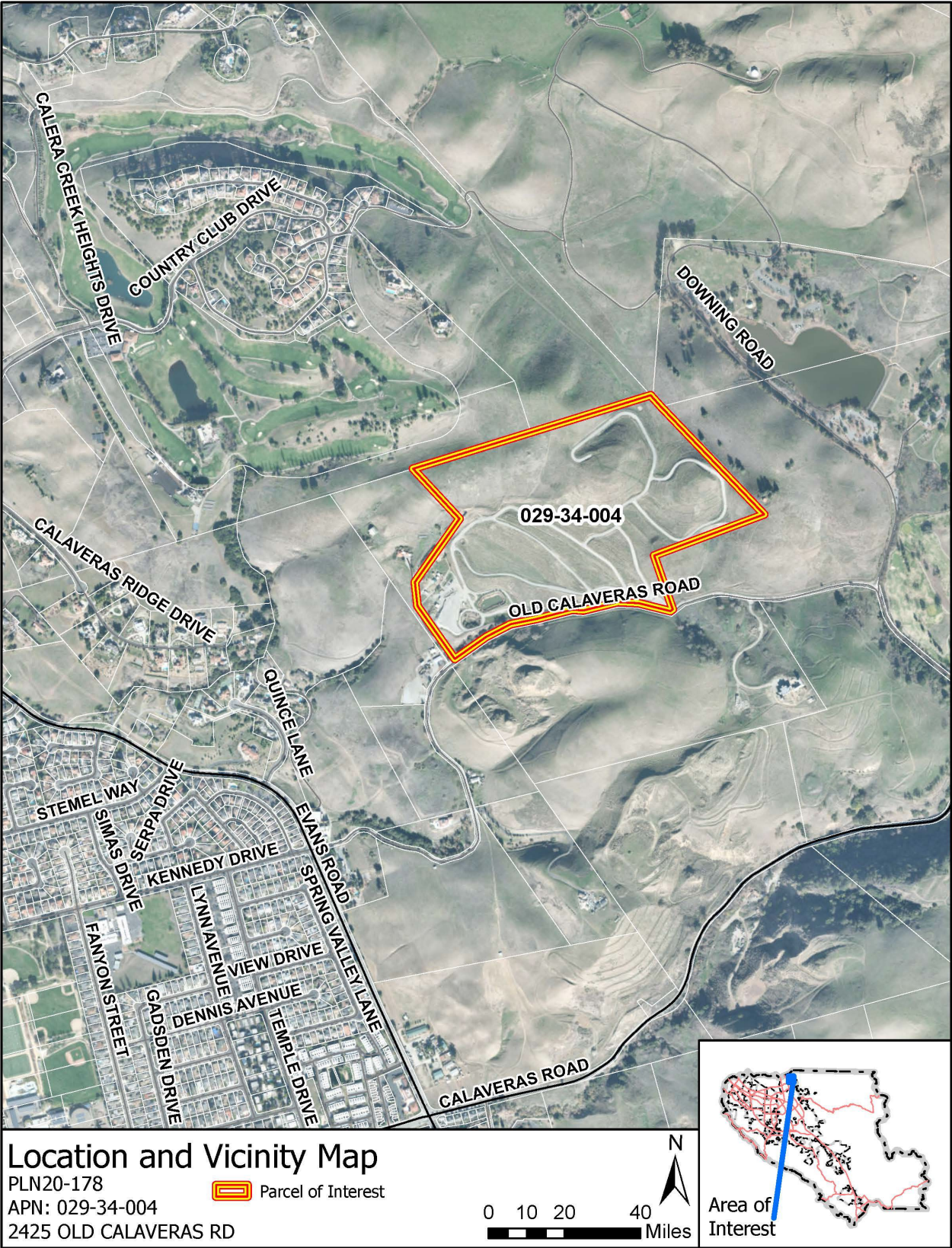


# INITIAL STUDY

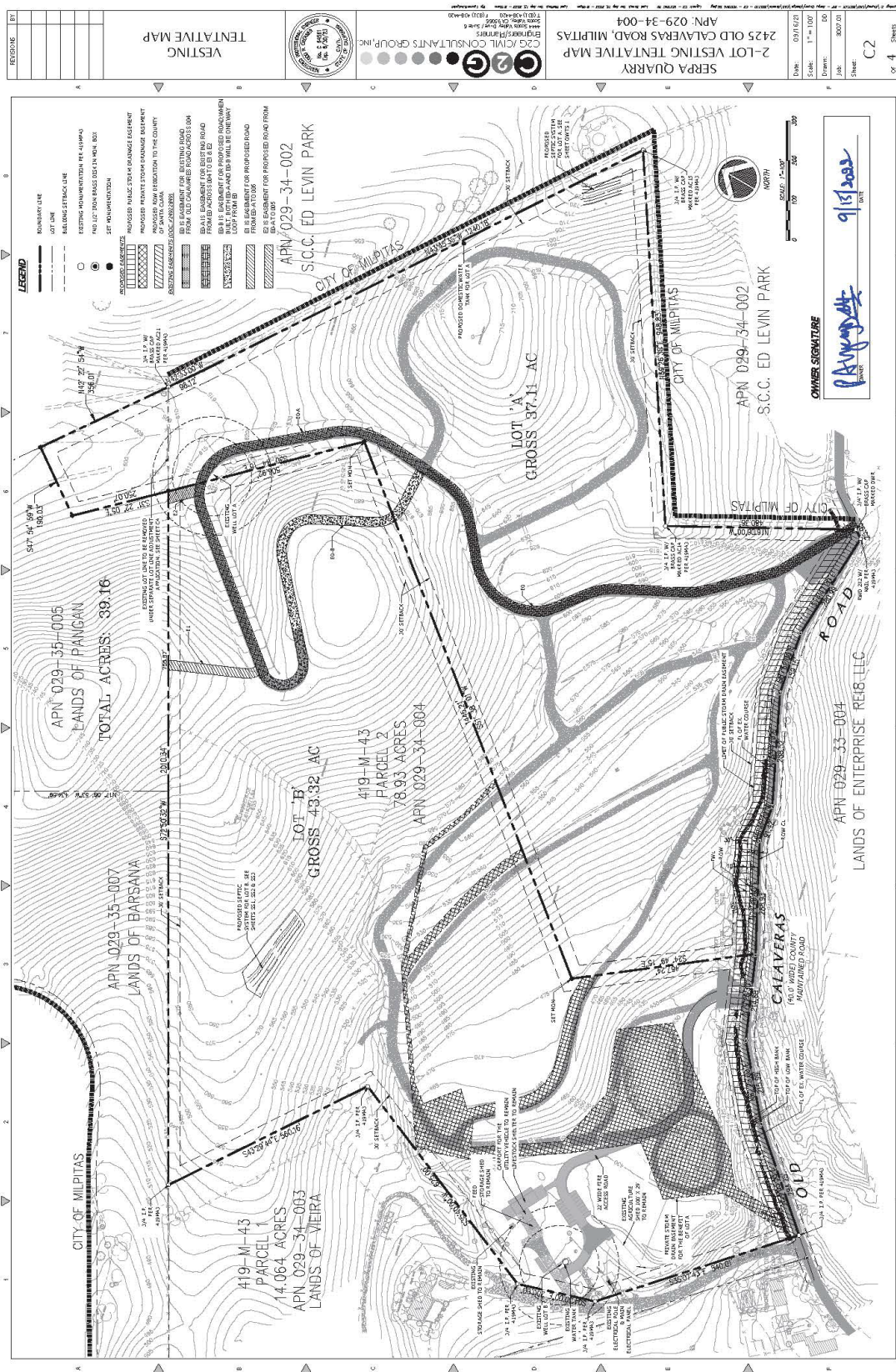
## Environmental Checklist and Evaluation for the County of Santa Clara

