

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110



Administration Development Services Fire Marshal Planning
Phone: (408) 299-6740 (408) 299-5700 (408) 299-5760 (408) 299-5700

Notice of Intent to Adopt a Mitigated Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project will not have a significant effect on the environment.

File Number	TAZ	APN(s)	Date
PLN21-024		898-26-010	7/26/2023
Project Name		Project Type	
Montoya Residence		Building Site Approval for Single-Family Residence	
Person or Agency Carrying Out Project		Address	Phone Number
Jose G. Montoya-Medina		880 Van Ness Ct., Salinas, CA, 93907	
Name of Applicant		Address	Phone Number
Gustavo Rojas		4358 Senter Rd., San Jose, CA, 95111	(408) 722-7197
Project Location			
The Project is located at 4688 Pacheco Pass Highway, Gilroy (APN: 898-26-010). The project is proposed in the northern portion of the parcel along the southern side of Pacheco Pass Highway between Bloomfield Avenue and Lake Road (San Felipe Lake).			
Project Description			
The project is a Building Site Approval application to construct an approximately 1,782-square-foot, single-story, single-family residence with an attached garage, 386-square-foot front porch, 148-square-foot front porch, and 207-square-foot rear deck. Associated improvements include a new onsite wastewater treatment system (OWTS), water tanks, a wharf hydrant, and minor improvements to the existing driveway. While not part of the project, the eventual permitting for this project will also legalize an existing chain-link fence along Pacheco Pass Highway. Existing development that will remain includes a well, barn, shed, and fencing. An existing metal carport will be removed. Total grading quantities for the proposed development include 143 cubic yards of cut and 63 cubic yards of fill, with a maximum cut depth of 2 feet. No trees are proposed for removal.			
Purpose of Notice			
The purpose of this notice is to inform you that the County Planning Staff has recommended that a Mitigated Negative Declaration be approved for this project. County of Santa Clara Planning Staff has reviewed the Initial Study for the project, and based upon substantial evidence in the record, finds that although the proposed project could initially have a significant effect on the environment, changes or alterations have been incorporated into the project to avoid or reduce impacts to a point where clearly no significant effects will occur. The project site is not on a list of hazardous material sites as described by Government Code 65962.5 (Cortese List).			
The proposed project does not require a public hearing. It should be noted that the approval of a Mitigated Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately.			
Public Review Period: 30 days	Begins: 7/28/2023	Ends: 8/27/2023	

Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before the above date. Such comments should be based on specific environmental concerns. Written comments should be addressed to the attention of Robert Cain at the **County of Santa Clara Planning Office, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, Tel: (408) 299-5700**. A file containing additional information on this project may be reviewed at the Planning Office under the file number appearing at the top of this form. For additional information regarding this project and the Negative Declaration, please contact Robert Cain at (408) 299-5706 or robert.cain@pln.sccgov.org

The Mitigated Negative Declaration and Initial Study may be viewed at the following locations:

- (1) Santa Clara County Planning Office, 70 West Hedding Street, East Wing, 7th Floor, San Jose, CA 95110
- (2) Planning & Development website www.sccgov.org/sites/dpd (under “Development Projects” > “Current Projects”)
- (3) The State CEQA clearinghouse website <https://ceqanet.opr.ca.gov/>

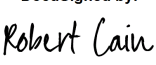
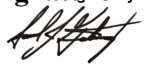
Responsible Agencies sent a copy of this document

Santa Clara Valley Habitat Agency
 California Native American Heritage Commission
 Caltrans

Mitigation Measures included in the project to reduce potentially significant impacts to a less than significant level:

- BIO-MIT 1: Conduct Pre-construction Survey for Western Burrowing Owls.**
- BIO-MIT 2: Avoidance of Western Burrowing Owls During Breeding Season.**
- BIO-MIT 3: Avoidance of Western Burrowing Owls During Non-Breeding Season.**
- BIO-MIT 4: Construction Monitoring for Western Burrowing Owls.**
- BIO-MIT 5: Passive Relocation of Western Burrowing Owls.**
- BIO-MIT 6: Avoidance of Nesting Raptors and Other Nesting Migratory Birds.**
- BIO-MIT 7: Avoidance of Roosting Bats.**

A reporting or monitoring program must be adopted for measures to mitigate significant impacts at the time the Negative Declaration is approved, in accord with the requirements of section 21081.6 of the Public Resources Code.

<p>Prepared by: Robert Cain, Senior Planner</p>	<p>DocuSigned by:  B5CEFA7685054B6</p>	<p>7/26/2023</p>
<p>Approved by: Samuel Gutierrez, Principal Planner</p>	<p>DocuSigned by:  4BFDD21FF4FB4D2...</p>	<p>7/26/2023</p>
	Signature	Date

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN21-024	Date: July 26, 2023
Project Type:	Building Site Approval	APN(s): 898-26-010
Project Location / Address:	4688 Pacheco Pass Hwy, Gilroy	GP Designation: Agriculture, Large Scale
Owner's Name:	Jose Guadalupe Montoya-Medina	Zoning: A-40Ac-sr
Applicant's Name:	Gustavo Rojas	Urban Service Area: None
Project Description		
<p>The project is a Building Site Approval application to construct an approximately 1,782-square-foot, single-story, single-family residence with an attached garage, 386-square-foot front porch, 148-square-foot front porch, and 207-square-foot rear deck. Associated improvements include a new onsite wastewater treatment system (OWTS), water tanks, a wharf hydrant, and minor improvements to the existing driveway. While not part of the project, the eventual permitting for this project will also legalize an existing chain-link fence along Pacheco Pass Highway. Existing development that will remain includes a well, barn, shed, and fencing. An existing metal carport will be removed. Total grading quantities for the proposed development include 143 cubic yards of cut and 63 cubic yards of fill, with a maximum cut depth of 2 feet. No trees are proposed for removal.</p> <p>The Project is located at 4688 Pacheco Pass Highway, Gilroy (APN: 898-26-010) see Attachment 1 – Plan Set. The subject property is approximately 16 acres in size; 10.2 acres are located in Santa Clara County, with the remainder of the property in San Benito County. The project is proposed in the northern portion of the parcel, which is entirely within Santa Clara County. The subject property is characterized as a rectangular-shaped lot along the southern side of Pacheco Pass Highway between Bloomfield Avenue and Lake Road (San Felipe Lake). Pacheco Pass Highway is also a County-designated scenic road (but not a State-designated scenic route or highway). The parcel is surrounded by agricultural fields, single-family homes, and open space which are all within unincorporated Santa Clara County and neighboring San Benito County.</p>		

Environmental Setting and Surrounding Land Uses

The proposed building site is located within the rural unincorporated area of the County of Santa Clara, southeast of Gilroy, in an area between Gilroy and Pacheco Pass. Surrounding land uses include agricultural fields (mostly open fields south of Pacheco Pass Hwy and to the west of the property) ranchlands (to the north of Pacheco Pass Hwy), and single-family residences. The Norcal Waste Systems Pacheco Pass Sanitary Landfill, which contains an active composting facility and a closed municipal waste fill site, is located approximately 4,000 feet to the north. A few properties are built out with additional agricultural structures. The subject property is 16 acres, with a General Plan designation of Agriculture – Large Scale, and it is within an Exclusive Agriculture zoning district and a Scenic Road Combining District, consisting of farmland of local importance.

