INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN21-032	**Date:** May 2025
Project Type:	Use Permit, ASA and Grading Approval	**APN(s):** 756-43-024
Project Location / Address:	12411 Merriman Lane, Gilroy	**GP Designation:** Rural Residential
Owner's Name:	MHC Property Management, L.P.	**Zoning:** RR-5Ac-sr
Applicant's Name:	Amanda Musy-Verdel	**Urban Service Area: N/A**

Project Description

The proposed project is a major modification of an existing Use Permit and Architecture and Site Approval (ASA), and Grading Approval for the expansion of the existing Thousand Trails Recreational Vehicle (RV) Park[1] to include 44 RV spaces on a vacant 7.11-acre parcel (Assessor's Parcel Number: 756-43-024). The proposed project includes a lot line adjustment to combine both properties in order to allow access from Uvas Road. The project would also include the construction of a 1,401 square foot (sq. ft.) restroom with showers. Proposed interior roads will be 22 feet wide with drainage situated along the driveway surface areas and a detention basin area along the center and southern portion of the parcel. Emergency access would be provided through Merriman Lane. Additional landscaping would be provided on site, specifically along the southern property boundary to provide additional screening.

Uvas-Carnadero Creek (also referred to as "Uvas Creek") spans the northeastern boundary of the expansion area, where an easement is owned by Valley Water. Primarily composed of level terrain dominated by annual grasslands, the expansion area is relatively flat and contains a strip of oak woodlands on the southwestern property boundary. Amenities such as pool, laundry facilities, picnic tables, playground, dog park, and clubhouse would be shared with the existing RV Park area (Assessor's Parcel Number: 756-19-033). Hours of operation would remain Monday to Friday from 9am to 5pm at the main RV Park site. Sixteen employees are currently present throughout the existing property and would operate the expansion area. No additional employees would be required.

Note: Under the Special Occupancy Parks Act (SOPA), Health & Safety Code § 18860, the State of California Housing and Community Development (HCD) has permitting jurisdiction over RV Parks. Once the County grants a Use Permit, the County has limited oversight over the construction and operation of an RV Park, as HCD, under SOPA, assumes the construction and operational permitting authority within RV Park boundaries.

Environmental Setting and Surrounding Land Uses

The project area is 7.11 acres and is currently vacant. The project area is adjacent to the existing Thousand Trails Morgan Hill RV Resort. Uvas-Carnadero Creek spans across the northeastern boundary, where an easement is owned by Valley Water. A strip of oak woodlands spans the southwestern property boundary. The site is generally flat, comprised of level terrain dominated by

[1] The existing Thousand Trails RV Park includes Assessor's Parcel Numbers 756-19-018, -016, - 024, -025, -033, -034, and -035.

annual grasslands. The eastern portion of the site is within a mapped liquefaction zone but has a low risk for liquefaction. The property is located within the coverage area of the Santa Clara Valley Habitat Plan and is designated as Area 1: Private Development Covered. The project site habitat land cover consists of Grain, Row-crop, Hay and Pasture, Disked / Short-term Fallowed, Willow Riparian Forest and Scrub, Rural Residential, Coast Live Oak Forest and Woodland, and Mixed Riparian Forest and Woodland.
Other agencies sent a copy of this document:
Regional Water Quality Control Board (RWQCB); Santa Clara Valley Habitat Agency; California Department of Housing and Community Development (HCD)

Figure 1. Location Map

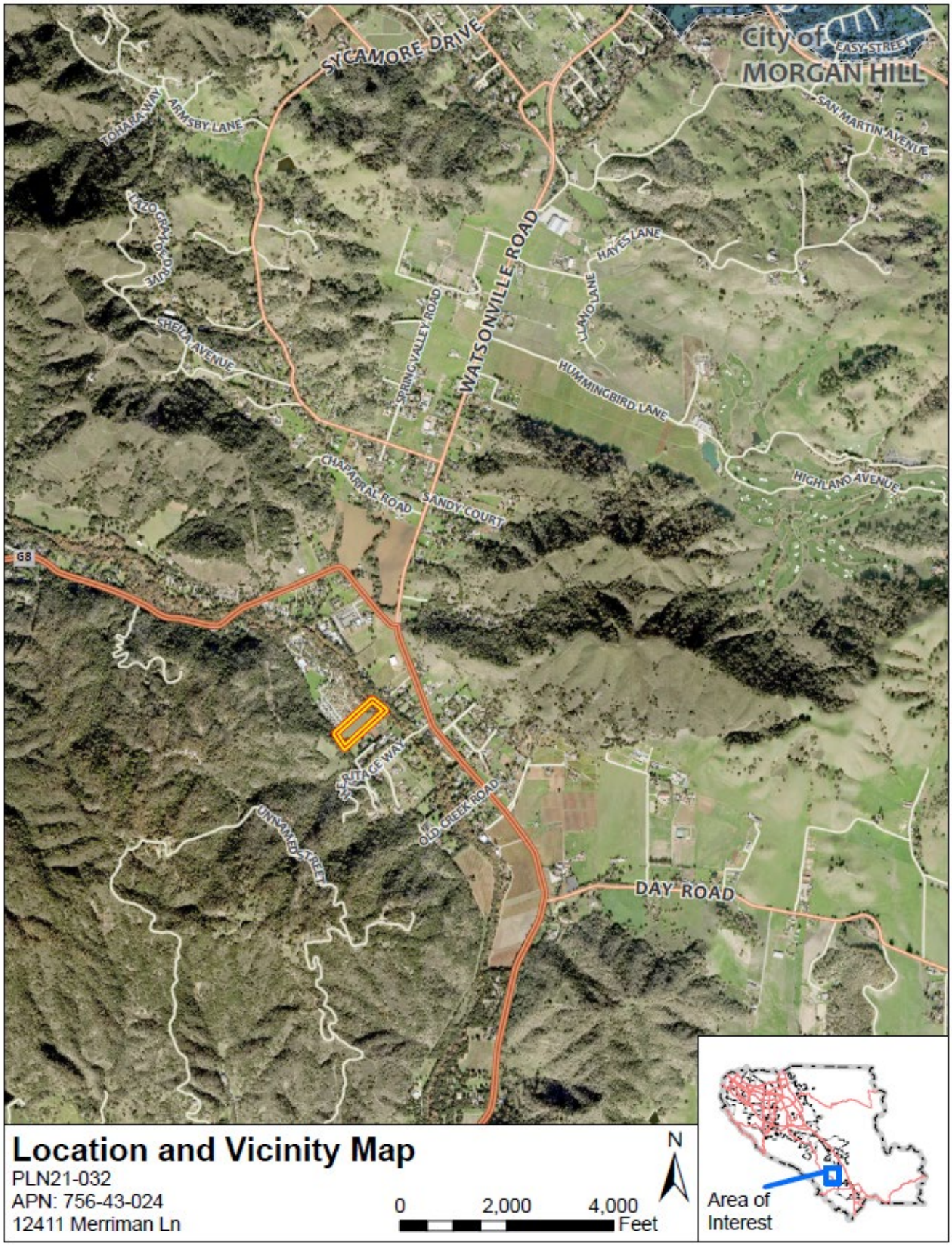


Figure 2. Site Plan

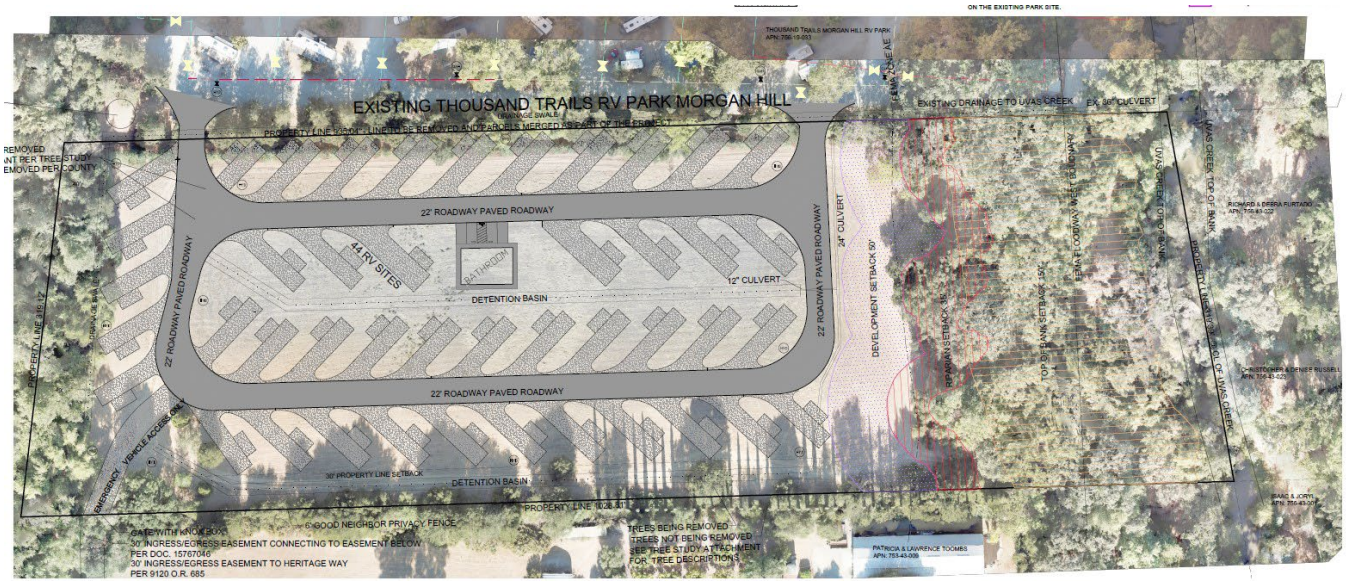
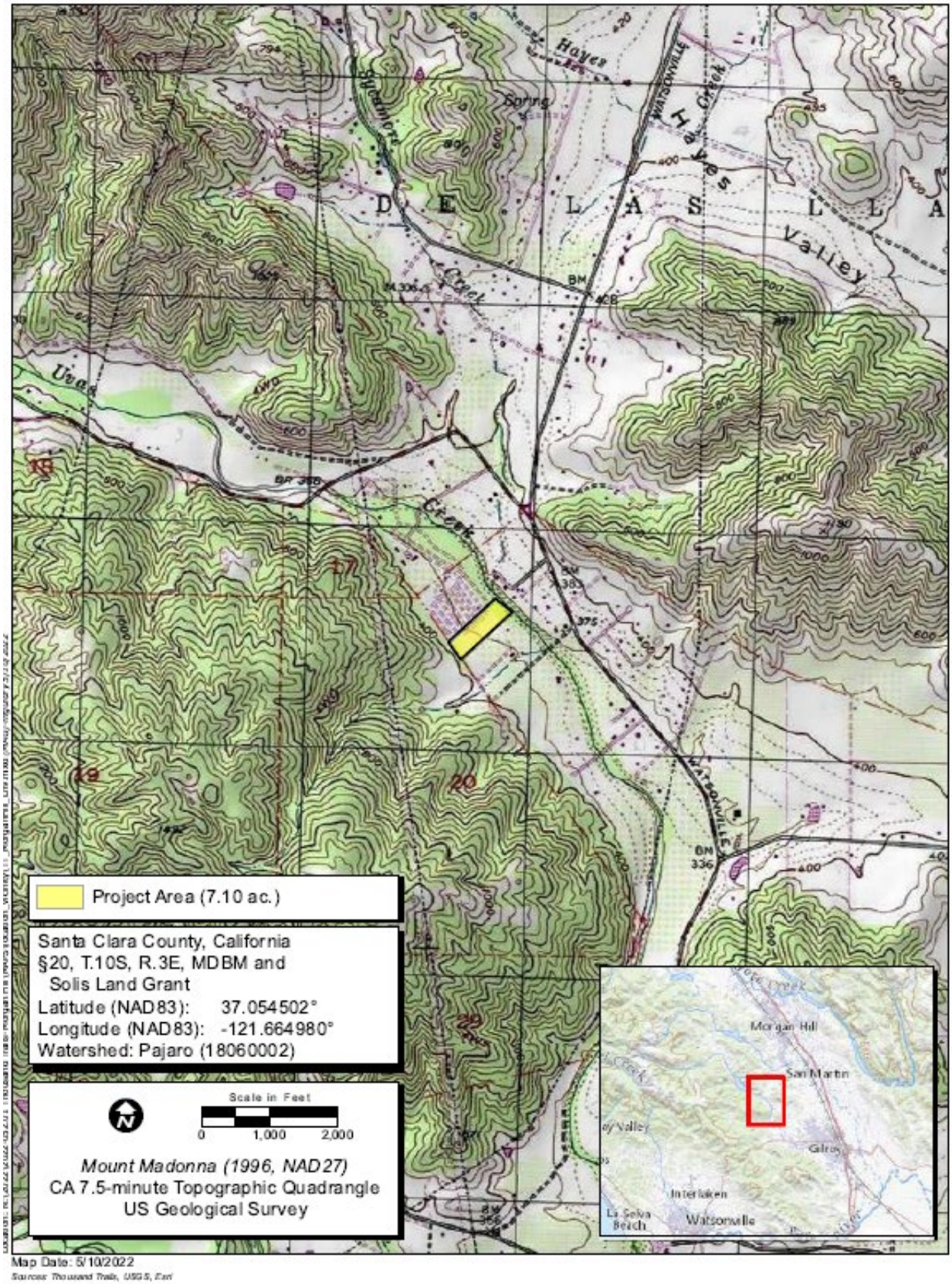


Figure 3. Topography Map



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:

☐ **Aesthetics**	☐ **Agriculture / Forest Resources**	☒ **Air Quality**
☒ **Biological Resource**	**Cultural Resources**	☐ **Energy**
☐ **Geology/Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards & Hazardous Materials**
☐ **Hydrology / Water Quality**	☐ **Land Use / Planning**	☐ **Mineral Resources**
☒ **Noise**	☐ **Population / Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☒ **Tribal Cultural Resources**
☐ **Utilities / Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

_____	_____
Signature	**Date**
_____	_____
Printed name	**For**

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS					
Except as provided in Public Resources Code section 21099, would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	2,3
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	3,4

SETTING:

The project site is in a rural residential area of unincorporated Gilroy, located south of the City of Gilroy, west of Watsonville Road, and accessed from Uvas Road. The property is zoned RR-5Ac-sr: Rural Residential with a minimum five-acre lot-size Combining District overlay, and a "-sr" scenic road overlay due to its proximity to Watsonville Road and Uvas Road, which are both designated by the County as scenic roads. The purpose of the "-sr" Scenic Roads Combining District is to protect the visual character of scenic roads in Santa Clara County through special development and sign regulations.