<b>File Number:</b>	PLN20-178	<b>Date:</b> 2/21/2023
<b>Project Type:</b>	Minor Subdivision	<b>APN(s):</b> 029-34-004
<b>Project Location / Address:</b>	2425 Old Calaveras Road, Milpitas	<b>GP Designation:</b> Hillsides
<b>Owner's Name:</b>	Gokulam LLC	<b>Zoning:</b> HS-d2
<b>Applicant's Name:</b>	Gokulam LLC	<b>Urban Service Area:</b> None
<b>Project Description</b>		
<p>This application is for subdivision approval to subdivide an approximately 78.9-acre site into two lots of 37.1 (Lot A) and 43.32 acres (Lot B) respectively for the purposes of future residential development of each lot. No improvements are proposed or required due to existing access roads, and no development of Lots A or B is proposed at this time. No grading or tree removal is proposed.</p> <p>As shown on Figure 1, the project site is located at 2425 Old Calaveras Road in the unincorporated portion of Santa Clara County, close to the City of Milpitas but outside of the City of Milpitas Urban Service Area. Development of proposed parcels A and B is not a component of the project; however, future development of a single-family residence, a 1200 sq. ft. accessory dwelling unit, and a 500 sq. ft. junior accessory dwelling unit on each proposed parcel is a reasonably foreseeable outcome of this project. As a result, this Initial Study evaluates the impacts of future development of those parcels to the extent possible. Separately, the applicant applied for a Reclamation Plan Amendment which proposes to amend the existing Reclamation Plan Area boundary to include areas of minor historic mining activity that are currently outside of the boundary. This change will ensure that the entirety of the land where mining activities occurred will be fully reclaimed as required by the Surface Mining and Reclamation Act (SMARA). The proposed Reclamation Plan Amendment also specifies that certain existing and proposed agricultural buildings, and the existing access roads required for the subdivision, will remain on the site post-reclamation.</p>		
<b>Environmental Setting and Surrounding Land Uses</b>		
<p>The 78.9-acre project site is the site of the former Serpa Quarry that ceased operation in approximately 2014 but has not yet been fully reclaimed; the site is currently used for cattle grazing and related low intensity agricultural uses. The project site is relatively steep, with an average slope of approximately 22%, and as a former quarry site, generally consists of grassland. The property is located within the Valley Habitat Plan, and the mapped Habitat Plan land cover on the property is mostly Barren, with a smaller area of Grain, Row-crop, Hay and Pasture, Disked / Short-term Fallowed in the northern portions of the property. The south branch of Tularcitos Creek is directly adjacent to and south of the property.</p> <p>The project site is located northeast of and adjacent to the City of Milpitas, directly west of the Spring Valley Golf Course, directly south of Ed R. Levin County Park, and southeast of the Bay View Golf Club. A residential subdivision within Milpitas City limits is located approximately 1,150 feet to the east, and another higher-density residential subdivision, also within Milpitas City limits, is located approximately 1,800 feet to the southwest.</p>		
<b>Other agencies sent a copy of this document:</b>		
City of Milpitas		

Figure 1 - Location Map



### Figure 2 – Vesting Tentative Map



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

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture / Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resource         | <input type="checkbox"/> Cultural Resources             | <input 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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
For

## ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

<b>A. AESTHETICS</b>					
	<b>IMPACT</b>				
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>	<b>Source</b>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	2,3
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,4

### SETTING:

The subject property has a General Plan land use designation of Hillside and is zoned Hillside with a Milpitas Hillside Design Review Combining District (HS-d2). It is located on Old Calaveras Road near the Milpitas City limits and directly west of Ed R. Levin County Park. The property is the site of the former Serpa Quarry and is currently being used for small scale, low intensity agriculture. There are no historic buildings, scenic vistas, or scenic resources of any kind on the project site.

### DISCUSSION:

**a-d) Less than significant impact.** No new infrastructure is proposed or required as part of this subdivision and there is no specific residential development proposed at this time, though future residential development of each proposed lot is a reasonably foreseeable outcome of the subdivision. No physical improvements are required or proposed as part of the subdivision, and therefore visual impacts from the subdivision will be less than significant.

**MITIGATION:** None required.

<b>B. AGRICULTURE / FOREST RESOURCES</b>	
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.	
	<b>IMPACT</b>

WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,23,24,26
b) Conflict with existing zoning for agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 type="checkbox"/>	<input checked="" type="checkbox"/>	

## SETTING:

The subject 78.9-acre property is not subject to a Williamson Act contract. It is designated by the State Farmland Mapping and Monitoring Program as *grazing land* and consists of primarily of grasslands. Portions of the property are currently being utilized for small scale, low intensity agriculture, primarily cattle grazing, and some row crops. The property has a General Plan land use designation of Hillside and is zoned HS-d2. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is located on the project site, nor is there any designated timberland or forest land on-site.

## DISCUSSION:

**a-f) No Impact.** The project site is rated by the State Farmland Mapping and Monitoring Program as a mix of *grazing land* and *other land*. As a result, the proposed subdivision, including potential development of the two proposed parcels, would not convert 10 or more acres of classified prime farmland to non-agricultural use. Single family residential development, subject to minimum lot size requirements, are allowed in Hillside zoned properties. Due to lack of mapped farmland or forest land, the proposed project would not conflict with existing zoning for agricultural use or 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.