The topography of the building site is generally flat with an approximate slope of 1.9 percent (1.9%) towards the southwest of the property - see Attachment 1. San Felipe Lake is located 0.9 miles east of the property, and the Pajaro River that connects the lake to Monterey Bay runs along the property’s southern boundary. A number of intermittent ponds are also located near the southern part of the property.

According to the County of Santa Clara Geographic Information System (GIS) data, the property does not include a plant or wildlife survey area for the Santa Clara Valley Habitat Plan, and there are no records of special status species in the California Natural Diversity Database (CNDDDB). However, the property is located in proximity to known sightings of California tiger salamander and within the western Burrowing Owl Fee Zone. A biological assessment determined that there are multiple ponds in close proximity to the project site which are suitable breeding habitat for California tiger salamanders, which could use this property as upland habitat. The report also noted that the property has suitable upland foraging habitat for western burrowing owls (Attachment 2). The property is also within the coverage area of the Santa Clara Valley Habitat Plan and has a mapped landcover of Rural Residential and Grain/Row-Crop, Hay, and Pasture, Disked / Short-term Fallow. The property is located within the Soap Lake 100-year floodplain, wildland urban interface (WUI), County fault rupture and liquefaction zones, and FEMA flood zone A and D.

Other agencies sent a copy of this document:

Santa Clara Valley Habitat Agency
California Native American Heritage Commission
Caltrans

Location and Vicinity Map

Record No. PLN21-024
APN 898-26-010
4688 PACHECO PASS HY GILROY

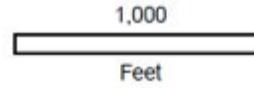


Figure 1 - Location Map

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

July 26, 2023

Date

Robert Cain, Senior Planner
Printed name

Department of Planning and
Development, Santa Clara County

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS					
Except as provided in Public Resources Code section 21099, would the project:	IMPACT				SOURCE
	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	3,4

SETTING:

The subject property is 16 acres in size and is characterized as a rectangular shaped lot along Pacheco Pass Highway between Bloomfield Avenue and Lake Road (San Felipe Lake). The undeveloped property is almost flat, with a 1.9% slope.

The parcel is surrounded by agricultural fields, single-family homes, and open space which are all within unincorporated Santa Clara County and neighboring San Benito County. The Norcal Waste Systems Pacheco Pass Sanitary Landfill, which contains an active composting facility and a closed municipal waste fill site, is located approximately 4,000 feet to the north. A few properties are built out with additional agricultural structures. The area around the building site is classified as rural residential landcover by the Santa Clara Valley Habitat agency, with the remainder of the property used for low intensity agriculture. The proposed development is visible from Pacheco Pass Highway, neighboring homes sites and surrounding uses.

The subject property is not located within a scenic vista recognized by the County of Santa Clara General Plan and Zoning Ordinance. The subject property has a General Plan designation of Agriculture – Large Scale with an Exclusive Agriculture zoning designation and is within the Scenic Road Combining District. This zoning overlay requires any building located within 100 feet of the scenic road to go through a Design Review process. Other structures located within the 100-foot setback may be eligible for a Design Review exemption. The property takes access from Pacheco Pass Highway, which is a Caltrans-maintained road (SR 152). Pacheco Pass Highway is a County-designated scenic road (but not a State-designated scenic route or highway).

DISCUSSION:

a, b & d) No Impact – The proposed project situates all buildings at least 100 feet from Pacheco Pass Highway, and the only structure within this setback is a chain link fence. The chain link fence is

existing, and therefore not considered under this Initial Study, and is also eligible for an exemption since it is considered an “open” fence. The proposed project will not have substantial adverse effect or substantially damage scenic resources such as trees, rocks, outcroppings, or historic buildings.

Additionally, the proposed development does not include any proposed outdoor lighting. Due to these circumstances, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area with the required condition of approval.

c) Less Than Significant Impact– Although the proposed buildings are all situated beyond the 100-foot scenic road setback, the proposed one-story house will still be visible from Pacheco Pass Highway, a County-designated scenic road (but not a State-designated scenic route or highway). However, the County Zoning Ordinance exempts structures that are not within 100 feet of a scenic roadway from Design Review unless the underlying base district or other combining district requires it. This property does not have an underlying base district nor combining district that would require Design Review for the proposed buildings. Furthermore, in terms of protecting scenic resources, the County’s General Plan is limited to protecting scenic significance such as ridgelines, within the hillsides, adjacent to streams, transportation corridors and county entranceways (R-RC98). The proposed buildings are sufficiently setback from Pacheco Pass Highway to meet this requirement. The property is generally flat and is adjacent to agricultural lands with residential and agricultural uses.

The proposed location of the single-family residence is in an agricultural area with other single-family residences and agricultural uses. Single-family residences surrounding and within walking distance of the existing property consists of homes that are single to two-story tall structures that range from 1,500 square feet to over 3,500 square feet. The project is consistent with the visual character of the neighborhood as the development is a single-story single-family residence in an agricultural area that is similar to existing residential properties and structures. The proposed project minimizes development to a small footprint (approximately 33,000 square feet of development, including existing structures and paved areas) and maintains the majority of the 16-acre property as undeveloped (approximately 95% of the total 16-acre parcel). As the property is located within an agricultural area with existing residences and other buildings of similar sizes on parcels surrounding the property and given the minimal footprint and size of the residence (compared to other surrounding homes) the project is consistent with the surrounding visual character and would not substantially degrade the visual setting of the area.

MITIGATION: None required.

B. AGRICULTURE / FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
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 Natural 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, 17
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"/>	17

SETTING:

The subject property has a General Plan designation of Agriculture – Large Scale and is zoned Exclusive Agriculture. According to the California Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP), the property consists of farmland of local importance. The property is not encumbered by a Williamson Act contract and is not within a forest or timberland area. Surrounding uses are agricultural and residential uses south of Pacheco Pass Highway and ranchlands and a sanitary landfill north of Pacheco Pass Highway. The property has historically been used for cultivating field crops, however, the proposed development area has been used for storage and equipment staging since at least the mid-1980s.