The proposed expansion area is accessed from Uvas Road, is relatively flat, and is composed of annual grasslands. Uvas-Carnadero Creek spans the eastern boundary of the expansion area, where there is an existing easement owned by Valley Water. The western property boundary contains a strip of oak woodlands that spans to the Santa Cruz mountain range, seen below in **Figure 4**.

Figure 4. View from site facing north towards Santa Cruz range

Watsonville Road is located approximately 800 feet from the site, but is separated from the site by a developed residential property and large spans of riparian vegetation along Uvas-Carnadero Creek that block any potential view of the site from Watsonville Road.

At the project entry access point from Uvas Road, there is an existing winery, Sycamore Creek Winery, which runs along the RV Park entry driveway. Uvas Road is approximately 2,100 feet from the expansion area and is not visible from the project site due to the location of winery structures and vegetation on the winery property. No new signage is proposed as part of this expansion and the existing RV Park signage is located along Uvas Road at the project entry.

The project site is surrounded by existing residential development and densely vegetated forest. The site is currently vacant and is comprised of level terrain dominated by annual grasslands.

Landscaping

Conceptual landscape plans (**Figure 5**) indicate proposed trees along the southeastern property line with new cedar solid wood fencing (**Figure 6**). Screening plants are proposed adjacent to the detention basin along the southern boundary of the project area. Plantings will be conditioned to be native.

Fencing is proposed to be natural cedar solid wood along the southern boundary of project area. The height of the fencing will not exceed six feet. The emergency access road proposed to run from Merriman Lane would have a solid cedar gate. Neither of these features would be visible from any public vantage point given the dense trees and shrubs along the perimeter of this area.

Figure 5. Conceptual Landscape Plans

Figure 6. Proposed fencing on south property line

Regulatory Framework:

County General Plan Policies Related to Scenic Resources

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

- **Policy R-PR 31** The visual integrity of the scenic gateways to the South County (Pacheco Pass, Hecker Pass, Route 101 south of Gilroy, and a Coyote greenbelt area north of Morgan Hill) should be protected.
- **Policy R-PR 45**: New structures should be located where they will not have a negative impact on the scenic quality of the area, and in rural areas they should generally be set back at least 100 feet from scenic roads and highways to minimize their visual impact.
- **Policy R-RC 37**: Lands near creeks, streams, and freshwater marshes shall be considered to be in a protected buffer area, consisting of the following:

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

- **Policy R-RC 39**: Within areas immediately adjacent to the stream buffer area, new development should minimize environmental impacts on the protected buffer area, and screening of obtrusive or unsightly aspects of a project should be considered as a means of preserving the scenic value of riparian areas.

County Zoning Ordinance

Pursuant to Zoning Ordinance § 3.30.050, both Uvas Road and Watsonville Road are designated as scenic roads. The purpose of the "-sr" Scenic Roads Combining District is to protect the visual character of scenic roads in Santa Clara County through special development and sign regulations. On scenic roads other than US 101, any structure, including signs, that is located within 100 feet of the right-of-way of a designated scenic roadway is subject to design review. Structures in the "-sr" Combining District that are not within 100 feet of a scenic roadway do not require design review in accordance with Zoning Ordinance § 3.30.030.

According to the County's adopted ASA guidelines, any proposed lighting shall be subdued and shall enhance the building design and landscaping. Lighting fixtures should not create glare for occupants or neighboring properties.

DISCUSSION:

a, b, c) No Impact. Watsonville Road and Uvas Roads are designated as scenic roads. The expansion area would include the a new 1,401 square foot (sq. ft.) restroom with showers, which would be centrally located around the new RV parking spaces. The expansion area is 800 feet from Watsonville Road and approximately 2,100 feet from Uvas Road. The area is not visible to motorists or members of the public outside the project site given its location away from the main roads and heavy brush separating the expansion area and the main RV Park. The project would therefore not impact any scenic vista.

The expansion area includes oak woodlands on the western boundary and riparian landcover along the southern border. The project would include the removal of 23 trees along the perimeter of the development area. A tree inventory was conducted by ECORP Consulting and indicated that the project would not impact more than 0.29 acres of oak woodlands.

No structures nor historic resources are located on the site, and there are no scenic historic resources located near the site; therefore, no impacts to scenic historic resources will result with the project. No rock outcroppings exist on the site, and there would be no impact under this criterion.

d) Less Than Significant Impact. The site is vacant and surrounded by residential properties to the west and south. The existing Thousand Trails RV Park is located north of subject site. A photometric plan was submitted proposing lighting at each RV parking stall, along the access road, and at the

restroom building.[2] According to the photometric study, conducted by Studio PAD in January 2023 and revised in April 2023, lighting will not cause light trespass or uplight pollution and proposed lighting will be well within the County standard of one foot candle of illumination. Furthermore, additional landscaping is proposed along the southerly lot line to minimize the impact of light. Thus the impact of the proposed project on day or nighttime views would be less than significant. No mitigation would be required.

MITIGATION: None required.

[2] Studio PAD Landscape Architecture. April 27, 2023. Conceptual Photometric Lighting Plan – Thousand Trails Morgan Hill Expansion.

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				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐	3, 23, 24, 26
b) Conflict with existing zoning for agricultural use?	☐	☐	☒	☐	9,
c) Conflict with an existing Williamson Act Contract or the County's Williamson Act Ordinance (Section C13 of County Ordinance Code)?	☐	☐	☐	☒	1, 28
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))?	☐	☐	☐	☒	1, 28
e) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒	32
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒	

SETTING:

The 7.11-acre parcel is zoned RR-5Ac-sr, with soil types of alluvial gravel, sand, and clay. The site contains *Farmland of Local Potential* (4.18 acres) according to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) database, with *Prime Farmland* soils. The remaining area is Grazing Land (2.93 acres).

The properties surrounding the subject property are zoned RR (Rural Residential). Surrounding properties are also designated as *Farmland of Local Importance, Urban Build-up, and Other Land* in the FMMP database.

The parcel is not under a Williamson Act Contract and contains no land classified as forest land. Per California Public Resources Code Section 12220(g), forest land is defined as land that can support ten percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Based on historical aerials of the property, this area does not appear to have been farmed or cultivated.

Regulatory Framework

State

The California Important Farmland Finder provides data compiled by the Farmland Mapping Monitoring Program (FMMP) pursuant to Section 65570 of the California Government Code. FMMP combines current land use information with U.S. Department of Agriculture Natural Resources Conservation Service soil survey data to calculate the area and type of Important Farmland in an area. State law, the Williamson Act, also provides for preservation of agricultural land through contracts with private property owners.

LESA Model – Department of Conservation

The Land Evaluation and Site Assessment (LESA) is a term used to define an approach for rating the relative quality of land resources based upon specific measurable features. The formulation of a California Agricultural LESA Model is the result of Senate Bill 850 (Chapter 812, 1993), which charged the Resources Agency, in consultation with the Governor's Office of Planning and Research, with developing an amendment to Appendix G of the CEQA Guidelines concerning agricultural lands. The model is intended to provide guidance to lead agencies as an optional methodology to ensure that significant effects on agricultural land conversions are considered and consistently applied. Factors included in the model include soil, project size, water sources, surrounding uses and surrounding protected resources. Each attribute is given a score and a threshold is quantified.

DISCUSSION:

a, b) Less Than Significant Impact The project proposes the expansion of an existing RV Park on an adjacent vacant lot. Surrounding parcels are zoned RR and residentially developed. Two parcels southeast of the property along Merriman Lane are zoned for agriculture but are also developed as residential lots. The parcel to the southwest of the property is zoned Hillside and is undeveloped.

Based on historical aerial photos of the site, it does not appear that the subject property was previously farmed or cultivated, but it was surrounded by historically small-scale-farmed properties. In the late 2000s, surrounding parcels ranging in size from 2-3 acres began to be developed with residential uses.

County staff, as assisted by Agricultural Advisors in 2023, used the LESA model, which includes factors such as soil (referred to as the "Land Evaluation") and the project size, water sources, surrounding uses, and surrounding protected resources (which are the "Site Assessment Factors") to assess the significance of farmland conversion. Soil types were used to determine the viability of the soil for agricultural use, or, in other words, the inherent soil-based qualities of land as they relate to agricultural suitability. County staff concluded, based on the score determined for the LESA assessment, that no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is present within the project site. Therefore, any conversion of agricultural land resulting from the proposed project would not be considered significant. Although the Land Evaluation scored relatively high based on the soil types, the Site Assessment Factors scored lower, due to site size and low water resource availability.

c - f) No Impact. The property is not encumbered by a Williamson Act contract, or within a forestland/timberland area, and therefore the proposed development would not conflict with County Williamson Act Guidelines, the County's Williamson Act Ordinance, or existing zoning for forestland

or timberland areas. The property is not within a forestland area, and therefore the proposed development would not result in the loss of forest land.

MITIGATION: None required.

C. AIR QUALITY						
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.						
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?	☐	☐	☒	☐	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?	☐	☒	☐	☐	5,29, 30
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	5,29, 30
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐	5, 29, 30

SETTING:

The proposed project is located in Santa Clara County and is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), which regulates air quality in the San Francisco Bay Area Air Basin (SFBAAB or Bay Area).

Regulatory Framework:

Federal and State

At the federal level, the United States Environmental Protection Agency (U.S. EPA) is responsible for overseeing implementation of the Clean Air Act and its subsequent amendments. The federal Clean Air Act requires the EPA to set national ambient air quality standards for the seven common air pollutants known as criteria air pollutants including ozone, carbon monoxide, nitrogen dioxide, particulate matter less than 10 microns and 2.5 microns in diameter (PM_{10} and $PM_{2.5}$), and lead. The California Air Resources Board (CARB) is the state agency that regulates mobile sources throughout the state and oversees implementation of the state air quality laws and regulations, including the California Clean Air Act. CARB has also adopted state ambient air quality standards. The U.S. EPA and CARB have adopted ambient air quality standards establishing permissible levels of these pollutants to protect public health and the climate. Violations of ambient air quality standards are based on air pollutant monitoring data and are determined for each air pollutant. Attainment status for a pollutant means that a given air district meets the standard set by the EPA and/or CARB.

Regional

As the regional air quality management authority for the Bay Area, the BAAQMD seeks to improve air quality conditions in Santa Clara County through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues. BAAQMD also regulates toxic air contaminants (TACs), long-term exposure to which is linked with respiratory conditions and increased risk of cancer. Major sources of TACs 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).

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

The Bay Area is considered a non-attainment area for ozone and $PM_{2.5}$ with respect to both the federal and state standards. The area is also considered non-attainment for PM_{10} for the state standard. As part of an effort to attain and maintain ambient air quality standards for ozone and particulate matter, BAAQMD has established thresholds of significance for these air pollutants and their precursors to be used in the evaluation of impacts of development projects. BAAQMD has established thresholds for ozone precursor pollutants (reactive organic compounds [ROG] and oxides of nitrogen [NOx]), PM_{10}, and $PM_{2.5}$ and apply to both construction and operational impacts. BAAQMD CEQA Air Quality thresholds used in this analysis are identified in **Table C-1** below.

