **BAAQMD CEQA Air Quality Guidelines (2017)-**
http://www.baagmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

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]

Noise

- 49. **County Noise Ordinance**
https://www.sccgov.org/sites/cpd/programs/NP/DOcuments/NP_Noise_Ordinance.pdf

Transportation/Traffic

- 50. Official County Road Book
- 51. **Site-specific Traffic Impact Analysis Report**

Tribal Cultural Resources

- 52. Office of Planning and Research. 2017. Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA

Wildfire

- 53. Office of Planning and Research. 2020. Fire Hazard Planning Technical Advisory

***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.**