DISCUSSION:

a, b, c, d, e, & f) No Impact. The property does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance according to the 2020 FMMP maps. The County’s existing zoning allows for a single-family residence ‘by-right’ in an Exclusive Agriculture zoning district. 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 trees are proposed for removal, and the property is not within a forestland area, therefore the proposed development does

not result in the loss of forest land. The proposed project is centered on an already developed area of this parcel, and allows the remaining 95% to continue to be used agriculturally.

MITIGATION: None required.

C. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
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
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 proposed development includes a single-family residence that takes access from Pacheco Pass Highway, a Caltrans-maintained road in the unincorporated area of Santa Clara County. Surrounding land uses immediately adjacent to the building site are agricultural cultivation and single-family homes to the south, east, and west (the closest home is approximately 200 feet from the proposed residence). The areas north of Pacheco Pass Highway include ranchlands and a sanitary landfill. The proposed project is located within the San Francisco Bay Area Air Quality Management District (BAAQMD), which regulates air pollutants. Pacheco Pass Highway, also known as State Route 152, is the source of several pollutants that are associated with traffic emissions along the highway. Four large trees (60 inches in diameter or greater) are sited near the front property line and are not proposed to be removed as part of this project.

The proposed project is located within the San Francisco BAAQMD, which regulates air pollutants, including those generated by construction and operation of development projects. These 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 subject property takes access from Pacheco Pass Highway (SR 152) in unincorporated Santa Clara County. The operational criteria pollutant screening size for evaluating air quality impacts for single-family residential projects established by BAAQMD is 421 dwelling units, and the construction-related screening size for single-family residential projects is 254 dwelling units. Emissions generated from the proposed single-family residence is below the BAAQMD operational-related emissions and construction emission thresholds.

DISCUSSION:

a, b, c & d) No Impact – Development of the proposed single-family residence would involve construction activities. Dust would be created during the construction of the proposed structures and

site improvements. However, dust emissions would be controlled through standard Best Management Practices (BMPs) dust control measures that would be a condition of the project. Per the BAAQMD screening criteria, for single-family residential uses, construction emissions impacts are less than significant for projects of 114 dwelling units or less. The proposed project involves the construction of one single-family residence, one accessory dwelling unit, one detached garage, one greenhouse, and one workshop with a driveway, drainage improvements, and utility services. The proposed residential use would not expose sensitive receptors (such as children, elderly, or people with illness) to substantial pollutant concentrations or involve criteria pollutants emissions. Minimal addition of residences and a nominal increase in population would not significantly increase the regional population growth, nor would it cause significant changes in daily vehicle travel. Based on BAAQMD GIS data, the project site is assessed to be between the single and cumulative threshold for carcinogen air hazards; however, the project would not increase, exacerbate, or otherwise impact these hazards.

As such, the proposed development would not conflict with or obstruct implementation of an applicable air quality plan, 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, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

MITIGATION: None required.

D. BIOLOGICAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 7, 17b, 17o
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,7, 8a, 17b, 17e, 22d, 22e, 32
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 7, 17n, 33, 34
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 31, 32, 33
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,7, 17b, 17o
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32, 33
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, 17i

SETTING:

The property contains agricultural fields where agricultural uses have been consistent on the property since at least the 1950s. The proposed building site takes access from Pacheco Pass Highway, which is a Caltrans-maintained road. The proposed development will not cross any watercourses or riparian habitat. According to the California Natural Diversity Database (CNDDDB), there are no known special status plant or animal species on the property. Nearby species of concern listed in the CNDDDB include the California tiger salamander (CTS) and western burrowing owl. A site survey by Leslie Koenig of Swain Biological Incorporated, a qualified biologist, investigated the suitability of habitat for CTS, burrowing owls, nesting raptors and migratory birds, and bats. Burrowing owls and CTS each use borrows created by other creatures, such as ground squirrels. The report dated April 28, 2023, determined that the entire property was deemed to be suitable for overwintering burrowing owls, with suitable ground burrows noted within 250 feet of the proposed project site. There are also multiple suitable burrows for CTS, including within 50 feet of the proposed project. An active black phoebe nest was present within the project area, and former nests were also observed. Raptor and passerine birds are protected by the Migratory Bird Treaty Act. The eucalyptus trees near the highway, orchard trees, and structures provide suitable nesting areas for a variety of raptor and passerine birds. The entire property also provides a suitable foraging area for all of these species.

The property is also within the coverage area for the Santa Clara Valley Habitat Plan (SCVHP) and has a mapped landcover of Rural Residential in the project area and Grain/Row-Crop, Hay, and Pasture, Disked/Short-Term Fallowed throughout the remainder of the property within the County’s jurisdiction

(the plan does not extend to San Benito County). This project would require coverage by the SCVHP, including impact fees.

DISCUSSION:

b, c, d, f, & g) No Impact – The building site and area is not located in any state or federally protected wetlands or adjacent to any riparian habitat. The property also does not have any known wetlands and is not within any mapped Oak Woodland area and the property is currently developed with small structures with a row of eucalyptus trees located along the northern property line along Pacheco Pass Highway, which are to remain. Additionally, the parcel is not located in any sensitive landcovers such as serpentine.

The property is located within the coverage area for the SCVHP, a programmatic Habitat Conservation Plan and Natural Communities Conservation Plan. The project is a covered project under the SCVHP and will obtain endangered species clearance for any potential impacts to plant and wildlife species addressed by the SCVHP, through payment of SCVHP fees and adherence to conditions of approval required for SCVHP coverage. The property has a mapped landcover of Rural Residential and Grain/Row-Crop, Hay, and Pasture, Disked/Short-Term, which is common for agricultural lands, and there are no mapped sensitive natural communities on the property, as mapped by the SCVHP. As part of its conservation strategy, SCVHP implementation addresses the critical wildlife corridors identified in AB948. The project is in conformance with SCVHP and will not create a conflict or impact on the SCVHP.

a & e) Less Than Significant with Mitigation Incorporated – According to the CNDDDB, there are no known sightings of special status or protected species on this property, but a number of such species have been recorded within a five-kilometer radius. According to the Biological Report prepared by Leslie Koenig of Swain Biological Incorporated on April 28, 2023 (source 32), a field survey by a qualified biologist confirmed that the project site does provide suitable habitat for special status species California tiger Salamander (CTS) and western burrowing owl, as well as raptor and passerine birds protected by the Migratory Bird Treaty and bat species.