The subject property is not under a Williamson Act contract. The project site does not contain timberland, and the property is not zoned as forest land. Therefore, approval and recordation of the Tentative Map would not result in the loss of forest land or conversion of forest land to non-forest use.

**MITIGATION:** None.

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:	<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) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5,29, 30
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	5,29, 30
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5,29, 30
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 29, 30

#### **SETTING:**

The subject property is located off Old Calaveras Road. The subject property is not located within the Bay Area Air Quality Management District (BAAQMD) Air Hazard (Cancer; PM2.5) area. The project site is located within the San Francisco (BAAQMD), which regulates air pollutants, including those that may be generated by construction and operation of development projects. These so-called criteria pollutants include reactive organic gases, carbon monoxide, nitrogen dioxide, and particulate matter (PM). BAAQMD also regulates toxic air contaminants (fine particulate matter), long-term exposure to which is linked with respiratory conditions and increased risk of cancer. Major sources of toxic air contaminants in the Bay Area include major automobile and truck transportation corridors (e.g., freeways and expressways) and stationary sources (e.g., factories, refineries, power plants). The operational criteria pollutant screening size for single-family residential projects established by BAAQMD is 325 dwelling units, and construction emissions impacts are considered less than significant for projects of 114 dwelling units or less.

#### **DISCUSSION:**

**a-d) Less than Significant Impact.** No development is proposed as part of this project; however, the proposed subdivision facilitates future development of single-family residences and associated accessory dwelling units on each of the proposed lots. This potential future development would involve

grading and construction activities, and fugitive dust would be created during the construction of the proposed structures and site improvements. These dust emissions would be controlled through standard Best Management Practices (BMPs) control measures that would be a condition of the project. As noted above, for single-family residential uses, construction emissions impacts are less than significant for projects of 114 dwelling units or less. Emissions generated from six residences (three residences per lot - 1 SFR, 1 ADU and 1 JADU) would be well below both operational and construction emissions screening thresholds. Future residential development of the two proposed lots would not expose sensitive receptors to substantial pollutant concentrations or involve criteria pollutants emissions.

#### MITIGATION:

None.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	32
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,4, 17l

#### SETTING:

As explained in the project description, the project site is a 78.9-acre parcel located at 2425 Old Calaveras Road in unincorporated Santa Clara County, close to the City of Milpitas and directly adjacent to Ed R. Levin County Park. The property is the site of the former Serpa Quarry, an aggregate quarry that operated from 1957 until 2014. In 2003, the County issued a Use Permit for a

concrete recycling facility which ran concurrently with the quarry operation until both uses ceased in 2014.

A review of the California Natural Diversity Database shows that one "special status" wildlife species, the tri-colored blackbird (*Agelaius tricolor*), is known to occur in the nearby Ed R. Levin County Park. Habitat Plan landcovers on the property consist of: Barren Land, Grain, Row-crop, Hay and Pasture, Disked / Short-term Fallowed. Additionally, there is a small area of Willow Riparian Forest and Scrub on the property in close proximity to the nearby south branch of Tularcitos Creek.

#### DISCUSSION:

**a-g) Less than Significant Impact.** As a result of the quarry operation that occurred on the property from 1957 to 2014, the property is highly disturbed. There are no access or other improvements required or proposed as part of this subdivision. The project site does not contain any wetland resources and, therefore, will not adversely affect federally protected wetlands as defined by Section 404 of the Clean Water Act. The site is not currently used as a migratory wildlife corridor and does not contain a native wildlife nursery site. There will be no impact on movement of migratory or native fish or wildlife species on the project site.

E. CULTURAL RESOURCES					
		IMPACT			
WOULD THE PROJECT:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					3, 19, 40, 41
c) Disturb any human remains including, those interred outside of formal cemeteries?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					3, 19, 40, 41

#### SETTING:

The project site is located at 2425 Old Calaveras Road in the unincorporated portion of Santa Clara County, close to the City of Milpitas but outside of the City of Milpitas Urban Service Area. The subject property consists of un-reclaimed previously mined lands, with some existing agricultural buildings. There are no listed historic structures on the project site. No demolition of any existing structures is proposed as part of this project, and no subdivision improvements are proposed or required.