TABLE C-1
BAAQMD CEQA AIR QUALITY SIGNIFICANCE THRESHOLDS

Pollutant	Construction Thresholds – Average Daily Emissions (pounds per day)	Operational Thresholds	
		Average Daily Emissions (pounds per day)	Maximum Annual Emissions (tons per year)
ROG	54	54	10
NOx	54	54	10
PM_{10}	82 (exhaust)	82	15
$PM_{2.5}$	54 (exhaust)	54	10
Fugitive Dust	Construction Dust Ordinance or other best management practices (BMPs)	Not applicable	
CO	Not applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Risks and Hazards for New Sources and Receptors (Project)	Same as operational thresholds	• Increased cancer risk of > 10.0 in 1 million • Increased non-cancer risk of > 1.0 Hazard Index (chronic or acute) • Ambient $PM_{2.5}$ increase > 0.3 $\mu g/m^3$ annual average (Zone of influence: 1,000-foot radius from property line of source or receptor)	
Risks and Hazards for New Sources and Receptors (Cumulative)	Same as operational thresholds	• Increased cancer risk of > 100 in 1 million • Increased non-cancer risk of > 10.0 Hazard Index (chronic or acute) • Ambient $PM_{2.5}$ increase > 0.8 $\mu g/m^3$ annual average (Zone of influence: 1,000-foot radius from property line of source or receptor)	

ABBREVIATIONS: $\mu g/m^3$ = micrograms per cubic meter; BAAQMD = Bay Area Air Quality Management District; CEQA = California Environmental Quality Act; CO = carbon monoxide; NOx = oxides of nitrogen; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter; PM_{10} = particulate matter 10 microns or less in diameter; ppm = parts per million; ROG = reactive organic gases

SOURCE: BAAQMD, *2022 California Environmental Quality Act Air Quality Guidelines*, April 2023. Available at: www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-guidelines-2022/ceqa-guidelines-chapter-3-thresholds_final_v2-pdf.pdf?rev=a976830cce0c4a6bb624b020f72d25b3. Accessed April 2025.

As stated in the BAAQMD CEQA Air Quality Guidelines, air pollution by its nature is largely a cumulative impact. A project's individual emissions may contribute to existing cumulatively significant adverse air quality impacts, even if the instant project by itself is not significant in size to result in the nonattainment of air quality standards.

DISCUSSION:

a) Less Than Significant. The 2017 CAP is the applicable air quality plan for the SFBAAB within which the Project area is located. The BAAQMD CEQA Guidelines recommend that a project's consistency with the current air quality plan be evaluated using the following three criteria:

- The project supports the goals of the air quality plan,
- The project includes applicable control measures from the air quality plan, and
- The project does not disrupt or hinder implementation of any control measures from the air quality plan.

The primary goals of the 2017 Clean Air Plan are to protect air quality and public health at the regional and local scale and protect the climate by reducing regional criteria air pollutant emissions and

reducing local air quality-related health risks (by meeting federal and state ambient air quality standards). To meet these goals, the 2017 Clean Air Plan includes 85 control measures aimed at reducing air pollutants in the SFBAAB. These control measures are grouped into the following sectors: stationary (industrial) sources, transportation, energy, buildings, agriculture, natural and working lands, and waste management.

The vast majority of the control measures included in the 2017 Clean Air Plan do not apply directly to the project because they target facilities or land uses that do not currently exist and are not proposed by the project (e.g., energy generation, waste management, agricultural, forest or pasture lands); vehicles or equipment that would not be employed in the project area (e.g., airplanes, farming equipment); and/or involve rulemaking or other actions under the jurisdiction of agencies not directly involved with design and approval of the project and its related actions. In addition, 40 of these measures address stationary sources (such as oil refineries and cement kilns, and large boilers used in commercial and industrial facilities) and will be implemented by the BAAQMD using its permit authority and are therefore not suited to implementation through local planning efforts.

BAAQMD recommends conducting a quantitative comparison of a project's emissions with the recommended BAAQMD thresholds and a qualitative evaluation of a project's consistency with applicable control measures to show consistency with the applicable clean air plan. As indicated below in checklist discussion b), the project would result in a less-than-significant impact related to construction emissions with the implementation of Mitigation Measure AIR-1: Implement BAAQMD's Best Management Practices for Controlling Particulate Emissions during Construction, which includes BAAQMD's recommended basic and enhanced fugitive dust control measures. The project would also generate emissions at levels less than the significance thresholds during long-term operations. Therefore, the project would support the primary goals of the 2017 Clean Air Plan.

Of the 85 control measures in the 2017 Clean Air Plan aimed at reducing air pollution in the Bay Area, the measures applicable to the project are primarily those that address emissions from construction equipment and handling of construction waste. Therefore, applicable control measures include:

- TR22, which addresses emissions from construction equipment;
- SS36, which addresses particulate matter from trackout;
- SS38, which addresses fugitive dust emissions from traffic and other operations on construction sites, large disturbed surfaces, and other sources of fugitive particulate matter emissions; and
- WA4, which is a waste reduction measure that requires jurisdictions to develop and promote model ordinances on community-wide zero-waste goals including recycling of construction and demolition materials in commercial and public construction projects.

TR22 uses various strategies to reduce emissions from construction and farming equipment (e.g., incentives for equipment upgrades and/or use of renewable electricity and fuels). Since 2009, BAAQMD has provided more than $38 million to replace and/or upgrade hundreds of pieces of older, often uncontrolled equipment used in construction, cargo handling, and agricultural operations with newer units that have engines certified to the cleanest available standards. The project would benefit from this ongoing program and would not conflict with its implementation. Control measures SS36 and SS38 are implemented at the BAAQMD level through amendments to its regulation 6, Particulate Matter; Rule 1: General Requirements (Rule 6-1) and Rule 6: Trackout (Rule 6-6), which address mud and dirt that can be "tracked out" from construction sites, bulk material storage areas, and disturbed surfaces onto

public paved roads where vehicle traffic will pulverize the mud and dirt into fine particles and entrain them into the air. Implementing Mitigation Measure AIR-1 would ensure project consistency with these rules and regulations. Control measure WA4 is implemented through the local requirements for construction and demolition waste tracking to meet waste reduction and diversion goals. For these reasons, the project would neither be inconsistent with nor hinder implementation of the 2017 Clean Air Plan's control measures.

In summary, the project would be consistent with all three criteria listed above for evaluating consistency with the 2017 Clean Air Plan and therefore would not conflict with or obstruct implementation of the 2017 Clean Air Plan. This impact would be **less than significant** during the construction and operational phases.

b) Less Than Significant with Mitigation. Emissions associated with project construction would be temporary and short-term but have the potential to result in a significant air quality impact. Construction emissions would be generated primarily from three sources: operation of the construction equipment and vehicles (i.e., tractors, forklifts, pavers), fugitive dust during ground disturbance activities such as site clearing, grading and excavation, and fugitive ROG emissions from the use of asphalt or other oil-based substances during paving and coating activities. Construction equipment and vehicles would use diesel and gasoline fuels, the combustion of which would generate criteria air pollutant and TAC emissions. Construction activities such as excavation and grading operations, construction vehicle movement over unpaved surfaces, and wind blowing over exposed soils would generate fugitive PM emissions that could affect local air quality during construction.

The analysis presented below is based on the Air Quality and Greenhouse Gas Emissions Assessment for the project prepared by ECORP Consulting, Inc. Criteria air pollutant emissions associated with project construction were modeled using the California Emissions Estimator Model (CalEEMod version 4.0), which is designed to model emissions for land use development projects, based on typical construction requirements. Estimated emissions as average pounds per day over the course of construction are presented in **Table C-2**. As shown in Table C-2, emissions generated during project construction would not exceed the BAAQMD's threshold of significance for construction.

TABLE C-2
PROJECT CONSTRUCTION EMISSIONS OF CRITERIA AIR POLLUTANTS

Construction Year	Average Daily Emissions (pounds per day)			
	ROG	NOx	Exhaust PM_{10}[a]	Exhaust $PM_{2.5}$[a]
Year 1	2.7	27.6	1.3	1.3
Year 2	9.6	26.5	1.2	0.6
BAAQMD Significance Thresholds	54	54	82	54
Significant?	No	No	No	No

NOTES:

a. Pursuant to BAAQMD methodology, PM_{10} and $PM_{2.5}$ emissions presented include only exhaust emissions, and not emissions from tire wear, brake wear, and fugitive dust.

SOURCE: ECORP Consulting, Inc., Air Quality & Greenhouse Gas Emissions Assessment – Thousand Trails Morgan Hill RV Park Expansion Project, Santa Clara County, California, September 2022.

In addition to criteria air pollutants emitted in combustion exhaust of construction equipment and vehicles, construction-related activities, such as soil disturbance, grading, and material hauling, can also result in fugitive dust emissions (e.g., $PM_{2.5}$ and PM_{10}). The BAAQMD considers a project to have a less-than-significant criteria air pollutant impact related to construction-related fugitive dust emissions, if it implements all BAAQMD's basic best management practices (BMPs) listed in Table 5-2 of the *2022 BAAQMD CEQA Guidelines*. BAAQMD recommends implementing these BMPs whether or not construction-related emissions exceed the applicable significance thresholds. These measures reduce particulate emissions primarily during soil movement, grading, and demolition activities, but also during vehicle and equipment movement on unpaved project areas and are included as Mitigation Measure AIR-1.

Implementation of the project would also result in long-term operational emissions of criteria air pollutants and ozone precursors. Operational emissions from the project would be generated primarily from RVs and standard vehicles driven by visitors and employees. The analysis assumes the project would be built out and operational in the year 2025.

TABLE C-3
OPERATIONAL EMISSIONS OF CRITERIA AIR POLLUTANTS

Emissions	Criteria Air Pollutant			
	ROG	NOx	PM_{10}	$PM_{2.5}$
Project Daily Emissions - Summer (pounds per day)	1.2	7.6	2.8	0.9
Project Daily Emissions - Winter (pounds per day)	0.7	8.2	2.8	0.9
BAAQMD Operational Significance Thresholds - Daily	54	54	82	54
Significant?	No	No	No	No
Project Annual Emissions (tons per year)	0.15	1.36	0.47	0.16
BAAQMD Operational Significance Thresholds - Annual	10	10	15	10
Significant?	No	No	No	No

SOURCE: ECORP Consulting, Inc., Air Quality & Greenhouse Gas Emissions Assessment – Thousand Trails Morgan Hill RV Park Expansion Project, Santa Clara County, California, September 2022.

As shown in Table C-3, criteria air pollutant emissions associated with operation of the proposed project were found not to exceed the significance thresholds set forth by the BAAQMD resulting in a less-than-significant impact.

> **MM AIR-1: Implement BAAQMD's Best Management Practices for Controlling Particulate Emissions during Construction.** To reduce impacts from fugitive dust emissions during construction, construction contractors shall be required to implement the following Best Management Practices during activities involving soil disturbance, grading, and material hauling:
>
> - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
> - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

Significance after Mitigation: With implementation of Mitigation Measure AIR-1, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the SFBAAB is in nonattainment under an applicable federal or state ambient air quality standard. Therefore, this impact would be **less than significant with mitigation**.

c) Less Than Significant. BAAQMD defines sensitive receptors as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, elderly people, and people with illnesses. Examples include land uses such as schools, hospitals, and residential areas. Land uses such as schools, day care centers, hospitals, and nursing and convalescent homes are considered sensitive to poor air quality because the population groups associated with these uses have increased susceptibility to respiratory distress. Residential uses are considered sensitive because these individuals with increased susceptibility could be present there and are often at home for extended periods of time, so they can be exposed to pollutants for extended periods.

Land uses surrounding the project site include the existing Thousand Trails RV Park to the north, a mix of residences, agricultural vineyards, and commercial wineries to the south and east, with minimally developed, vegetated land to the west. The nearest sensitive receptor is a residence located approximately 140 feet south of the project site. As shown in Table C-2, exhaust PM_{10} emissions which are considered a surrogate for diesel particulate matter emissions by CARB would average 1.2 to 1.3 pounds per day over the construction period. Given the temporary nature of construction activities which are expected to last over four to six months, limited duration of site grading and excavation, and spatial distribution of construction equipment over the entire project site, this level of exposure over the construction period to nearby residences is not likely to result in significant health risk and hazard impacts. This impact would be **less than significant**.

Once operational, the project would not introduce any new stationary sources of TACs. Though some of the RVs using the camp site could be diesel powered, their engines would not be in operation at the camp site and they would be plugged in to electric outlets at the site that provide power to the RVs

while at the site. Therefore, operational health risk impacts of the project would also be **less than significant**.

d) Less Than Significant. There are no existing uses on or in the vicinity of the project site that are considered major sources of odors by the BAAQMD. During construction, combustion of diesel in various diesel-powered equipment and vehicles would create localized odors while in use. These odors would be intermittent and temporary, lasting only for the duration of construction activities, and are not likely to be noticeable for extended periods of time beyond the boundaries of the project sites. Therefore, the potential for diesel odor impacts during construction would be **less than significant**.

Once operational, there would be no sources of odor associated with the project. Proposed septic pumping would not result in onsite odors unless in the event of a malfunction. Therefore, there would be **no impact**.