The parcel contains suitable burrows for the western burrowing owl to nest there. There are five known burrowing owl sites within five miles of this property, including breeding occurrences. Western burrowing owls use abandoned burrows created by other species, such as ground squirrels. 4 suitable burrows were located with the project footprint, 10 suitable burrows within 50-feet of the project, 12 between 50 and 250 feet of the project and within the parcel boundaries. The entire property provides suitable burrowing and foraging habitat for overwintering burrowing owls. Therefore, in order to avoid potential impacts to the western burrowing owl during construction, precautionary mitigation measures shall be incorporated in the conditions of approval including a pre-construction survey conducted by a qualified biologist prior to commencement of any construction activities (BIO-MIT 1), avoidance of any discovered burrows (BIO-MIT 2 and BIO-MIT 3), construction monitoring if occupied burrows are discovered (BIO-MIT 4), and passive relocation if allowed by the Santa Clara Valley Habitat Agency (BIO-MIT 5). Adherence to the mitigation measures will reduce any potentially significant impacts to the western burrowing owl to a less than significant level.

An active black phoebe nest was present within the project area on a structure which is to remain. Former nests were also noted on a structure to be removed. Raptors and passerine birds are protected under the Migratory Bird Treaty Act. Therefore, in order to avoid potential impacts to nesting raptors and other nesting migratory birds, precautionary mitigation measures shall be incorporated in the

conditions of approval including a pre-construction survey conducted by a qualified biologist prior to commencement of any ground disturbance or vegetation removal during the bird breeding season (February 1 to August 31), and avoidance of any discovered nests until project completion or until a qualified biologist determines the young have fledged and are foraging independent of their parents (BIO-MIT 6). Bats often use trees or man-made structures to roost during the day and forage for food in the surrounding fields at night. Therefore, to avoid impacts on bat species, precautionary mitigation measures shall be incorporated in the conditions of approval including a pre-construction survey conducted by a qualified biologist prior to commencement of any ground disturbance or vegetation removal and appropriate avoidance or relocation measures taken (BIO-MIT 7). There are no known landscape-level linkage corridors, although species may enter the property from adjacent areas while foraging or seeking suitable burrows or nesting areas. The project will not have an impact on any migration corridors as it is a covered project under the SCVHP, which programmatically addresses impacts to migration corridors identified in the SCVHP area, including the requirement for projects to adhere to conditions of approval. Adherence to the mitigation measures will reduce any potentially significant impacts to nesting raptors and other nesting migratory birds to a less than significant level.

Any take of CTS will be covered by participation in the SCVHP, no further mitigation is required.

MITIGATION:

- **BIO-MIT 1: Conduct Pre-construction Survey.** Prior to any ground disturbance related to covered activities, a qualified biologist will conduct preconstruction surveys in all suitable habitat areas for western burrowing owls as identified during habitat surveys. The purpose of the preconstruction surveys is to document the presence or absence of burrowing owls on the project site, particularly in areas within 250 feet of construction activity. To maximize the likelihood of detecting owls, the preconstruction survey will last a minimum of three hours. The survey will begin 1 hour before sunrise and continue until 2 hours after sunrise (3 hours total) or begin 2 hours before sunset and continue until 1 hour after sunset. Additional time may be required for large project sites. A minimum of two surveys will be conducted (if owls are detected on the first survey, a second survey is not needed). All owls observed will be counted and their location will be mapped. Surveys will conclude no more than 2 calendar days prior to construction. Therefore, the project proponent must begin surveys no more than 4 days prior to construction (2 days of surveying plus up to 2 days between surveys and construction). To avoid last minute changes in schedule or contracting that may occur if burrowing owls are found, the project proponent may also conduct a preliminary survey up to 14 days before construction. This preliminary survey may count as the first of the two required surveys as long as the second survey concludes no more than 2 calendar days in advance of construction.
- **BIO-MIT 2: Avoidance During Breeding Season.** If evidence of western burrowing owls is found during the breeding season (February 1–August 31), the project proponent will avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following fledging). Avoidance will include establishment of a 250-foot non-disturbance buffer zone around nests. Construction may occur outside of the 250-foot non-disturbance buffer zone. Construction may occur inside of the 250-foot non-disturbance buffer during the breeding season if:
 - The nest is not disturbed, and

- The project proponent develops an avoidance, minimization, and monitoring plan that will be reviewed by the Habitat Agency and the Wildlife Agencies prior to project construction based on the following criteria.
- The Habitat Agency and the Wildlife Agencies approve of the avoidance and minimization plan provided by the project proponent.
- A qualified biologist monitors the owls for at least 3 days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction).
- The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities.
- If there is any change in owl nesting and foraging behavior as a result of construction activities, these activities will cease within the 250-foot buffer. Construction cannot resume within the 250-foot buffer until the adults and juveniles from the occupied burrows have moved out of the project site.
- If monitoring indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use by owls, the non-disturbance buffer zone may be removed. The biologist will excavate the burrow to prevent reoccupation after receiving approval from the Wildlife Agencies.

The Habitat Agency and the Wildlife Agencies have 21 calendar days to respond to a request from the project proponent to review the proposed avoidance, minimization, and monitoring plan. If these parties do not respond within 21 calendar days, it will be presumed that they concur with the proposal and work can commence.

- **BIO-MIT 3: Avoidance During Non-Breeding Season.** During the non-breeding season (September 1–January 31), the project proponent will establish a 250-foot non-disturbance buffer around occupied burrows as determined by a qualified biologist. Construction activities outside of this 250-foot buffer are allowed. Construction activities within the non-disturbance buffer are allowed if the following criteria are met in order to prevent owls from abandoning important overwintering sites.
 - A qualified biologist monitors the owls for at least 3 days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).
 - The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.
 - If there is any change in owl foraging behavior as a result of construction activities, these activities will cease within the 250-foot buffer.
 - If the owls are gone for at least 1 week, the project proponent may request approval from the Habitat Agency that a qualified biologist excavate usable burrows to prevent owls from reoccupying the site. After all usable burrows are excavated, the buffer zone will be removed, and construction may continue.
 - Monitoring must continue as described above for the non-breeding season as long as the burrow remains active.
- **BIO-MIT 4: Construction Monitoring.** Based on the avoidance, minimization, and monitoring plan developed, during construction, the non-disturbance buffer zones will be established and maintained as applicable. A qualified biologist will monitor the site consistent with the requirements described above to ensure that buffers are enforced, and owls are not disturbed. The biological monitor will also conduct training of construction personnel on avoidance procedures, buffer zones, and protocols in the event that a burrowing owl enters an active construction zone.