#### DISCUSSION:

**a-c) No Impact.** The subject property, the site of the former Serpa Quarry, is currently used for small scale, low-intensity agriculture. There are no structures listed on local, State, or Federal historic inventories, and there are no cultural resources listed in the County Historic Resources Database on the

subject property or in the immediate vicinity. Therefore, the proposed project would have no impact on historic, paleontological, or unique geologic resources.

F. ENERGY					
	IMPACT				
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) Result in potentially significant environmental impact due 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 project site is located in a rural area of unincorporated Santa Clara County.

#### DISCUSSION:

**a-b) Less Than Significant Impact.** The proposed project is the subdivision of a single parcel into two parcels. Future residential development of the two parcels is not proposed as part of this project but could occur in the future. Any future residential development would be subject to CALGreen Requirements (Part 11, Title 24 of the California Building Code) designed to improve energy efficiency. The project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

#### MITIGATION:

None required.

G. GEOLOGY AND SOILS					
	IMPACT				
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) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:					

G. GEOLOGY AND SOILS					
	IMPACT				
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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	6, 17c, 43
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 17c
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 17c, 17n, 18b
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 17L, 118b
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 14, 23, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3, 17c, 23, 24, 42
d) Be located on expansive soil, as defined in the report, <i>Soils of Santa Clara County</i> , creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14,23, 24,
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,6, 23,24,
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3,4,40,41

## SETTING:

The Santa Clara County Seismic Stability maps identify the subject property as being within County Landslide Hazard and Liquefaction Zones.

## DISCUSSION:

**a-f) Less Than Significant Impact.** The proposed project is a two-lot subdivision of a 78.9-acre site where the former Serpa Quarry was located. No residential development is proposed as part of the

subdivision project, however, future residential development of the two new lots is a reasonably foreseeable outcome. The proposed subdivision was reviewed by the County Geologist, and the County Geologist found that there are geologically feasible building sites.

The County Department of Environmental Health has reviewed soil and percolation tests submitted by the applicant and determined that a septic system is feasible on each of the lots. No paleontological resources have been identified on the site.

#### 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	Source
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	5,29, 30

#### SETTING:

Given the overwhelming scope of global climate change, it is not anticipated that a single development project 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 greenhouse gas (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.

#### DISCUSSION:

**a-b) Less Than Significant Impact.** The proposed project is the subdivision of an undeveloped parcel into two residential lots. No grading is proposed or required; no residential development is proposed as part of the project. However, future residential development of each of the two parcels is a reasonably foreseeable outcome of the subdivision. Emissions generated from two single-family residences would be well below the BAAQMD operational-related GHG emissions screening level for residential land uses. Therefore, the project would not make a cumulatively considerable contribution to the effect of GHG emissions on the environment.

#### 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 type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 5
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	46
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	47
e) For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip, would the project result in a safety hazard, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	4, 17g

### SETTING:

The project site is not identified as having hazardous materials pursuant to Government Code Section 65962.5. The nearest school is William Burnett Elementary School in the City of Milpitas, which is approximately 1 mile west of the project site. The project site is located within the Cal Fire State Responsibility area, with Cal Fire State Responsibility Area (SRA) Hazard Class ratings of High (100%). The project site is not located within an airport land use referral area. The nearest airport is Norman Y. Mineta San Jose International Airport, approximately 21 miles to the southwest.

### DISCUSSION:

**a-f) No Impact.** The project will not include the use of hazardous materials and the project site is not known to contain hazardous materials. Implementation of the project will not interfere with an emergency response plan or any public or private airports.

**g) Less than significant impact.** The subject property is located within the Wildland Urban Interface (WUI), a designation which indicates that the property is more likely to experience wildfires.

However, existing State Fire and Building Codes specify certain design and material standards which are required for any structure within the designated WUI areas.

The property is located within the Santa Clara County Central Fire Protection District and in the State Responsibility Area. At the time of site development, the applicant shall meet all requirements of the County Fire Marshal's Office and the Building Code requirements for fire protection and fire prevention within the WUI, which may include, but is not limited to, providing on-site fire flow, a fire hydrant, an automatic fire sprinkler system, and appropriate driveway turnouts and turnarounds for firefighting equipment. The proposed access driveway would conform to all requirements of the Fire Marshal's Office for emergency vehicle access. Fire protection water would be provided by on-site water tanks fed by on-site wells.

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

#### MITIGATION:

None Required.