D. BIOLOGICAL RESOURCES					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐	1, 2, 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?	☐	☐	☒	☐	2, 3,7, 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?	☐	☐	☒	☐	2, 3, 7, 17n, 32
d) Have a substantial adverse effect on oak woodland habitat as defined by Oak Woodlands Conservation Law (conversion/loss of oak woodlands) – Public Resource Code 21083.4?	☐	☐	☒	☐	1, 3, 32
e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?	☐	☐	☒	☐	1,7, 17b, 17o
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	32
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☒	☐	3,4, 17l

SETTING:

This section describes the biological resources in the project area. The project area is located south of the City of Gilroy and west of Watsonville Road, within a flat to gently sloping terrain at an elevation range of approximately 360 to 400 feet above mean sea level (MSL) in the San Francisco Bay Area Subregion. Average precipitation is approximately 19.77 inches (NOAA 2022b). Land covers found within the proposed project area and the surrounding land cover include Coast Live Oak Forest and Woodland, Grain, Row-crop, Hay and Pasture, Disked/Short-term Fallowed, Mixed Riparian Forest and Woodland, Rural Residential, and Riverine. These land cover types can support several special-status wildlife species.

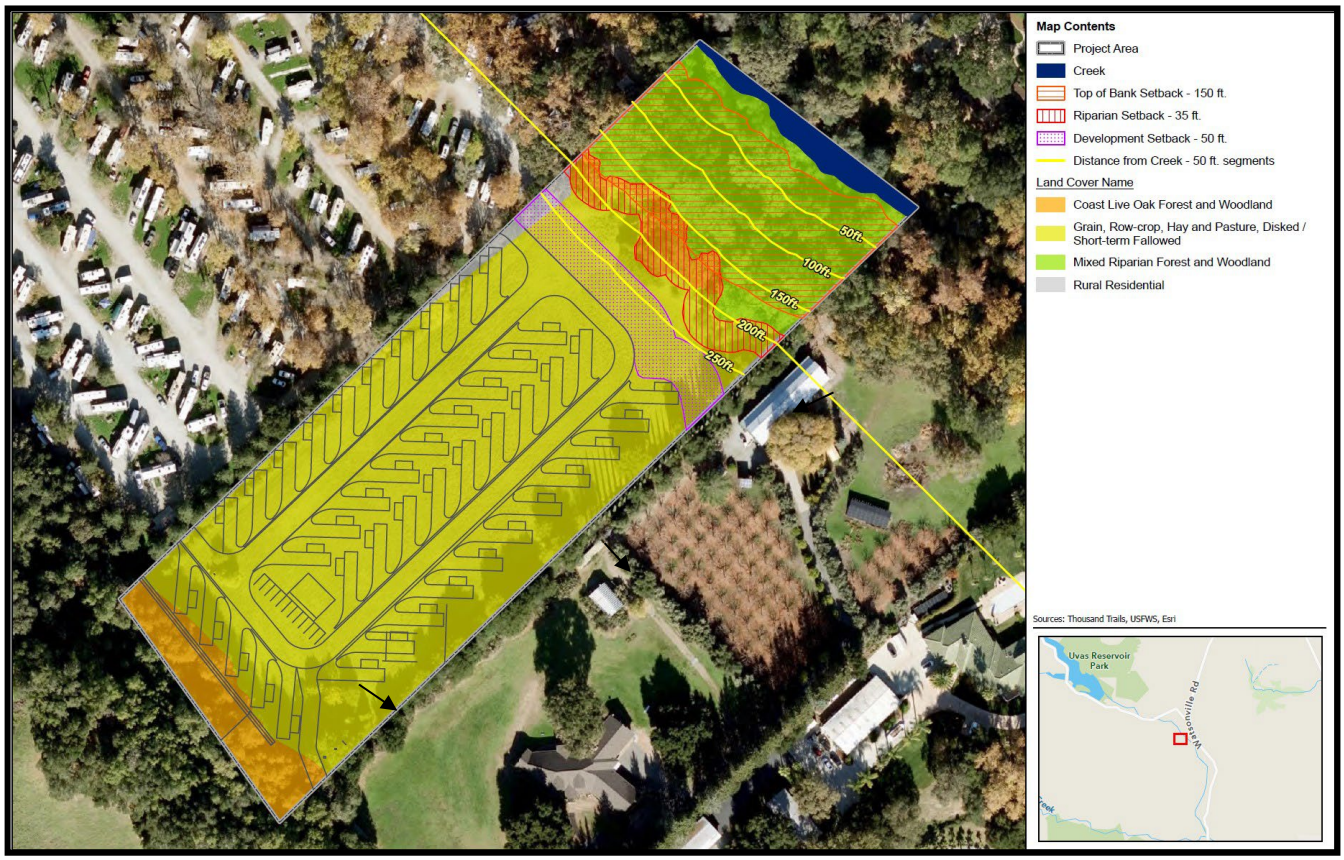
Landcover Types

The property is within the coverage area for the Santa Clara Valley Habitat Plan (SCVHP) and has a mapped landcover of Grain, Row-crop, Hay and Pasture, Disked / Short-term with Willow Riparian Forest and Scrub. The site contains approximately .40 acres of Coast Live Oak Forest and Woodland and approximately 1.60 acres of Willow Riparian Forest and Woodland, located along the Uvas Creek corridor, and consists of a closed to nearly closed canopy of California sycamore (*Platanus racemosa*),

California bay laurel (*Umbellularia californica*), valley oak (*Quercus Lobato*), California buckeye (*Aesculus californica*), and coast live oak (*Quercus agrifolia*). Most of this woody riparian vegetation is located on a floodplain terrace several feet above the creek elevation. Uvas-Carnadero Creek is listed by the SCVHP as a Category 1 stream, is outside of the urban service area, and is subject to a 150 -foot setback from top of bank, a 35 foot buffer for site that supports riparian vegetation (mixed riparian forest and woodland), and 50 foot development setback for permanent impact. Refer to **Figure 7** Habitat Plan Land Cover Areas.

The project would include removal of 23 trees within the project area, most of which are located along the perimeter of the project area. These trees are in varying states of decline and/or located within the development fringe.

Figure 7. Habitat Plan Land Cover Areas



Methods

A Biological Resources Assessment dated February 1, 2023, prepared by ECORP Consulting, was prepared for the project. ECORP designated a "Study Area" which included the full 7.1-acre parcel, including the 5.6-acre project footprint, within which biological resource issues were assessed. Biological resources within the proposed Study Area were identified and analyzed by ECORP biologists using the Santa Clara Valley Habitat Plan-Covered Species (SCVHP), a literature review, and a field assessment. Species included in the SCVHP were analyzed using SCVHP-Modeled Species Habitat data to determine potential to occur in the Study Area, while other special-status species not included in the SCVHP were analyzed through a literature review and field assessment conducted by

ECORP field biologists. The following resources were queried to determine the potential for listed species not included in the SCVHP to occur:

- CDFW California Natural Diversity Database (CNDDB) record search for the "Mount Madonna, California" 7.5 minute quadrangle and the eight surrounding United States Geological Survey (USGS) quadrangles (CDFW 2022a).
- USFWS Information, Planning, and Consultation System Resource Report List for the Study Area.
- California Native Plant Society (CNPS) electronic Inventory of Rare and Endangered Plants of California was queried for the "Mount Madonna, California" 7.5 minute quadrangle and the eight surrounding USGS quadrangles (CNPS 2022).
- National Oceanic and Atmospheric Administration (NOAA) Protected App-West Coast Edition version 1.0 (NOAA 2022a).

The field assessment for special-status species was conducted on foot and included visual assessments. Vegetation communities occurring within the proposed project area were characterized and noted, and the biological resource information collected included potential aquatic resources, animal species observed, plant species observed, habitat and vegetation communities, and representative photographs of the proposed project area.

Special Status Species

Oak woodland provides suitable habitat and food sources for many native plants and animals. There are 9 special-status plant species identified as having potential to occur in the study area as coast live oak woodland provides suitable habitat for them. These plants include the Anderson's manzanita (*Arctostaphylos andersonit*), Big-scale balsamroot (*Balsamorhiza macrolepis*), Robust spineflower (*Chorizanthe robusta var. robusta*), Fragrant fritillary (*Fritillaria liliacea*), Loma Prieta hoita (*Hoita strobilina*), Arcuate bush-mallow (*Malacothamnus arcuatus*), Woodland woolythreads (*Monolopia gracilens*), Dudley's lousewort (*Pedicularis dudleyi*), and the Santa Cruz clover (*Trifolium buckwestiorum*) (**Table D-1**).

Species that were considered potentially occurring on-site were rated based on the following criteria:

> **Present** - Species was observed during field surveys or is known to occur within the Study Area based on documented occurrences within the CNDDB, SCVHP, or other literature.
>
> **Potential to Occur** - Habitat (including soils and elevation requirements) for the species occurs within the Study Area based on site assessment, literature research, or SCVHP-Modeled Species Habitat data.
>
> **Low Potential to Occur** - Marginal or limited amounts of habitat occur, and/or the species is not known to occur within the vicinity of the Study Area based on CNDDB records and other available documentation. This designation is only used for species that are not SCVHP-Covered Species, or for SCVHP-Covered Species that do not have SCVHP-Modeled Species Habitat within the Study Area but have otherwise been found to have potential to occur onsite based on the field assessment.
>
> **Absent -** No suitable habitat (including soils and elevation requirements) and/or the species is not known to occur within the vicinity of the Study Area based on CNDDB records and other

documentation or SCVHP-Modeled Species Habitat data does not indicate that habitat for the species occurs within the site.

This impact analysis only includes the following species that were found to have **potential to occur**. There were no special-status species present within the proposed project area based agency database queries, nor were any such species observed by ECORP biologists during field surveys.

TABLE D-1
SPECIAL-STATUS SPECIES EVALUATED FOR THE PROPOSED PROJECT AREA

Common Name (*Scientific Name)*	Status			Habitat Description	Observation Period	Potential to Occur Onsite
	ESA	CESA	Other			
Plants						
Anderson's manzanita (*Arctostaphylos andersonii)*	-	-	1B.2	Openings and edges in broadleaf upland forest, chaparral, and North Coast coniferous forest (195'–2,495').	November – May	**Potential to occur.** The live oak woodland within the Study Area may provide suitable habitat for this species. There are 6 documented CNDDB occurrences within 5 miles of the Study Area.
Big-scale balsamroot (*Balsamorhiza macrolepis)*	-	-	1B.2	Chaparral, cismontane woodland, and valley and foothill grassland, sometimes on serpentinite soils (150'–5,100').	March - June	**Potential to occur.** The live oak woodland within the Study Area may provide suitable habitat for this species. There are no documented CNDDB occurrences within 5 miles of the Study Area.
Robust spineflower (*Chorizanthe robusta* var. *robusta*)	FE	-	1B.1	Sandy or gravelly soils within maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub (10'–985').	April – September	**Potential to occur.** The live oak woodland within the Study Area may provide suitable habitat for this species. There are no CNDDB occurrences within 5 miles of the Study Area.
Fragrant fritillary (*Fritillaria liliacea)*	-	-	1B.2; SCVHP	Cismontane woodland, coastal prairie, coastal scrub, and valley and foothill grassland, often on serpentinite substrates (10'–1,345').	February – April	***Low potential to occur***. The live oak woodland within the Study Area may provide marginally suitable habitat for this species. There are no CNDDB occurrences within 5 miles of the Study Area.
Loma Prieta hoita (*Hoita strobilina*)	-	-	1B.1; SCVHP	Mesic areas in chaparral, cismontane woodland, and riparian woodland, usually on serpentinite substrates (100'–2,820').	May – July	***Low potential to occur.*** The riparian woodland within the Study Area may provide marginally suitable habitat for this species. There are 3 CNDDB occurrences within 5 miles of the Study Area.
Arcuate bush-mallow (*Malacothamnus arcuatus*)	-	-	1B.2	Chaparral and cismontane woodland (50'–1,165').	April – September	**Potential to occur.** The live oak woodland within the Study Area may provide suitable habitat for this species. There are 2 CNDDB occurrences within 5 miles of the Study Area.
Woodland woolythreads (*Monolopia gracilens*)	-	-	1B.2	Serpentinite substrates in openings in broadleaf upland forest and chaparral, cismontane woodland, openings in North Coast coniferous forest, and valley and foothill grassland (330'–3,935').	March – July	***Low potential to occur.*** The live oak woodland within the Study Area may provide marginally suitable habitat for this species. There are 3