- **BIO-MIT 5: Passive Relocation.** Passive relocation would not be allowed under the Habitat Plan until the positive growth trend described in Section 5.4.6 of the Habitat Plan is achieved. Once this occurs, passive owl relocation may be allowed, with the approval of the Wildlife Agencies, on project sites during the non-breeding season (September 1–January 31) if the other measures described in this condition do not allow work to continue. Passive relocation would only be proposed if the burrow needed to be removed, or had the potential of collapsing (e.g., from construction activities), as a result of the covered activity. If passive relocation is eventually allowed, a qualified biologist can passively exclude birds from their burrows during non-breeding season only by installing one-way doors in burrow entrances. These doors will be in place for 48 hours to ensure that owls have left the burrow, and then the biologist will excavate the burrow to prevent reoccupation. Burrows will be excavated using hand tools. An escape route will be maintained at all times during excavation. This may include inserting an artificial structure into the burrow to avoid having the overburden collapse into the burrow and trap owls inside. Other methods of passive relocation, based on the best available science, may be approved by the Wildlife Agencies during Habitat Plan implementation. Should the prohibition on passive relocation result in the inability for a project to move forward due to the persistence of burrowing owls on a development site, an exception may be applied for through the Habitat Agency to conduct a passive relocation of owls during the non-breeding season.
- **BIO-MIT 6: Avoidance of Nesting Raptors and Other Nesting Migratory Birds.** To the extent possible, any project-related ground disturbance, vegetation removal, or structural demolition activities should occur outside of the bird breeding season, i.e., during the period from September 1st through January 31st. Project-related activities that occur during the bird breeding season, i.e., during the period from February 1st through August 31st, could be constrained in the vicinity of any active nests. If tree removal, ground disturbance, or structural demolition activities are scheduled to commence during the breeding season, a qualified biologist will conduct pre-construction nesting bird surveys to identify possible nesting activity within 15 days prior to such activities. A construction-free buffer of suitable dimensions as determined by a qualified biologist must be established around any active raptor or migratory bird nest for the duration of the project, or until it has been determined that the young have fledged and are foraging independently from their parents.
- **BIO-MIT 7: Avoidance of Roosting Bats.** To the extent possible, any project-related ground disturbance, vegetation removal, or structural demolition activities should occur outside of the bat maternity roosting season, from approximately April 15th through August 15th, and the bat winter torpor season, approximately October 15th to March 1st. Project-related activities that occur during this time could be constrained in the vicinity of any active roosts. If tree removal, ground disturbance, or structural demolition activities are scheduled to commence during this time, a qualified biologist who is experienced with bat surveying techniques (including auditory sampling methods), behavior, roosting habitat, and identification of local bat species will be consulted prior to tree removal or building demolition activities to conduct a pre-construction habitat assessment of the HEU (parcels 649-24-013 and 649-23-001) and SCP update (all parcels) to characterize potential bat habitat and identify potentially active roost sites. No further action is required should the pre-construction habitat assessment not identify potential bat roosting habitat or signs of potentially active bat roosts within the Project area (e.g., guano, urine staining, dead bats, etc.).

The following measures will be implemented should potential bat roosting habitat or potentially active bat roosts be identified during the habitat assessment in buildings to be demolished:

 - a) In areas identified as potential roosting habitat during the habitat assessment, initial building demolition will occur when bats are active, approximately between the periods of

March 1 to April 15 and August 15 to October 15, to the extent feasible. These periods avoid the bat maternity roosting season and period of winter torpor.[1]

- b) Buildings with potential bat roosting habitat or active (outside of maternity and winter torpor seasons) roosts will be disturbed only under clear weather conditions when precipitation is not forecast for three days and when daytime temperatures are at least 50 degrees Fahrenheit.
- c) The demolition or relocation of buildings containing or suspected of containing potential bat roosting habitat or active bat roosts will be done under the supervision of a qualified biologist. When appropriate, buildings will be partially dismantled to significantly change the roost conditions, causing bats to abandon and not return to the roost, likely in the evening and after bats have emerged from the roost to forage. Under no circumstances will active maternity roosts be disturbed until the roost disbands at the completion of the maternity roosting season or otherwise becomes inactive, as determined by the qualified biologist.
- d) If avoidance of the bat maternity roosting season and period of winter torpor, defined under a), above, is infeasible, the qualified biologist will conduct pre-construction surveys of potential bat roost sites identified during the initial habitat assessment no more than 14 days prior to building demolition.
- e) If active bat roosts or evidence of roosting is identified during pre-construction surveys for building demolition, the qualified biologist will determine, if possible, the type of roost and species. A no-disturbance buffer will be established around roost sites until the start of the seasonal windows identified above, or until the qualified biologist determines roost sites are no longer active. The size of the no-disturbance buffer would be determined by the qualified biologist and would depend on the species present, roost type, existing screening around the roost site (such as dense vegetation or a building), as well as the type of construction activity that would occur around the roost site.

[1] Torpor refers to a state of decreased physiological activity with reduced body temperature and metabolic rate.

E. CULTURAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	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, 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, 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, 41

SETTING:

This property is located on Pacheco Pass Highway and consists of 16 acres. It is surrounded by agricultural and rural residential uses on three sides, with ranchlands and a sanitary landfill north of Pacheco Pass Highway. There are currently small, non-residential structures on the property, which has been used for agriculture since at least the 1950s. The project area lies within the territory of the Native American people known as the Costanoan or Ohlone, and within the Mexican-era land grant of Rancho Llano del Tequisquita granted to José María Sánchez on October 12, 1835. Sánchez established a soap making enterprise near San Felipe Lake (then known as Soap Lake) and erected a rough frame building, which was not likely on this property¹. 100 percent of the project site was evaluated in Study #32512 by the California Department of Transportation in 1991, which identified no cultural resources within the proposed project area. There is only minimal grading proposed to widen the driveway and improve the already developed project site, therefore it is unlikely to disturb any archaeological resources. In response to a request for information from the Archaeological Resource Service about Sacred Lands located within or near the project site, the California Native American Heritage Commission (NAHC) recommended the County contact the Amah Mutsun Tribe. Individual Tribes and Tribal Bands active in Santa Clara County were sent notices about this project on May 26, 2023, with an offer to consult with the County, and the Amah Mutsun tribe was contacted again on June 28, 2023. The Department has received no responses at the time of this report.