J. HYDROLOGY AND WATER QUALITY					
IMPACT					SOURCE
Would the project:	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:

The subject property contains a single stock pond, and the South Branch of Tularcitos Creek runs along the southern boundary of the property. The entirety of the property is located in Federal Emergency Management Agency (FEMA) Flood Zone D (Area of Undetermined Flood Hazard). The subject property is not located in an area of high levels of nitrates in well water, being located outside of the Llagas Sub-basin and Coyote Valley, the two areas of the County with known elevated nitrate levels in groundwater. The proposed project would not result in any new impervious surface since no improvements or infrastructure is proposed or required as part of the project.

#### DISCUSSION:

**a-e) Less than significant impact.** No improvements are proposed within or near the South Branch of Tularcitos Creek. Preliminary review by the Department of Environmental Health determined that septic systems can be developed with no potential for impacts to groundwater. When development of each parcel is proposed, the County Department of Environmental Health (DEH) will require submittal of fully engineered septic systems for review and approval, ensuring conformance with all County septic ordinance requirements. Future development will also be conditioned to ensure Best Management Practices will be required during construction to minimize erosion and will be reviewed and conditioned by County Land Development Engineering to ensure that drainage improvements are designed and sized adequately to deal with the increase in run-off and changes to drainage off-site.

#### MITIGATION:

None Required.

K. LAND USE					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 4
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	8a, 9, 18a

#### SETTING:

Surrounding properties are mostly undeveloped properties of similar size. A few nearby properties have single family residential uses. The subject property's general plan designation is Hillsides, and the zoning is Hillsides (HS) with a Milpitas Hillsides Design Review Combining District (-d2).

#### DISCUSSION:

**a) No Impact.** The proposed two-lot subdivision would not divide an established community.

**b) Less Than Significant Impact.** The proposed parcel map meets the minimum lot size requirement for the zoning district, and single family residential is an allowed use in the HS-d2 zoning district. The proposed subdivision, and potential development of future residences would not 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.

#### MITIGATION:

None Required.

L. MINERAL RESOURCES					
IMPACT					SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 44
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 8a

#### SETTING:

The project site is in a rural area with mostly vacant land, located near to the City of Milpitas but outside of the City of Milpitas Urban Service Area. The property has a Mineral Resource Zone designation of MRZ-2, which denotes areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence. The former Serpa Quarry, which started operations in 1957, was located on this property and, while active, produced road and construction aggregate from Briones Formation sandstone extracted on-site. The quarry operation ceased in 2014 due to market conditions, and the property was sold to the current owner. The site has not yet been fully reclaimed as required by the Surface Mining and Reclamation Act (SMARA) and the approved Reclamation Plan Amendment.

#### DISCUSSION:

**a-b) Less than Significant Impact.** As noted above, the property is the site of the former Serpa Quarry. The property has a designation of MRZ-2, which denotes areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence. Development is not necessarily precluded in MRZ-2 zones; rather, certain land uses are defined as compatible with mineral extraction, and certain land uses are defined as incompatible. Compatible land uses are defined in Article 6, Section 3675 of the California Department of Conservation Mine Reclamation Statutes & Regulations as land uses that require a minimum public or private investment in structures and land improvements and allow mining because of the relative economic value of the land and its improvements. Examples of compatible uses include, but are not limited to, very-low-density residential, geographically extensive but low impact industrial, recreational, agricultural, timber harvesting, grazing, and open space land uses. Incompatible land uses are defined in Article 6, Section 3675 of the California Department of Conservation Mine Reclamation Statutes & Regulations as land uses that require public or private investment in structures, land improvements, and landscaping that would prevent mining because of the greater economic value of the land and its improvements. Examples of such uses would include, but are not limited to, high

density residential, low density residential with high unit value, public facilities, geographically limited but impact-intensive industrial, and commercial land uses.

The proposed project is a minor subdivision to split the 78.9-acre parcel into two lots of 37.1 (Lot A) and 43.32 acres (Lot B) respectively for the purposes of future residential development. Due to the relatively low value and high availability of Briones formation sandstone, and the fact that the proposed project is a land use that is considered compatible with mining operations, the proposed project will not 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, nor 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.

#### MITIGATION:

None required.

M. NOISE					
WOULD THE PROJECT RESULT IN:	IMPACTS				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8a, 13, 22a, 45
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13, 45
c) For a project located within the vicinity of a private airstrip or an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport, public use airport, or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 5, 22a

#### SETTING:

The project site is located in a rural area with mostly vacant or agricultural parcels located nearby. It is not located within an airport land use referral area. The nearest airport is Norman Y. Mineta San Jose International Airport, located approximately 21 miles to the southeast.