Common Name (*Scientific Name)*	Status			Habitat Description	Observation Period	Potential to Occur Onsite
	ESA	CESA	Other			
						CNDDB occurrences within 5 miles of the Study Area.
Dudley's lousewort (*Pedicularis dudleya*)	-	CR	1B.2	Maritime chaparral, cismontane woodland, north coast coniferous forest, and valley and foothill grassland (195'–2,955').	April – June	**Potential to occur.** The live oak woodland within the Study Area may provide suitable habitat for this species. There are no CNDDB occurrences within 5 miles of the Study Area.
Santa Cruz clover (*Trifolium buckwestiorum*)	-	-	1B.2	Gravelly sites and on the margins of broadleafed upland forest, cismontane woodland, and coastal prairie (345'–2,000').	April – October	**Potential to occur.** Potential to occur. The live oak woodland within the Study Area may provide suitable habitat for this species. There are no CNDDB occurrences within 5 miles of the Study Area.
Fish						
Southern Coastal (Monterey) roach (*Hesperoleucus venustus subditus*)	-	-	SSC	Found in small warm streams but are capable of thriving in larger colder streams.		**Potential to occur.** Uvas Creek provides suitable habitat for this species. They are widely distributed in the Pajaro River watershed. There are no CNDDB occurrences within 5 miles of the Study Area.
Monterey hitch (*Lavinia exilicauda harengus*)	-	-	SSC	Found in slow warm water, including lakes and quiet stretches of river, and sometimes in cool and clear, low-gradient streams, hiding among aquatic vegetation in sandy runs or pools.		**Potential to occur.** Uvas Creek provides suitable habitat for this species. They are widely distributed in the Pajaro River watershed. There is one CNDDB occurrence within 5 miles of the Study Area.
Steelhead (CA South-Central California Coast DPS) (*Oncorhynchus mykiss irideus*)	FT	-	-	Fast-flowing, well-oxygenated rivers and streams. This DPS, includes naturally spawned anadromous steelhead originating below natural and manufactured impassable barriers from the Pajaro River to (but not including) the Santa Maria River.		**Potential to occur.** Uvas Creek provides suitable habitat for this species. There are two CNDDB occurrences within 5 miles of the Study Area.
Amphibians						
Foothill yellow-legged frog West/Central Coast Clade (*Rana boylii*)	-	CE	SSC, SCVHP	Foothill yellowlegged frogs can be active all year in warmer locations but may become inactive or hibernate in colder climates. At lower elevations, foothill yellowlegged frogs likely spend most of the year in or near streams. Adult frogs, primarily males, will gather along main-stem rivers during spring to breed.		**Potential to Occur.** Uvas Creek represents Modeled Habitat but is considered secondary habitat (low use habitat) according to the SCVHP. There are four CNDDB occurrences within 5 miles of the Study Area.

Common Name (*Scientific Name)*	Status			Habitat Description	Observation Period	Potential to Occur Onsite
	ESA	CESA	Other			
California red-legged frog (*Rana draytonii*)	FT	-	SSC, SCVHP	Lowlands or foothills at waters with dense shrubby or emergent riparian vegetation. Adults must have aestivation habitat to endure summer dry down.		**Potential to occur.** Uvas Creek represents SCVHP modeled breeding habitat for this species. There are five CNDDB occurrences within 5 miles of the Study Area.
Reptiles						
Southwestern pond turtle (*Actinemys pallida*)	FC	-	SSC, SCVHP	Requires basking sites and upland habitats up to 0.5 km from water for egg laying. Uses ponds, streams, detention basins, and irrigation ditches.		**Potential to occur.** Uvas Creek provides suitable habitat for this species. There are 10 CNDDB occurrences within 5 miles of the Study Area.
Birds						
Cooper's hawk (*Accipiter cooperii*)	-	-	CDFW WL	Nests in trees in riparian woodlands in deciduous, mixed and evergreen forests, as well as urban landscapes.	March – July	**Potential to occur.** The oak woodland and riparian communities in the Study Area support suitable nesting habitat. There are no CNDDB occurrences within 5 miles of the Study Area.
Tricolored blackbird (*Agelaius tricolor*)	-	CT	BCC, SSC, SCVHP	Breeds locally west of Cascade- Sierra Nevada and southeastern deserts from Humboldt and Shasta Cos south to San Bernardino, Riverside and San Diego Counties. Central California, Sierra Nevada foothills and Central Valley, Siskiyou, Modoc and Lassen Counties. Nests colonially in freshwater marsh, blackberry bramble, milk thistle, triticale fields, weedy (mustard, mallow) fields, giant cane, safflower, stinging nettles, tamarisk, riparian scrublands and forests, fiddleneck and fava bean fields.	March – August	***Low potential to occur.*** There is SCVHP Modeled Habitat mapped for the Study Area. However, there is no suitable breeding habitat (e.g., marsh, thistle, brambles) in the Study Area. There are no CNDDB occurrences within 5 miles of the Study Area.
Oak titmouse (*Baeolophus inornatus*)	-	-	BBC	Nests in tree cavities within dry oak or oak-pine woodland and riparian; where oaks are absent, they nest in juniper woodland, open forests (gray, Jeffrey, Coulter, pinyon pines and Joshua tree)	March – July	**Potential to occur.** The oak woodland and riparian communities in the Study Area support suitable nesting habitat. There are no CNDDB occurrences within 5 miles of the Study Area.
Olive-sided flycatcher (*Contopus cooperi*)	-	-	SSC, BBC	Nests in montane and northern coniferous forests, in forest openings, forest edges, semiopen forest stands. In California, nests in coastal forests, Cascade and Sierra Nevada region. Winters in Central to South America.	May – August	**Potential to occur.** The oak woodland and riparian communities in the Study Area support suitable nesting habitat. There are no CNDDB occurrence within 5 miles of the Study Area.

Common Name (*Scientific Name)*	Status			Habitat Description	Observation Period	Potential to Occur Onsite
	ESA	CESA	Other			
Nuttall's woodpecker (*Dryobates nuttallii*)	-	-	BCC	Resident from northern California south to Baja California. Nests in tree cavities in oak woodlands and riparian woodlands.	April – July	**Potential to occur.** The oak woodland and riparian communities in the Study Area support suitable nesting habitat. There are no CNDDB occurrences within 5 miles of the Study Area.
White-tailed kite (*Elanus leucurus*)	-	-	CFP	Nesting occurs within trees in low elevation grassland, agricultural, wetland, oak woodland, riparian, savannah, and urban habitats.	March – August	**Potential to occur.** The oak woodland and riparian communities in the Study Area support suitable nesting habitat. There is 1 CNDDB occurrence within 5 miles of the Study Area.
Yellow-billed magpie (*Pica nutalli*)	-	-	BCC	Endemic to California; found in the Central Valley and coast range south of San Francisco Bay and north of Los Angeles County; nesting habitat includes oak savannah with large in large expanses of open ground; also found in urban parklike settings.	April - June	**Potential to occur.** The oak woodland and riparian communities in the Study Area support suitable nesting habitat. There are no CNDDB occurrences within 5 miles of the Study Area.
Allen's hummingbird (*Selasphorus sasin*)	-	-	BCC	Breeds along narrow coastal band from SW Oregon south to Santa Barbara and Ventura counties. Channel Islands. Migratory subspecies winter in Mexico, and *sedentarius* resident on Channel Islands and coastal southern California. Breeding occurs in coastal scrub, riparian habitat, mixed evergreen or live oak woodlands.	February – June	**Potential to occur.** The oak woodland and riparian communities in the Study Area support suitable nesting habitat. There are no CNDDB occurrences within 5 miles of the Study Area.
Lawrence's goldfinch (*Spinus lawrencei*)	-	-	BCC	Breeds in Sierra Nevada and inner Coast Range foothills surrounding the Central Valley and the southern Coast Range to Santa Barbara County east through southern California to the Mojave Desert and Colorado Desert into the Peninsular Range. Nests in arid and open woodlands with chaparral or other brushy areas, tall annual weed fields, and a water source (e.g., small stream, pond, lake), and to a lesser extent riparian woodland, coastal scrub, evergreen forests, pinyon juniper woodland, planted conifers, and ranches or rural residences near weedy fields and water.	March – September	**Potential to occur.** The pasture in the Study Area supports suitable nesting habitat. There are no CNDDB occurrences within 5 miles of the Study Area.

Common Name (*Scientific Name)*	Status			Habitat Description	Observation Period	Potential to Occur Onsite
	ESA	CESA	Other			
Least Bell's vireo (*Vireo bellii pusillus*)	FE	CE	SCVHP	In California, breeding range includes Ventura, Los Angeles, Riverside, Orange, San Diego, and San Bernardino counties, and rarely Stanislaus and Santa Clara counties. Nesting habitat includes dense, low shrubby vegetation in riparian areas, brushy fields, young second growth woodland, scrub oak, coastal chaparral and mesquite brushland. Winters in southern Baja California Sur.	April1 – July 31	***Low Potential to occur.*** There is SCVHP Modeled Habitat mapped for the Study Area. However, there is no suitable early successional riparian vegetation in the Study Area. There are no CNDDB occurrences within 5 miles of the Study Area.
Mammals						
Pallid bat (*Antrozous pallidus*)	-	-	SSC	Crevices in rocky outcrops and cliffs, caves, mines, trees (e.g., basal hollows of redwoods, cavities of oaks, exfoliating pine and oak bark, deciduous trees in riparian areas, and fruit trees in orchards). Also roosts in various human structures such as bridges, barns, porches, bat boxes, and human occupied as well as vacant buildings (Western Bat Working Group [WBWG] 2022).		**Potential to occur.** The live oak woodland within the Study Area may provide suitable habitat for this species. There are no CNDDB occurrences within 5 miles of the Study Area.
Townsend's big-eared bat (*Corynorhinus townsendii*)	-	-	SSC	Caves, mines, buildings, rock crevices, trees.	April – September	**Potential to occur.** The live oak woodland within the Study Area may provide suitable habitat for this species. There are no CNDDB occurrences within 5 miles of the Study Area.

Status Codes:

FESA	Federal Endangered Species Act	CNDDB	Species that is tracked by CDFW's CNDDB but does not have any of the above special-status designations otherwise
CESA	California Endangered Species Act		
FE	FESA listed, Endangered	1B	CRPR/Rare or Endangered in California and elsewhere
FC	Candidate for FESA listing as Threatened or Endangered	2B	Plants rare, threatened, or endangered in California but more common elsewhere
FT	FESA listed, Threatened		
BCC	USFWS Bird of Conservation Concern (USFWS 2021)	3	CRPR/Plants About Which More Information is Needed – A Review List
CR	CESA- or NPPA-listed, Rare	4	CRPR/Plants of Limited Distribution – A Watch List
CT	CESA- or NPPA-listed, Threatened	0.1	Threat Rank/Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)
CE	CESA or NPPA listed, Endangered		
CFP	California Fish and Game Code Fully Protected Species (Sections 3511-birds, 4700- mammals, 5050-reptiles/amphibians)	0.2	Threat Rank/Moderately threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat)
CDFW	WL CDFW Watch List	0.3	Threat Rank/Not very threatened in California (<20% of occurrences threatened/low degree and immediacy of threat or no current threats known)
SSC	CDFW Species of Special Concern (CDFW, updated July 2017)		
Delisted	Formally Delisted (delisted species are monitored for 5 years).		
SCVHP	Species covered by the SCVHP		

There are two potentially occurring SCVHP-Covered birds in the Study Area—least Bell's vireo (Vireo bellii pusillus) and tricolored blackbird (*Agelaius tricolor*). Based on observations made by the ECORP biologist during the site reconnaissance, the required habitat components, such as dense early-successional riparian understory (for the vireo) or dense emergent marsh or prickly spiny thickets (for the blackbird), are not present[3]. The site contains potential habitat for eight special-status birds which include Allen's hummingbird (*Selasphorus sasin*), White-tailed kite (*Elanus leucurus*), Cooper's hawk (*Accipiter cooperii*), Nuttall's woodpecker (*Dryobates nuttallii*), olive-sided flycatcher (*Contopus cooperi*), yellow-billed magpie (*Pica nuttalli*), Oak titmouse (*Baeolophus inornatus*), and Lawrence's goldfinch (*Spinus lawrencei*).

The site supports potential roosting habitat for other special-status bats—Townsend's big-eared bat (*Corynorhinus townsendii*) and pallid bat (*Antrozous pallidus*).

Sensitive Natural Communities

Four sensitive natural communities were identified as having the potential to occur within the site by the biologist. These included Central Dune Scrub, Serpentine Bunchgrass, Coastal and Valley Freshwater Marsh, and Sycamore Alluvial Woodland. None of these sensitive communities are present; however, the riparian woodland and forest onsite could be considered a sensitive community.

Wildlife Movement Corridors

Wildlife movement could be impacted with the development given the sensitive species likely to occur on-site. In addition, riparian vegetated stream corridors can also serve as wildlife movement corridors. Wildlife corridors are considered adequately protected through the provisions of SCVHP. The California Essential Habitat Connectivity Project is part of the CDFW and the California Department of Transportation effort to map linkage corridors for wildlife in order to preserve large intact passages in developing infrastructure projects. Due to the surrounding setting of residential development, any corridor in this area is likely already fragmented. Additionally, the proposed project is not considered a major infrastructure development (e.g., highways or large-scale utilities) that would be expected to significantly disrupt regional wildlife movement patterns.

Wetlands and Other Waters

Aquatic delineation was conducted for Uvas-Carnadero Creek to determine the extent of Riverine land cover. Stream systems are closely tied to riparian forest and scrub land cover, therefore the riverine land cover type was delineated. Riverine associated wildlife species covered under the SCVHP include the Bay checkerspot butterfly (for movement), California red-legged frog, foothill yellow-legged frog, southwestern pond turtle, least Bell’s vireo, tricolored blackbird, and San Joaquin kit fox (*Vulpes macrotis mutica*).