DISCUSSION:

a-c) **No Impact.** – A review of available materials provided no evidence of historic or archaeological resources on site; when resources in the broader area have been identified they are typically closer to the hillsides or along creeks. This project's development area is 700 feet from the start of the hills to the north, 1,500 feet from the watercourse to the south, and 4,500 feet from San Felipe Lake to the east. A previous study by the California Department of Transportation identified no cultural resources in the project area. The project site is therefore not likely to contain resources. Given the location of the project, combined with the history of agricultural use previous development in the project area, the project site is not likely to contain any archaeological resources, nor will the proposed project have any impact upon the known archaeological resources of the area. As such, further archaeological investigation is not warranted at this time. However, County standard conditions of approval require that if a concentration of artifacts is encountered during earth disturbing activities, work should cease in that area and a qualified archaeologist should be notified and an evaluation performed. If human

¹ Llano del Tequisquita, California State University, Monterey Bay Digital Commons

remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission should be contacted by the Coroner so that a “Most Likely Descendant” can be designated.

MITIGATION: None required

F. ENERGY				
WOULD THE PROJECT:	IMPACT			SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/> 5

SETTING:

The proposed project includes construction of a new single-family residence with a leach field and septic tank, and two water tanks for domestic fire sprinklers and hydrant. There is an active well onsite.

DISCUSSION:

a-b) **No Impact** – The new single-family residence is a relatively low-impact development and does not propose to utilize energy resources, such as gas, electricity and water, in an inefficient manner during construction or during its use as a residence. Additionally, the proposed residence and its associated energy resources does not conflict with local or state plans for energy efficiency. As such, the proposed project does will not result in potentially significant environmental impact do to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation and will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

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, 44
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 43
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 17n, 43
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17j, 43
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, 10, 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, 43
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, 43
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, 43
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"/>	4, 6

SETTING:

The property is located east of Gilroy and lies within the boundaries of a Santa Clara County Fault Rupture Hazard Zone and a County Liquefaction Hazard Zone. However, the proposed project does not lie in any geo-hazard zones.

DISCUSSION:

a, b, c, d, e, & f) **No Impact.** – Based on the review of the County Geologist, the project does not have any impacts to the areas’ geology and soils. Although portions of the parcel are located within County Fault Rupture Hazard and Liquefaction Hazard Zones, the proposed construction is not within a geohazard zone. Therefore, there are no geology requirements unless the plans are revised to show the proposed house further south. County and Central Coast Regional Water Board requirements will ensure for proper stormwater management which will limit any potential for erosion of soils.

MITIGATION: None required.

H. GREENHOUSE GAS EMISSIONS					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
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:

The proposed project includes the construction and use of a single-family residence. Given the overwhelming scope of global climate change, it is not anticipated that this 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 (primarily vehicle trips) and indirectly generated by use of electricity.

DISCUSSION:

a & b) **No Impact.** – Due to the relatively small scale of the project (a single-family residence and related improvements), and compliance with existing County and State requirements listed below, which will minimize greenhouse gas emissions, it is anticipated that the proposed project will not result in any cumulatively considerable greenhouse gas emissions.

The project is required to comply with the Cal Green, which applies mandatory green building requirements to new single-family dwellings. These measures include higher energy efficiency standards and requirements to minimize water usage and the use of natural resources. Implementation of these measures will act to reduce potential greenhouse gas emissions from the proposed project. The proposed use as a single-family residence would not conflict with any applicable plan, policy or regulation for reducing the emissions of greenhouse gases.

The single-family residence will have minimal greenhouse gas emission impacts and would involve GHG emissions through the operation of construction equipment and from worker/builder supply vehicles, which typically use fossil-based fuels to operate. Project excavation, grading, and construction would be temporary, occurring only over the construction period, and would not result in a permanent increase in GHG emissions. The single-family residence would consume electricity; however, the amount would be minimal, and therefore would not make a cumulatively considerable contribution to the effect of GHG emissions on the environment. As such, the project would have no impact on greenhouse gas 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					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 5
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	47
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"/>	48
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, 49
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 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, and it is not located in the County Airport Land Use plan area. The project site is located in the Wildland Urban Interface Fire Area (WUI). The property is 0.5 miles south of the closed and covered Norcal Waste Systems Pacheco Pass Sanitary Landfill closed municipal waste fill site, and 0.8 miles south of the still active composting facility.

DISCUSSION:

a, b, c, d, e, & f) **No Impact** – The proposed project is residential and would not involve the use or transportation of any hazardous materials, and it is not located on site designated as hazardous under Section 65962.5, as verified on EnviroStor, accessed on November 14, 2022.

The project is located within an agricultural area and 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 development 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 the property is not within a ¼ mile of a school, its location outside of the County Airport Land Use plan area, and because it is not listed on the Hazardous Waste and Substance Sites List, the proposed

project does not have an impact on emitting hazardous substances within a ¼ mile of a school, creating a significant hazard to the public or the environment due to its listing as a hazardous materials site, or create a safety hazard, or excessive noise for people residing or working in the project area due to its proximity to an airport.

g) **Less Than Significant Impact** – The project is located within the WUI area but is not in a mapped fire hazard severity zone and has been reviewed and conditioned by the Santa Clara County Fire Marshal's Office. The project has access to Pacheco Pass Highway (SR 152), which meets all the requirements of the State Minimum Fire Safe Regulations and has ample defensible space. The new residence is also required to meet all WUI requirements within the California Building Code Chapter 7A. 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
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	34, 35, 36, 37, 38, 39
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
IV) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 4, 17p

SETTING:

The proposed development is located primarily within FEMA Flood Zone D, with a small portion of the secondary leach field located in Flood Zone A. The proposed development consists of new impervious surface of approximately 3,060 square feet, primarily due to the footprint of the proposed residence, driveway improvements, and pad for the water tanks. As shown on the Preliminary Grading Plans prepared by W.H. Civil Engineering submitted on December 15, 2022, to ensure that the new development does not increase the stormwater runoff from the existing site, the new asphalt driveway and roof outlets are designed to flow and drained to a 5-foot-wide vegetative swale treatment area. An infiltration trench has been designed for flood control purposes. The flood control mitigations are incorporated and designed in conformance with the County of Santa Clara Stormwater Management Guidance Manual and the Santa Clara Valley Urban Runoff Pollution Prevention Program.

The domestic and emergency water is provided by an onsite well located west of the development area and one (1) 5,000-gallon and one (1) 3,000-gallon water tanks are proposed as part of the project.

County requirements for onsite wastewater treatment systems include that they not be situated in a 10-year flood area. A small portion of this system is in the 100-year flood area, and the bulk of it in FEMA Flood Zone D (undetermined flood risk). Based on the contours of the property, the Zone D area is less likely to flood than the 100-year flood zone, and therefore the project meets the County requirements.