#### DISCUSSION:

**a-b) Less Than Significant Impact.** Development of future residences would not generate permanent noise levels that exceed existing ambient noise levels or standards of the Santa Clara County Noise Ordinance. The noise levels created during grading and construction could create a temporary disturbance to neighboring properties. The project would be required to conform to the County Noise Ordinance (Section BII-I92), which sets maximum exterior noise levels for land use categories. Compliance with these specifications would ensure that the neighboring properties are not adversely affected.

c) **No Impact.** The project is not located within the vicinity of a private airstrip or public airport. Hence, there would be no impact.

**MITIGATION:**

None required.

N. POPULATION AND HOUSING					
	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
WOULD THE PROJECT:					
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4

**SETTING:**

The project site is located in a rural residential area of Santa Clara County, the population of which was estimated to be 1,928,000 in 2019, which includes 15 cities and unincorporated areas. The population of the unincorporated areas is approximately 96,000.

**DISCUSSION:**

**a-b) Less Than Significant Impact.** The possible future development of single-family residences on each lot would not induce substantial population growth or displace existing housing or people as defined under CEQA.

**MITIGATION:**

None required.

O. PUBLIC SERVICES					
	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
WOULD THE PROJECT:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response					

times or other performance objectives for any of the following public services:

- |                             |                          |                          |                                     |                          |              |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------|
| i) Fire Protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 5      |
| ii) Police Protection?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 5      |
| iii) School facilities?     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 5      |
| iv) Parks?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 5, 17h |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1, 3, 5      |

## SETTING:

The project site is located in a rural area of unincorporated Santa Clara County, close to the City of Milpitas but outside of the City of Milpitas Urban Service Area. Cal Fire would provide fire protection for the project site. Police protection is provided by the Santa Clara County Sheriff's Office. The nearest school is William Burnett Elementary School in Milpitas, which is located approximately 1 mile to the west of the project site.

## DISCUSSION:

**a) Less Than Significant Impact.** The proposed project is a two-lot subdivision. No development is proposed as part of the subdivision, but future residential development of each lot is a reasonably foreseeable outcome. Future development of single-family residences on the two new parcels would not significantly increase the need for additional fire or police protection to the area. Other public services, such as 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 4, 5, 17h
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

## SETTING:

The subject property abuts Ed R. Levin County Park, which is located directly east. Cardoza Park, located in the City of Milpitas is located approximately 1.3 miles to the west of the project site.

## DISCUSSION:

**a-b) Less Than Significant Impact.** The proposed project is a two-lot subdivision. No development is proposed as part of the subdivision, but future residential development of each lot is a reasonably foreseeable outcome. The construction of three additional residences per proposed lot (SFR; ADU; Junior ADU) would not increase use of recreation facilities to the extent that substantial physical deterioration would occur or require the construction or expansion of new recreational facilities that might have an adverse physical effect on the environment.

**MITIGATION:**

None required.

Q. TRANSPORTATION						
			IMPACT			SOURCE
WOULD THE PROJECT:	YES				NO	
	Potential & Significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1, 4, 5, 6, 7, 49, 52	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? <sup>1</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 49, 50, 52	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 5, 6,7, 52	
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 48, 52	

**SETTING:**

The project is a two-lot residential subdivision in the unincorporated County near Milpitas. Access to the project site is via Old Calaveras Road; the nearest major intersection is Evans Road and Old Calaveras Road, approximately a half-mile to the southwest. No development of the two residential parcels is proposed as part of this project, but residential development of the proposed parcels is a reasonably foreseeable outcome.

**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 for this purpose 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 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 and unincorporated areas outside of the Urban Service Areas (rural areas) as separate regions. The County has also established that the average VMT for rural unincorporated County is 32 VMT per capita. Rural projects that generate less than 32 VMT per capita can be presumed to have less than significant impact.

## DISCUSSION:

**a-d) Less Than Significant.** According to the Institute of Traffic Engineers Trip Generation, 10<sup>th</sup> edition data, a residential lot generates 10 daily trips per day. The proposed project, consisting of a 2-lot subdivision, could generate approximately 20 daily vehicle trips per since residential development of the two parcels is a reasonably foreseeable outcome of the project. According to the Santa Clara Valley Transportation Authority Transportation Impact Analysis Guidelines, a transportation impact analysis is not required to be performed for projects that would generate fewer than 100 net new weekday (AM or PM peak hour) or weekend peak hour trips, including both inbound and outbound trips. In addition, projects outside Urban Service Areas (rural areas) that generate fewer than 24 average daily trips (ADT) may be assumed to cause a less-than-significant VMT impact.