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[3] The riparian woodlands onsite represent SCVHP Modeled Habitat for least Bell’s vireo, but there is no early successional riparian vegetation or a dense understory present. While SCVHP Modeled Habitat, the riparian forest, is present, the critical habitat component, early successional dense riparian vegetation, is not because the riparian forest consisted of more mature trees with a closed or nearly closed canopy. Also, least Bell’s vireo are rarely observed in Santa Clara County. Consequently, it is unlikely least Bell's vireo breeds in the project area.

Similarly, although the riparian forest is part of the SCVHP Modeled Habitat for the tricolored blackbird, its preferred nesting habitats for large colonies—such as freshwater emergent marshes, blackberry brambles, and occasionally wheat fields near wetland areas—are not present. Therefore, it is unlikely that the tricolored blackbird would breed in the project area.

Regulatory Framework:

Federal

Endangered Species Act
The Endangered Species Act establishes protections for fish, wildlife, and plants that are listed as threatened or endangered. This act provides for adding species to and removing them from the list of threatened and endangered species, and for preparing and implementing plans for their recovery. It also provides for interagency cooperation to avoid take of listed species and for issuing permits for otherwise prohibited activities.[4]

Migratory Bird Act
The Migratory Bird Treaty Act (MBTA) prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the U.S. Fish and Wildlife Service. This Act is intended to ensure the sustainability of populations of all protected migratory bird species.[5] The regulations governing migratory bird permits can be found in 50 Code of Federal Regulations (CFR) part 13, General Permit Procedures, and 50 CFR part 21, Migratory Bird Permits. The State of California has incorporated the protection of birds in Sections 3800, 3513, and 3503.5 of the California Fish and Game Code.

Federal Clean Water Act
The purpose of the federal Clean Water Act (CWA) is to "restore and maintain the chemical, physical, and biological integrity of the nation's waters." Section 404 of the CWA prohibits the discharge of dredged or fill material into Waters of the United States without a permit from the U.S. Army Corps of Engineers (USACE). Discharge of fill material is defined as the addition of fill material into Waters of the U.S., including, but not limited to placement of fill necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction. USACE regulates discharge of dredged or fill material into Waters of the U.S. under Section 404 of the CWA.

State

California Endangered Species Act (CESA)
CESA (California Fish and Game Code Sections 2050-2089.25) generally parallels the main provisions of the federal ESA, but unlike its federal equivalent, the California ESA applies take prohibitions to species proposed for listing (called candidates by the State). Take is defined in Section 86 of the California Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." CESA allows for take incidental to otherwise lawful development projects. State lead agencies are required to consult with the CDFW to ensure that any action they undertake is not likely to jeopardize any endangered, threatened, or candidate species or result in destruction or adverse modification of essential habitat.

Lake or Streambed Alteration Notification/Agreement
Section 1600-1616 of the California Fish and Game Code requires individuals or agencies to provide a Notification of Lake or Streambed Alteration to CDFW for any activity that may “substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake." CDFW reviews the proposed actions and, if necessary, proposed

[4] See, https://www.fws.gov/law/endangered-species-act
[5] See https://www.fws.gov/law/migratory-bird-treaty-act-1918

measures to protect affected fish and wildlife resources. The final proposal mutually agreed upon by CDFW and the applicant is the Lake or Streambed Alternation Agreement.

Wildlife Connectivity Corridor
Wildlife should be able to move through the existing and developing system of built infrastructure. An important strategy to facilitate this movement is through wildlife crossings. While not a regulatory requirement, the California Legislature enacted Senate Bill 790, codified as Fish and Game Code Sections 1955–1958, to support wildlife connectivity improvements through CDFW's Conservation and Mitigation Banking Program and Mitigation Credit Agreements (MCAs), as part of CDFW's Regional Conservation Investment Strategy (RCIS) Program[6].

Local

Santa Clara Valley Habitat Plan
The Santa Clara Valley Habitat Plan/Natural Community Conservation Plan (SCVHP) covers approximately 520,000 acres, or approximately 62 percent of Santa Clara County. The Plan was developed and adopted through a partnership between Santa Clara County, the cities of San José, Morgan Hill, and Gilroy, Santa Clara Valley Water District (Valley Water), Santa Clara Valley Transportation Authority (VTA), USFWS, and CDFW. The SCVHP is intended to promote the recovery of endangered species and enhance ecological diversity and function, while accommodating planned growth in southern Santa Clara County. The Santa Clara Valley Habitat Agency is responsible for implementing the SCVHP[7].

Oak Woodlands
California Public Resources Code § 21083.4 requires local agencies to evaluate impacts to oak woodlands as part of the environmental analysis conducted in compliance with the California Environmental Quality Act (CEQA). The County has adopted guidelines implementing this requirement. Pursuant to the County's guidelines, oak woodlands include a woodland (grouping of trees) on a unit of land or Study Area where oak trees encompass 10 percent or greater of the canopy cover. The 10 percent canopy cover applies to the individual woodland and not the entire Study Area (which may contain one or more woodlands). A project is considered to have a significant direct impact on oak woodland if the project will result in a half-acre or greater decrease in native oak canopy within an oak woodland in the Study Area[8].

County General Plan Policies Related to Riparian and Freshwater Habitats
The Resource Conservation Element of the Santa Clara County General Plan (Santa Clara County 1994b) includes the following General Plan policies that apply to the proposed project:

- **Policy R-RC 37:** Lands near creeks, streams, and freshwater marshes shall be considered to be in a protected buffer area, consisting of the following:
    1. 150 feet from the top bank on both sides where the creek or stream is predominantly in its natural state;

[6] California Department of Fish and Wildlife, Wildlife Connectivity Mitigation, Wildlife Connectivity Mitigation (ca.gov) (accessed October 24, 2023).
[7] Santa Clara Valley Habitat Agency, https://scv-habitatagency.org/ (accessed February 7, 2023).
[8] Santa Clara County Planning Office Guide to Evaluating Oak Woodland Impacts. https://stgenpln.blob.core.windows.net/document/Oakwoodlands_Guide.pdf accessed September 21, 2023

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

- P**olicy R-RC 38:** Within the aforementioned buffer areas, the following restrictions and requirements shall apply to public projects, residential subdivisions, and other private non-residential development:
    a. No building, structure or parking lots are allowed, exceptions being those minor structures required as part of flood control projects.
    b. No despoiling or polluting actions shall be allowed, including grubbing, clearing, unrestricted grazing, tree cutting, grading, or debris or organic waste disposal, except for actions such as those necessary for fire suppression, maintenance of flood control channels, or removal of dead or diseased vegetation, so long as it will not adversely impact habitat value.
    c. Endangered plant and animal species shall be protected within the area.

Protected Trees
The County of Santa Clara Tree Preservation and Removal Ordinance, Ordinance Code Division C16, regulates tree removal on private land. This ordinance provides protection to "Heritage" trees and all trees regardless of species that are 12 inches or greater in diameter. Pursuant to this Ordinance, an Arborist Report was prepared by ECORP Consulting, Inc. dated August 1, 2022, which mapped all trees within the project area. The assessment included a survey of all trees along with a rating of tree health. Twenty-three trees are proposed for removal as part of the application; most are being removed due to one or more of the following reasons: their age and declining health, their location within the development footprint, or the expectation that they would not survive construction activity.

DISCUSSION:

a) Less Than Significant Impact with Mitigation. Special-status species identified by CDFW, USFWS, and/or the SCVHP that may potentially occur in the proposed project area include the special-status plant, Loma Prieta hoita, as well as the California red-legged frog, foothill yellow-legged frog, southwestern pond turtle, least Bell's vireo, and tricolored blackbird, may potentially occur in the proposed project area (see Table 1 above). Impacts on these special-status species with potential to occur within or near the project footprint are discussed below. With implementation of the recommended mitigation measures, the proposed project's impacts on special-status species would be less than significant.

Special-Status Plants
Anderson's manzanita, big-scale balsamroot, robust spineflower, fragrant fritillary, Loma Prieta hoita, arcuate bush-mallow, woodland woolythreads, Dudley's lousewort, and Santa Cruz clover are potentially present within the project area. The coast live oak woodland area along the southwest edge of the Study Area, the riparian forest to the northeast, and the mixed agricultural area consisting of previous row crops and pasture grassland may provide suitable habitat for these special-status plant species. Although none of these special-status plants were observed during the biological reconnaissance survey conducted by the consulting biologist, different plant species have different blooming periods for when they are or are not identifiable. The biological reconnaissance survey was

conducted on May 3rd and 4th, which is in the blooming period for all species except Fragrant fritillary. Thus, it is possible this special-status plant species is present in the project area even though they were not observed during the survey. Construction of the project will involve removal of up to twenty-three (23) trees and will grade over the entire open area of the site to construct the new bathroom facility, paved road, and RV parking spaces. The ground-disturbing activities associated with removal of trees and grading of the site may result in removal of special-status plant species, which is a potentially significant impact.

Within the proposed project area, the most likely locations where these species could be present are within the coast live oak woodland area along the southwest edge of the Study Area or the riparian forest to the northeast. Although there is a pasture grassland area throughout the open area of the Study Area, it is regularly disked and then left fallow, which reduces the likelihood special-status plants are present there. Once the RV expansion area is constructed, there will be no potential for plant species to establish in the paved area. Any special-status plant species still in the oak woodland area after tree removal is complete will likely remain there. **Mitigation Measure BIO-1 (MM BIO-1)** calls for conducting a focused botanical survey and, if found, avoiding special-status plants to the extent feasible. If the special-status plant cannot be avoided, a mitigation plan would be prepared for review and approval by the County and may include measures such as transplantation of affected plant populations. With implementation of **Mitigation Measure BIO-1 (MM BIO-1)**, the impacts to special-status plants would be less than significant.

MM BIO–1: Special-Status Plant Surveys and Protection. To avoid direct and indirect effects of SCVHP Covered Activities on rare plants, the following measures shall be implemented prior to any ground-disturbing activities:

- Plant surveys will also be required in suitable habitat within a 0.25-mile (1,320 feet) radius of a known occurrence of a covered plant to ensure that known occurrences are located (in most cases, these survey areas will overlap with the land cover types listed above). The Implementing Entity will maintain a map of known occurrences and the survey radius around each one based on this Plan and updates provided by the CNDDB (every six months) for the Study Area.
- These surveys will be performed according to the current applicable guidelines of California Department of Fish and Game and/or USFWS for plant surveys (if available) during the appropriate survey period. The survey area must include buffers around structure where required vegetation clearing will occur to meet state and local fuel reduction regulations. Surveys must be conducted at the time of year when the species can be identified in the field. In some cases, plants may be identifiable outside of the flowering period.
- If a covered plant occurrence is observed on site, the condition of this occurrence must be described in the application package according to the guidelines in Chapter 5, Section 5.3.1, Land Acquisition and Restoration Activities, subheading Incorporating Covered Plant Species, of the SCVHCP. The condition of each covered plant occurrence must be documented as a baseline to compare future monitoring (if necessary) and to ensure that occurrences are protected within the Reserve System that are in as good or better condition than those lost to covered activities.
- If a covered plant occurrence is found in the Study Area, the local jurisdiction will obtain the opinion of a qualified biologist regarding the projected long-term viability of a covered plant occurrence given the plant occurrence condition, site conditions, and project-level construction

details. The qualified biologist will make this determination based on best available scientific information. In cases where it is difficult to project long-term viability, the qualified biologist will conservatively err in favor of the covered plant and assume that long-term viability will be reduced and the occurrence will be considered lost for tracking purposes. Impacts to covered plants will be avoided or minimized wherever possible by implementing mitigation as described below.

Though there are other special-status plant species that are not considered SCVHP-Covered Species (Table 4-2), special-status plant surveys conducted for the SCVHP covered plants shall identify whether these other species are present onsite.

If non-SCVHP covered plant species are determined to be present, a mitigation plan shall be prepared for review and approval by the County. Depending on the listing status of the plant, appropriate mitigation will be determined and may include avoidance, transplantation, or inoculation (if species are present in wetland habitats). Avoided areas containing special-status plants shall be fenced with high-visibility construction fencing.

Special-Status Fish

Steelhead (South-Central California Coast DPS), Monterey hitch, and southern coastal (Monterey) roach are special-status fish species that may potentially occur in Uvas-Carnadero Creek. During construction, erosion of sediment may occur along the bank of Uvas-Carnadero Creek during any vegetation removal near the creek. The eroded sediment may spill into the creek and degrade water quality. In addition, leaks may occur from unmaintained equipment and spills may occur during refueling and maintenance of equipment or concrete washing from construction of the bathroom facility. Any spills or leaks that may wash into Uvas-Carnadero Creek have potential to decrease the water quality. Degraded water quality of Uvas-Carnadero Creek may decrease the survivability of special-status fish species occurring in the creek, which is a potentially significant impact. With implementation of **Mitigation Measure BIO-2** listed below, which includes ensuring no sediment or hazardous substances will go into Uvas-Carnadero Creek, the impact on special-status fish habitat would be less than significant.