DISCUSSION:

d & e) **No Impact** – The proposed project does not include the use of pollutants or hazardous materials. Additionally, the project has a less than 1% chance of flooding, likely significantly less where the structures are proposed. Therefore, it is unlikely that pollutants from construction would be released due to flooding. Therefore, the project will not have any impact to hazardous materials or conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

a, b, & c) **Less Than Significant Impact** – The project does require an on-site wastewater treatment system (OWTS) which consists of a leach field and a septic tank. The OWTS and associated improvements have been reviewed and approved by the Department of Environmental Health ensuring that the proposed OWTS is designed and sized to meet all applicable water quality standards, soil requirements, and groundwater standards based on the County of Santa Clara On-Site Systems Manual.

The proposed project includes approximately 3,060 square feet of new impervious surface area for a single-family residence and related improvements and will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Drainage and flood control measures are incorporated and designed in conformance with the County of Santa Clara Stormwater Management Guidance Manual and the Santa Clara Valley Urban Runoff Pollution Prevention Program.

MITIGATION: None required.

K. LAND USE					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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 subject property is 16 acres in size and is characterized as a rectangular shaped lot along Pacheco Pass Highway between Bloomfield Avenue and Lake Road (San Felipe Lake). Immediately adjacent to the parcel are agricultural lands, with single-family residences along the south side of Pacheco Pass Highway, and ranchlands to the north. The NorCal Sanitary Landfill is also located approximately 4,000 feet to the north of the project. All are within unincorporated Santa Clara County.

DISCUSSION:

a & b) **No Impact** – The proposed development is approximately 200 feet from the nearest residence and the majority of the area is agricultural or ranch land. Due to the proposed development’s distance from existing neighborhoods, 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. Allowable land uses within an Exclusive Agriculture designation includes very low-density residential development, such as the proposed project.

The proposed project will not disrupt any existing agricultural use or operation as the project is located on an already developed area of the property and leaves the majority undeveloped and able to continue to support agriculture in the same manner it currently does. The project will not prevent future agricultural use as the development is a low-density single-family residence that is consistent to surrounding single-family residential use on agricultural land within the neighborhood. The project is not located within an open space preserve or conservation easement (such as Williamson Act). The project conforms with and is a covered project under the Santa Clara Valley Habitat Plan. Due to the project’s conformance with the County General Plan and Zoning policies, the project will 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					
WOULD THE PROJECT:	IMPACT				SOURCE
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 6, 8a, 44, 45
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:

The project consists of a single-family residence and does not include utilizing the subject property for mining. No known valuable mineral resources are located on the subject property, which are delineated on a local general plan, specific plan, or other land use plan.

DISCUSSION:

a & b) **No Impact** – Due to the project’s use of the property as a single-family residence, and the lack of known valuable mineral resources within the proposed development, the 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, or 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:	IMPACT				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, 49
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13, 49
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 consists of the development of a new single-family residence and associated improvements. Local ambient noise comes from the nearby residences, agricultural livestock, and traffic noise from Pacheco Pass Highway. The project is not located in an airport land use plan referral area.

DISCUSSION:

c) **No Impact** – The property is not located within the vicinity of a private airstrip or an airport land use plan referral area or, within two miles of a public airport so there would not be an impact.

a, b) **Less Than Significant Impact** – Construction of the proposed single-family residence will temporarily elevate noise levels in the immediate project area from the use of construction equipment. Construction noise could have an impact on the nearest residential uses. Implementation of standard noise abatement measures described below will reduce potential construction impacts to a less-than-significant level. Noise levels would not exceed standards of the Santa Clara County Noise Ordinance. Noise impacts on the residential uses near the project site would be minimal and temporary. 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 (Ldn value in dBs).

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, between 10:00 p.m. to 7:00 a.m., or construction activity during weekdays and Saturday hours from 7:00 p.m. to 7:00 a.m., or at any time on Sundays or holidays.

The noise levels created during the grading and demolition/construction of this project could create a temporary disturbance. The project is required to conform to the County Noise Ordinance at all times for construction. Construction noise (including noise generated by truck traffic to and from the project site) is regulated by time-of-work restrictions and the decibel maximum specified in the County Noise Ordinance. Thus, it is anticipated that short-term noise resulting from the grading and demolition/construction will not present a significant impact to neighboring property owners. Therefore, the project would not create any noise impacts.

The project contains a minimal amount of grading. Ground vibrations and ground noise may occur but are not projected to be excessive for the project.

MITIGATION: None required.

N. POPULATION AND HOUSING					
WOULD THE PROJECT:	IMPACT				SOURCE
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
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 proposed project includes the development of a single-family residence on an agricultural lot with domestic and emergency water provided by an onsite well located north of the property and one (1) 5,000-gallon and one (1) 3,000-gallon water tanks that are proposed as part of the project. Immediately adjacent to the parcel are agricultural lands and ranchlands, with single-family residences along the southside of Pacheco Pass Highway, which are all within unincorporated Santa Clara County. The NorCal Sanitary Landfill is also located approximately 4,000 feet to the north of the project.

DISCUSSION:

a & b) **No Impact** – Under the County of Santa Clara’s General Plan and Housing Element, the population within the Agriculture district have already been planned and accounted. The County’s Zoning Ordinance allows the construction of a single-family residence ‘by-right’ in the A-40 acre zone. Pacheco Pass Highway is a Caltrans-maintained road that is already built. The construction of the single-family residence would not directly or indirectly require extensions of roads or other infrastructure. Additionally, no commercial, industrial, or institutional uses are proposed. The property includes an on-site well and will require an on-site wastewater treatment system (OWST) which consists of a leach field and a septic tank. 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 parcel is surrounded by single-family residences and agricultural uses. 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					
WOULD THE PROJECT:	IMPACT				SOURCE
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
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 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 for domestic water and water tanks for domestic water, fire sprinklers, and hydrant.

DISCUSSION:

a) **No Impact** – The proposed project includes a single-family residence, and no commercial, industrial, or institutional uses are proposed. The proposed single-family residence has a minimal increase in the overall neighborhood population and 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					
WOULD THE PROJECT:	IMPACT				SOURCE
	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 project, a single-family residence, is low-density and does not include the use of the project area for recreational purposes.

DISCUSSION:

a & b) **No Impact** – The proposed project is for a new single-family residence and will not result in an impact to existing parks or recreational facilities due to the minimal increase in population to the neighborhood. As such, the project would not cause a substantial physical deterioration of existing recreational facilities.

Additionally, the proposed single-family residence does not include any recreational uses or structures, nor does the addition of a new single-family residence require an expansion to existing recreational facilities. As such, the project does not have an impact on item b listed above.

MITIGATION: None required.