The project will not generate substantial new traffic, impair existing transportation facilities, or result in inadequate emergency access or parking capacity. 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 proposed project would not have impacts on traffic and circulation.

## MITIGATION:

None required.

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

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### SETTING:

The project is a 2-lot residential subdivision, with no improvements required or proposed due to existing access roads. 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 so 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.

### DISCUSSION:

**a) Less Than Significant.** There are no resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources on the project site or in the vicinity. In addition, there are no improvements proposed or required as part of this subdivision due to the existing access roads. As a result, impacts related to the implementation of the project would be less than significant with respect to Tribal Cultural Resources. Due to the -d2 Milpitas Hillside Design Review Combining District, Design Review approval is required prior to the development of future single-family residences. The project has been conditioned to acknowledge that tribal consultation will be required as part of Design Review approval.

### MITIGATION:

None required.

S. UTILITIES AND SERVICE SYSTEMS					
	IMPACT				SOURCE
WOULD THE PROJECT:	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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,6,70

telecommunications facilities, the construction or relocation of which could cause significant environmental effects?						
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 6,24b
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3,6,70
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5,6
e)	Be in non-compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.

### DISCUSSION:

**a-e) Less Than Significant Impact.** Potential future residences would require on-site wastewater treatment systems and new wells; 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 a septic system is feasible on each lot. Stormwater would be retained on site. Therefore, no expansion of utilities would be required. Construction wastes associated with construction of new residences on each parcel would be minor and would not exceed the capacity of existing solid waste disposal facilities.

### 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 44
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6,8a
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 4, 5, 17h

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5
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## SETTING:

The project site is located within the Cal Fire State Responsibility area, with Cal Fire SRA Hazard Class rating of High (100%). The project site is not located within an airport land use referral area.

## DISCUSSION:

**a-d) Less Than Significant Impact.** The proposed project is the subdivision of a parcel that contains an existing low-intensity agricultural use, though future residential development of the two parcels is a reasonably foreseeable outcome of the project. No changes are proposed to the existing public right-of-way on Old Calaveras Road, and future development of one future single-family residence, one ADU, and one junior ADU on each proposed lot would not affect use of the public right-of-way that may be used for emergency response. Because the project site is in a Cal Fire State Responsibility Area, future construction of a residence on each parcel would be subject to wildland building codes (CBC Chapter 7A), including requirements for defensible space and fire-resistant construction. These requirements would ensure that the project would not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1 to 52

## DISCUSSION:

As described elsewhere in this document, this project is a subdivision of an approximately 78.9-acre site into two lots of 37.1 (Lot A) and 43.32 acres (Lot B) respectively for the purposes of future residential development. Separately, the applicant has applied for a Reclamation Plan Amendment, which is still undergoing completeness review and is therefore not ready for CEQA review. However, the proposed Reclamation Plan Amendment has been analyzed to the extent possible for the purposes of evaluating whether it could contribute to or cause any significant cumulative impacts when considered in conjunction with the proposed subdivision.

The Reclamation Plan Amendment proposes to amend the existing Reclamation Plan Area boundary to include areas of minor historic mining activity that are currently outside of the boundary. This change will ensure that the entirety of the land where mining activities occurred will be fully reclaimed as required by the Surface Mining and Reclamation Act (SMARA). The proposed Reclamation Plan Amendment also specifies that certain existing and proposed agricultural buildings, and the existing access roads required for the subdivision, will remain on the site post-reclamation.

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 less than significant. The proposed project does not propose any improvements, none is required due to the presence of existing access roads, and the Reclamation Plan Amendment does not allow or authorize any new development. As a result, the 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.** 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. The applicant has separately applied for a Lot Line Adjustment and a Reclamation Plan Amendment; however, 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) **Less Than Significant.** The proposed project is a 2-lot subdivision of a parcel that contains an existing low-intensity agricultural use; no development of the parcels is proposed as part of this project, and no subdivision improvements are required or proposed as part of the project. 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](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](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](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](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](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](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](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](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](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](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-business-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](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](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](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](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](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](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](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

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**\*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.**

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