MM BIO–2: Special-Status Fish Habitat Protection

- The construction contractor will develop and implement a spill prevention, control, and countermeasure plan to minimize the potential for, and effects from, spills of hazardous, toxic, and petroleum substances during construction and maintenance. The plan will be completed before construction activities begin. The spill prevention, control, and countermeasure plan will describe containment facilities and practices, including refueling procedures, spill response actions for each material or waste, and procedures for notifying the appropriate agencies.
- Diesel fuel and oil will be used, stored, and disposed of in accordance with standard protocols for handling of hazardous materials and all refueling will occur at least 100 feet away from the edge of Uvas-Carnadero Creek.
- All personnel using hazardous materials will be trained in emergency response and spill control.
- All concrete washing and spoils dumping will occur in a designated location at least 100 feet away from the edge of Uvas-Carnadero Creek.

- Erosion control materials and devices for severe-weather events will be stored on site for use as needed.
- Erosion control measures will be placed in areas that are upslope of aquatic habitat to prevent any soil or other materials from entering aquatic habitat. Silt fencing or natural/biodegradable erosion control measures (e.g., straw wattles and hay bales) will be used. Plastic monofilament netting (erosion control matting) will not be allowed because wildlife can become entangled in this type of erosion control material.

California Red-Legged Frog and Foothill Yellow-Legged Frog
California red-legged frog and foothill yellow-legged frog are special-status amphibian species that have the potential to occur in the Study Area due to its proximity to Uvas-Carnadero Creek. Uvas-Carnadero Creek is considered suitable aquatic habitat for both California red-legged frogs and foothill yellow-legged frogs. Both frog species frequently occupy upland habitat areas adjacent to aquatic habitat, such as the riparian forest and oak woodland within the Study Area, because there is sufficient canopy to protect them from desiccation when they are overexposed to sunlight.

If either frog species ventures away from the creek in search of upland habitat areas during construction, heavy equipment may crush and kill frog individuals during tree removal and vegetation clearing, which is a potentially significant impact. With implementation of **Mitigation Measure BIO-3** listed below, which includes pre-construction surveys and response procedures if a California red-legged frog or foothill yellow-legged frog is observed, the impact on California red-legged frog and foothill yellow-legged frog would be less than significant.

MM BIO-3: California Red-Legged Frog and Foothill Yellow-Legged Frog Surveys and Protection.

- A qualified biologist will present a worker education and awareness program to all on-site personnel before materials staging or ground-disturbing activities begin. The biologist will explain to construction workers how best to avoid impacts on California red-legged frog and foothill yellow-legged frog and will address the topics of species descriptions and identification, life history, and habitat requirements during various life stages. This education program can include handouts, illustrations, and photographs and communication protocols should a crew member observe a frog. The crew members will sign a sign-in sheet documenting that they received the training.
- Before construction activities occur, a qualified biologist will conduct a preconstruction survey within 300 feet of Uvas-Carnadero Creek before the establishment of staging areas. Vehicles parked overnight on-site shall be checked before they are moved for the presence of frogs that may be taking shelter under the vehicle.
- Should a California red-legged frog or foothill yellow-legged frog be observed during the preconstruction survey, the biologist will identify the location using GPS coordinates. The qualified biologist may relocate the frog found within the construction footprint to suitable habitat away from the construction zone, if such relocation is the only option to prevent injury or mortality of the frog and other attempts to avoid interaction with the frog have been used.
- If a California red-legged frog or foothill yellow-legged frog is observed in the project area during construction, the contractor will immediately stop work within approximately 200 feet of the frog and notify a qualified biologist. If possible, the frog will be allowed to leave on its own, and the qualified biologist will remain in the area for the remainder of the workday to

ensure that the frog is not harmed. Alternatively, with prior USFWS and CDFW approval, the qualified biologist may capture the frog and relocate it unharmed to suitable habitat at least 200 feet from the proposed project area. If the frog does not voluntarily leave the area and cannot be captured and relocated unharmed, construction activities within approximately 200 feet of the turtle will stop to prevent harm to the frog, and USFWS and CDFW will be consulted to identify next steps.

Southwestern Pond Turtle

Southwestern pond turtles may potentially occur in the Study Area due to the site's proximity to Uvas-Carnadero Creek. Uvas-Carnadero Creek is considered suitable aquatic habitat for southwestern pond turtles. Southwestern pond turtles may travel up to hundreds of yards away from aquatic habitat to find suitable upland areas, such as the nearby pasture grassland area, to nest, or to find other aquatic habitat features.

If a southwestern pond turtle ventures away from the creek into the project area during construction, heavy equipment may crush and kill the turtle during grading and vegetation clearing. Any southwestern pond turtle nests in the upland areas within the Study Area may be crushed by heavy equipment operation during grading as well. Heavy equipment crushing turtles or nests would be a potentially significant impact. With implementation of **Mitigation Measure BIO-4** listed below, which includes pre-construction surveys and response procedures if a southwestern pond turtle is observed, the impact on southwestern pond turtle would be less than significant.

MM BIO-4: Southwestern Pond Turtle Surveys and Protection.

- A qualified biologist will present a worker education and awareness program to all on-site personnel before materials staging or ground-disturbing activities begin. The biologist will explain to construction workers how best to avoid impacts on southwestern pond turtle and will address the topics of species descriptions and identification, life history, and habitat requirements during various life stages. This education program can include handouts, illustrations, and photographs and communication protocols should a crew member observe a turtle. The crew members will sign a sign-in sheet documenting that they received the training.
- Before construction activities occur, a qualified biologist will conduct a preconstruction survey within 300 feet of Uvas-Carnadero Creek before the establishment of staging areas. This pre-construction survey can be completed concurrently with **MM BIO-3: California Red-Legged Frog and Foothill Yellow-Legged Frog Surveys and Protection**. Vehicles parked overnight on-site shall be checked before they are moved for the presence of turtles that may be taking shelter under the vehicle.
- Should a southwestern pond turtle be observed during the preconstruction survey, the biologist will identify the location using GPS coordinates. The qualified biologist may relocate the turtle found within the construction footprint to suitable habitat away from the construction zone, if such relocation is the only option to prevent injury or mortality of the turtle and other attempts to avoid interaction with the turtle have been used.
- If a southwestern pond turtle is observed in the project area during construction, the contractor will immediately stop work within approximately 200 feet of the turtle and notify a qualified biologist. If possible, the turtle will be allowed to leave on its own, and the qualified biologist will remain in the area for the remainder of the workday to ensure that the turtle is not harmed. Alternatively, with prior USFWS and CDFW approval, the qualified biologist may capture the

turtle and relocate it unharmed to suitable habitat at least 200 feet from the proposed project area. If the turtle does not voluntarily leave the area and cannot be captured and relocated unharmed, construction activities within approximately 200 feet of the turtle will stop to prevent harm to the turtle, and USFWS and CDFW will be consulted to identify next steps.

- To avoid the loss of southwestern pond turtle nests and eggs as a result of construction, exclusion fencing shall be installed along the perimeter of the Study Area closest to Uvas-Carnadero Creek to minimize the potential for turtles to nest in these areas if nests are observed during the pre-construction survey. The exclusion fencing shall consist of silt fence material and be at least 2 feet high. Fences shall be installed up to a depth of 6 inches below the ground surface to prevent turtles from going under the fence. The exclusion fencing will include coverboards spaced every 100 feet on either side to provide cover to western pond turtles that encounter the fence. Fences shall be installed between May 1 and October 1, during the construction period. The fencing would be inspected by a qualified biologist daily to check for stranded turtle individuals.

White-Tailed Kite

White-tailed kites may nest in the project footprint in the trees within the oak woodland. They may also forage in the mixed agricultural field and pasture grassland for rodents. If a white-tailed kite nests in a tree within the project area during construction, the nest may be destroyed during tree removal activities. Excess noise and heavy equipment operation near the nest may also result in nest abandonment, which leads to nest failure. Nest destruction or nest failure would be a potentially significant impact. With implementation of **Mitigation Measure BIO-5** listed below, which includes pre-construction surveys and establishment of a protective buffer and biological monitoring if a nest is observed, the impact on white-tailed kite would be less than significant.

MM BIO-5: Raptor Surveys and Protection. To avoid and minimize direct impacts of covered activities on protected raptors, including white-tailed kites, the following procedures will be implemented.

- *Preconstruction Nesting Raptor Survey.* If construction is initiated during the raptor nesting season, generally February through September, preconstruction surveys will be required to determine if active nests are present within the project footprint or within 500 feet of the project footprint. A qualified biologist will conduct preconstruction surveys within 14 days of ground-disturbing activities to determine presence of active raptor nests. If a nest is present, the following measures will be implemented. The qualified biologist will inform the Applicant and CDFW of active nest locations.
- *Raptor Nest Buffer*. If an active nest is found within the project footprint or within 500 feet of any Project-related construction activity, a temporary nest avoidance buffer around the active nest will be established until the young have fledged or the nest is otherwise no longer active or occupied. The buffer distance shall be determined by a qualified biologist in consultation with CDFW.
- *Raptor Nest Buffer Monitoring*. If project-related construction activities within the temporary nest avoidance buffer are determined to be necessary while a nest is occupied/active, then a qualified biologist experienced with raptor behavior can be retained to monitor the nest throughout the nesting season and to determine when the young have fledged. The qualified biologist will be on site daily while construction-related activities are taking place within the avoidance buffer. If nesting raptors begin to exhibit agitated behavior, such as defensive flights

at intruders, getting up from a brooding position, or flying off the nest, the qualified biologist/monitor will have the authority to shut down construction activities. If agitated behavior is exhibited, the biologist will consult with CDFW to determine the best course of action to avoid nest abandonment or take of individuals. The approved biologist will also train construction personnel on the required avoidance procedures, buffer zones, and protocols in the event that a covered raptor species flies into an active construction zone.

Other Nesting Birds

Olive-sided flycatchers and other bird species with potential to nest in the project footprint, including Allen's hummingbird, Cooper's hawk, Nuttall's woodpecker, yellow-billed magpie, oak titmouse, and Lawrence's goldfinch, may nest in trees within the oak woodland and riparian forest. Ground nesting birds such as western meadowlark (*Sturnella neglecta*), killdeer (*Charadrius vociferus*), and mourning dove (*Zenaida macroura*) may nest in the mixed agricultural fields.

If a bird nests in a tree or on the ground within the project area during construction, the nest may be destroyed during tree removal, vegetation clearing, and grading activities. Also, excess noise and heavy equipment operation in close proximity to a nest could lead to nest abandonment and failure. Nest destruction or nest failure would be a potentially significant impact. With implementation of **Mitigation Measure BIO-6** listed below, which includes pre-construction surveys and establishment of a protective buffer if a nest is observed, the impact on olive-sided flycatcher and other nesting birds would be less than significant.

MM BIO-6: Other Nesting Bird Surveys and Protection. To avoid and minimize direct impacts of covered activities on birds protected under the MBTA, including olive-sided flycatchers, the following procedures will be implemented.

- *Preconstruction Nesting Bird Survey.* A qualified biologist shall conduct a preconstruction nesting bird survey of all areas associated with construction activities, and a 100-foot buffer around these areas, within 14 days prior to commencement of construction if construction occurs during the nesting season (February 1 through August 31). These surveys can be conducted concurrently with surveys required under **MM BIO-5: Raptor Surveys**. If active nests are found, an avoidance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.

Special-Status Bats

Townsend's big-eared bat and pallid bat may roost in the project footprint in the trees within the oak woodland and riparian forest habitat areas. If a bat colony roosts in the trees within the project area during construction, the roost may be destroyed during tree removal and vegetation clearing, which would be a potentially significant impact. With implementation of **Mitigation Measure BIO-7** listed below, which includes pre-construction surveys and protective buffer implementation if a roost is observed, the impact on Townsend's big-eared bat and pallid bat would be less than significant.

MM BIO-7: Townsend's Big-Eared Bat and Pallid Bat Surveys and Protection. To avoid and minimize direct impacts of project activities on roosting bats, the following procedures will be required:

- *Preconstruction Surveys*. Prior to any ground-disturbance related to construction activity or staging of equipment in the project footprint, a qualified biologist will conduct a preconstruction survey within 14 days prior to the start of ground-disturbing activities (within the project footprint and accessible areas within 300 feet of the project footprint) to determine the presence of maternity roost sites. Preconstruction surveys will be conducted during the roosting season when preflight/nursing young may be present (May 1 through August 31). If a maternity roost is present, then the following measures shall be implemented.
- *Maternity Roost Buffer*. If active maternity roost sites are found within the project footprint or within 300 feet of the project footprint between May 1 and August 31, a 300-foot temporary disturbance buffer around the active maternity roost site shall be established until bats have vacated the roost as determined by a qualified biologist.
- *Bat Eviction Methods*. A qualified biologist will determine if non-maternity and non-hibernaculum day and night roosts are present in the Study Area. If direct impacts to non-maternity and non-hibernaculum day and night roosts cannot be avoided, a bat eviction plan shall be prepared in consultation with CDFW. If necessary, the qualified biologist may be allowed to remove the bats using safe-eviction methods acceptable to CDFW.

b) Less Than Significant Impact. Riparian woodland and forest within the project area is considered a sensitive community. The project currently proposes to remove 23 trees from the project area, including trees within the riparian woodland and forest. No other grading, development, or ground-disturbing activity is proposed within the riparian area. The project has been designed to avoid encroachment into the riparian buffer established under the SCVHP and County General Plan policies, thereby limiting potential impacts to riparian habitat to tree removal only. Furthermore, the proposed Project was designed to be consistent with the SCHVP's Condition 11 regarding Stream and Riparian setbacks and to avoid development in riparian setback areas.