Q. TRANSPORTATION					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant 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, 50
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? ²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 49, 50, 53
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, 53
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 48, 50, 53

SETTING:

The proposed single-family residence would take access from Pacheco Pass Highway, which is a Caltrans-maintained road. Access to the single-family residence will be utilizing a 12 ft. wide asphalt driveway.

DISCUSSION:

a, b, c, & d) **No Impact** – The proposed project, consisting of a single-family residence will generate approximately 20 daily vehicle trips, according to the Institute of Traffic Engineers Trip Generation, 10th edition data (20 trips/day). 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. Additionally, the project was reviewed and conditionally approved by the County Fire Marshal’s Office to ensure adequate fire safety access is proposed. Therefore, the project will not generate substantial new traffic, impair existing transportation facilities, or result in inadequate emergency access. Construction activities for the proposed structures would involve a small number of vehicle trips related to delivery of materials 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. Onsite parking for the proposed single-family residence is in conformance with the County parking requirements.

MITIGATION: None required.

² The provisions of this section shall apply prospectively as described in section 15007.

R. TRIBAL CULTURAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	41, 42
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 type="checkbox"/>	<input checked="" type="checkbox"/>	41, 52

SETTING:

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). The project site is not located near any creeks, streams, or water course, which has as high potential for cultural or tribal resources. 100 percent of the project site was evaluated in Study #32512 by the California Department of Transportation in 1991, which identified no cultural resources with the proposed project area. In response to a request for information from the Archaeological Resource Service about Sacred Lands located within or near the project site, the California Native American Heritage Commission (NAHC) recommended the County contact the Amah Mutsun Tribe. Individual Tribes and Tribal Bands active in Santa Clara County were sent notices about this project on May 26, 2023, with an offer to consult with the County, and the Amah Mutsun tribe was contacted again on June 28, 2023. The Department has received no responses at the time of this report.

DISCUSSION:

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

A review of available materials provided no evidence of tribal cultural resources on site; when resources in the broader area have been identified they are typically closer to the hillsides or along creeks. This project's development area is 700 feet from the start of the hills to the north, 1,500 feet from the watercourse to the south, and 4,500 feet from San Felipe Lake to the east. A previous study by the California Department of Transportation identified no cultural resources in the project area. The project site is therefore not likely to contain resources. Given the location of the project, combined with the history of agricultural use previous development in the project area, the project site is not likely to contain any archaeological resources, nor will the proposed project have any impact upon the known archaeological resources of the area. As such, further archaeological investigation is not warranted at this time. However, County standard conditions of approval require that if a concentration of artifacts is encountered during earth disturbing activities, work should cease in that area and a qualified archaeologist should be notified and an evaluation performed. If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission should be contacted by the Coroner so that a "Most Likely Descendant" can be designated.

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, 7
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, 7, 39
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 proposed project, a new single-family residence includes an existing onsite well, a proposed leach field and a septic tank. The electrical line will be trenched underground for power connection to the proposed residence. The project will have a sanitary sewer line connected from the septic tank to the leach field for wastewater treatment.

DISCUSSION:

a, b, c, d, & e) **No Impact** – The OWTS was reviewed, approved and conditioned by the Department of Environmental Health to confirm that the septic system is adequate and sufficient to serve the residential use. The existing onsite well and septic system are sufficient to serve the project, and as proposed, there is no impact to items b and c listed above.

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. As such, there is no impact to item d and e listed above.

MITIGATION: None required.

T. WILDFIRE					
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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, 48
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, 53
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, 53
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, 53

SETTING:

The proposed project includes a new single-family residence located on a parcel that is within an Agriculture zoning district. The property is not located within a Wild Urban Interface (WUI) fire protection area. The area of the proposed development is flat, with a slope of approximately 1.9 percent (1.9%), and the entire property is used for row crops with an existing row of trees along the property line over 100 feet away from the proposed development.

DISCUSSION:

a, b, c, & d) **No Impact** – The project was reviewed and conditionally 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. The installation of a firetruck turnaround, wharf hydrant, water tanks, and fire sprinklers complying with CFMO-SP6 throughout the residences does not exacerbate fire risk that may result in temporary or ongoing impacts to the environment. Additionally, the proposed development is 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 impacts on wildfire.

MITIGATION: None required.

U. MANDATORY FINDING OF SIGNIFICANCE					
	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 53
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1 to 53
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 53

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 either be less than significant or 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.

MITIGATION:

- **BIO-MIT 1: Conduct Pre-construction Survey.**
- **BIO-MIT 2: Avoidance During Breeding Season.**
- **BIO-MIT 3: Avoidance During Non-Breeding Season.**
- **BIO-MIT 4: Construction Monitoring.**
- **BIO-MIT 5: Passive Relocation.**
- **BIO-MIT 6: Avoidance of Nesting Raptors and Other Nesting Migratory Birds.**
- **BIO-MIT 7: Avoidance of Roosting Bats.**

b) **No Impact.** No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant. 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.** The proposed project is a single-family residence and related improvements. 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?nodet=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. 2023 CEQA Statute Guidelines [Current Edition]
https://www.califaep.org/docs/CEQA_Handbook_2023_final.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]
https://stgenpln.blob.core.windows.net/document/ALUC_E16_CLUP.pdf

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

- 22c. County Lexington Basin Ordinance Relating to Sewage Disposal

- 22d. User Manual Guidelines & Standards for Land Uses Near Streams: A Manual of Tools, Standards and Procedures to Protect Streams and Streamside Resources in Santa Clara County by Valley Water Resources Protection Collaborative, August 2005 – Revised July 2006.
<https://www.valleywater.org/contractors/doing-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

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-1-1.pdf.pdf?la=en>

30. BAAQMD CEQA Air Quality Guidelines (2022)-
<https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>

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

Initial Study Source List*

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

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

34. Clean Water Act, Section 404
<https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>
35. Santa Clara Valley Water District – GIS Data:
<https://www.valleywater.org/learning-center/watersheds-of-santa-clara-valley>
36. CA Regional Water Quality Control Board, Water Quality Control Plan, San Francisco Bay Region [1995]
37. Santa Clara Valley Water District, Private Well Water Testing Program [12-98]
38. SCC Nonpoint Source Pollution Control Program, Urban Runoff Management Plan [1997]
39. County Environmental Health / Septic Tank Sewage Disposal System - Bulletin "A"
40. County Environmental Health Department Tests and Reports

Archaeological Resources

41. Northwest Information Center, Sonoma State University
42. Site Specific Archaeological Reconnaissance Report

Geological Resources

43. Site Specific Geologic Report

44. State Division of Mines and Geology, Special Report #42
45. State Division of Mines and Geology, Special Report #146

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.**