The Santa Clara County Tree Preservation and Removal Ordinance requires trees removed from riparian woodland habitats to be replaced with new trees. Tree placement ratios are summarized in **Table 2** below. While tree replacement would offset long-term loss of canopy and habitat, there may be short-term impacts associated with the removal of mature trees, including temporary reduction in shade cover and wildlife nesting or perching opportunities. However, these impacts are limited in scale relative to the overall extent of riparian woodland on and adjacent to the site, and most of the trees proposed for removal are in declining health or located along the outer edge of the riparian corridor. With implementation of the County's required replacement ratios and the overall avoidance of development within the riparian area, impacts to riparian habitat or other sensitive natural communities would remain less than significant.

c) Less Than Significant Impact. Discussion of impacts on State or federally protected waters is provided below. The proposed project is not anticipated to result in direct impacts (fill) to any potentially jurisdictional aquatic resources (or "waters of the United States"). Along the northeastern portion of the property is Uvas-Carnadero Creek, which is subject to an existing easement for the protection of the riparian habitat found on the property. The easement precludes the property owner from grading, filing, excavating, paving, or otherwise covering the property or erecting any structure, fence, or building or altering any vegetation or quality, quantity or flow rate of groundwater or surface water on, under, or over the property in any way that would adversely impact the property's watershed or habitat values. Within this area, any planting or new vegetation must be compatible with the riparian habitat on the property.

The potential for indirect effects to Uvas-Carnadero Creek was also evaluated. There would be an increased potential for sedimentation into this creek as project grading and tree removal activities result in ground disturbance. Pursuant to the Conditions of Approval, HCD and LDE Division would review the Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Additionally, the proposed project is designed in conformance with the Santa Clara Valley Urban Runoff Pollution Prevention Program. With adherence to these standards, the risk of indirect effects to Uvas-Carnadero Creek would be minimized to a less than significant level.

Based on the above analysis, the impacts of the proposed project on State and federally protected waters would be less than significant.

d) Less Than Significant Impact. Discussion of impacts on oak woodland habitats as defined by Public Resources Code 21083.4 is provided below. The site contains approximately 2 acres of woodland habitat, including approximately 0.4 acres of Coast Live Oak Forest and Woodland and approximately 1.6 acres of Willow Riparian Forest and Woodland. These areas are located along the northern and southern property lines, including the Uvas-Carnadero Creek corridor to the northeast, which consists of a closed to nearly closed canopy of California sycamore (*Platanus racemosa*), California bay laurel (*Umbellularia californica*), valley oak (*Quercus lobata*), California buckeye (*Aesculus californica*), and coast live oak (*Quercus agrifolia*). Most of this woody riparian vegetation is located on a floodplain terrace several feet above the creek elevation. Coast Live Oak Forest and Woodland habitat consists of a closed-canopy woodland community located at the base of a slope along the southwestern boundary and is comprised of a dominance of coast live oak and California bay laurel. The open understory is comprised of grasses and forbs including ripgut brome (*Bromus diandrus*), soft brome (*Bromus hordeaceus*), Italian ryegrass (*Lolium multiflorum*), foxtail barley (*Hordeum murinum*), with scattered coyote brush (*Baccharis pilularis*).

Pursuant to the County's guidelines implementing California Public Resources Code § 21083.4, the County considers an impact of 0.5 acre or more decrease in native oak canopy as a significant impact. It was determined that impacts to oak woodlands within the project area would be limited to 0.29 acre, which would be considered less than significant. As a standard County condition of approval, and as recommended in the Biological Resources Assessment, any protected trees within the project area proposed for removal must be removed under the guidance of the certified arborist. Trees to be retained shall be protected from adverse impacts both during and after construction, in accordance with County requirements.

Given the above measures and the fact that the proposed project would not exceed the threshold for a significant impact to oak woodlands, impacts to oak woodland habitat would be less than significant.

e) Less Than Significant Impact. Discussion of impacts on migratory corridors of native resident or migratory fish and wildlife species is provided below. The closest potential wildlife corridor to the project area is Uvas-Carnadero Creek and its associated riparian corridor, which is about 200 feet from the development area. Impacts to fish within the Uvas-Carnadero Creek area are not expected due to the proposed 200-foot setback from the top of bank from this creek and required erosion control measures to prevent sediment from eroding into the creek. Effects to the riparian corridor from tree removal under the proposed project would be addressed through adherence to the Santa Clara County Tree Preservation and Removal Ordinance, which requires that tree replacement be provided at a ratio determined by the Department of Planning and Development. Based on County practice, this often

includes replanting at a 2:1 ratio for protected native trees, including oaks, but final requirements would be set during project review.

Although the project area is adjacent to a larger oak woodland area to the west and south, wildlife are less likely to use this area as a corridor because the surrounding area to the north, east, and southeast has already been developed for residential uses. The project area is not further connected to any other habitat areas, therefore it is unlikely there are any intact linkages. The project area does not contain any native wildlife nursery sites.

Given the project area's location and its lack of wildlife corridor connectivity, the proposed project would have a less than significant impact on movement of any native resident or migratory fish or wildlife species and would not impede the use of any native wildlife nursery sites.

f) Less Than Significant Impact. Discussion of potential conflicts with local policies or ordinances protecting biological resources, including the County's Tree Preservation and Removal Ordinance, is provided below. There are 23 trees slated for removal. According to the County of Santa Clara's Tree Preservation and Removal Ordinance, all healthy native trees 12 inches in diameter or more (measured at 4.5 feet above the ground) proposed for removal must be replaced. Furthermore, the County ordinance requires that replacement trees should be native, and of the same species. Therefore, any oak tree proposed for removal shall be replaced with oak trees (no exceptions). A total of 23 trees are proposed for removal as part of this development. The number of trees removed may not exceed the minimum number necessary to carry out the permitted action. The trees removed by the proposed project would be replaced according to tree replacement ratios required by the County as provided in **Table D-2** below:

TABLE D-2
TREE REPLACEMENT RATIOS[9]

Diameter of Tree to be Removed[a]	Minimum Tree Replacement Ratio[b]	Minimum Size of Each Replacement Tree
5-18 inches	3:1	15-gallon tree
	2:1	24-inch box tree
18-24 inches	4:1	15-gallon trees
	3:1	24-inch box tree
24 inches or more	5:1	15-gallon tree
	4:1	24-inch box tree

NOTES:
a. As measured 4.5 feet above ground level
b. Number of replacement trees for each tree removed

The tree replacement measures will also be implemented for any incidental tree removal during construction. Therefore, there would be no conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

g) Less Than Significant Impact. Discussion of potential conflicts with adopted habitat conservation plans (HCPs) is provided below. The property is located within the coverage area for the Santa Clara

[9] Santa Clara County Tree Protection and Preservation, Tree_Preservation_Brochure.doc (windows.net) accessed October 26, 2023.

Valley Habitat Plan (SCVHP), a programmatic Habitat Conservation Plan and Natural Communities Conservation Plan. The project applicant proposes to obtain coverage 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.

With the adherence to mitigation measures within the SCVHP, including implementation of the required setback to the Uvas-Carnadero Creek, there will be a less-than-significant impact with respect to conflicts with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

E. CULTURAL RESOURCES					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County's Historic Preservation Ordinance (Division C17 of County Ordinance Code) – including relocation, alterations or demolition of historic resources?	☐	☐	☐	☒	3, 16, 19, 40, 41
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	☐	☒	☐	☐	3, 19, 40, 41
c) Disturb any human remains including, those interred outside of formal cemeteries?	☐	☒	☐	☐	3, 19, 40, 41

SETTING:

The project site is located at the base of the Santa Cruz Mountains and is flat open grassland with fairly dense riparian vegetation in the northeast and oak woodland with scrubs in the southwest. The project site is adjacent to Uvas Creek. The confluence of Sycamore Creek and Uvas Creek is approximately 150 feet northwest of the project site. The geology in the project site is late Pleistocene alluvial fan deposits; archaeological sites in this context would be located at or very near to the existing ground surface and would be identifiable through a surface survey.

Archaeologists have developed individual cultural chronological sequences tailored to the archaeology and material culture of each subregion of California. Each of these sequences is based principally on the presence of distinctive cultural traits and stratigraphic separation of deposits. Milliken et al. provide a framework for the interpretation of the San Francisco Bay Area.[10] The authors divided human history in California into three periods: the Early Period (8000–500 B.C.), the Middle Period (500 B.C.–1050 A.D.), and the Late Period (A.D. 1050–1550). In many parts of California four periods are defined, the fourth being the Paleoindian Period (11500–8000 B.C.), characterized by big-game hunters occupying broad geographic areas. Evidence of human habitation during the Paleoindian Period has not yet been discovered in the San Francisco Bay Area. Economic patterns, stylistic aspects, and regional phases further subdivide cultural periods into shorter phases. This scheme uses economic and technological types, socio-politics, trade networks, population density, and variations of artifact types to differentiate between cultural periods.

A compilation of ethnohistorical, historical, and archeological data indicates that the San Francisco Bay Area was inhabited by a cultural group known as the Ohlone before the arrival of Europeans.[11] Levy describes the language group spoken by the Ohlone (often referred to as "Costanoan" in the

[10] Milliken, Randall, Richard T. Fitzgerald, Mark G. Hylkema, Randy Groza, Tom Origer, David G. Bieling, Alan Leventhal, Randy S. Wiberg, Andrew Gottfield, Donna Gillette, Vaviana Bellifemine, Eric Strother, Robert Cartier, and David A. Fredrickson. Punctuated Culture Change in the San Francisco Bay Area, in *Prehistoric California: Colonization, Culture, and Complexity*, edited by T.L. Jones and K.A. Klar, pp. 99–124. AltaMira Press, 2007.

[11] Milliken, Randall, *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769–1810.* Ballena Press, Menlo Park, California, 1995.

literature).[12] The Ohlone once occupied a large territory from San Francisco Bay in the north to the Big Sur and Salinas Rivers in the south. After European contact, Ohlone life ways were severely disrupted by missionization, disease, and displacement. Today the Ohlone still have a strong presence in the San Francisco Bay Area, as represented by eight Native American tribes listed by the Native American Heritage Commission with Ohlone tribal members.

The project site is located in an area settled in 1777 by Spanish Franciscan friars. Santa Clara Valley was historically an isolated agricultural area, with the exception of the railroad through the valley in the 1860s, which promoted agriculture. Increasing development led to the development of San José, located approximately 28 miles northwest of the project site. San José was officially founded as a Spanish settlement in 1777 as the Pueblo San José de Guadalupe. The County of Santa Clara was one of the original 27 counties in California and San Jose has always served as the county seat, as well as California's first state capital.

ECORP Consulting, Inc. completed a Cultural Resources Inventory Report in July 2022 to assess potential cultural resources impacted by the project.[13] The report included the results of a records search and literature review, and a field survey. The report concluded that no cultural resources have been previously recorded within the project site. There are three previously recorded indigenous Native American resources within a 0.5-mile radius, including one resource on the northeast side of Uvas Creek. None of these resources would be impacted by the project.

ECORP archaeologists surveyed the project site and did not identify any cultural materials or other evidence of past human use or occupation. Ground surface visibility was poor to fair throughout most to the project site due to dense ground vegetation. The oak woodland and riparian corridor areas had fair to moderate surface visibility.

Regulatory Framework:

Federal

National Historic Preservation Act

Cultural resources are considered through the National Historic Preservation Act (NHPA) of 1966, as amended, and its implementing regulations. Under NHPA Section 106, before implementing an "undertaking" (e.g., federal funding or issuance of a federal permit), federal agencies must consider the effects of the undertaking on historic properties (i.e., properties listed in or eligible for listing in the National Register) and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on any undertaking that would adversely affect properties eligible for listing in the National Register. Under the NHPA, a property is significant if it meets the National Register listing criteria set out in 36 Code of Federal Regulations (CFR) § 60.4:

> The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

[12] Levy, R., Costanoan. In *California*, edited by R.F. Heizer, pp. 485–495. Handbook of North American Indians, Volume 8. William G. Sturtevant, general editor. Smithsonian Institution, Washington D.C., 1978.

[13] ECORP Consulting, Inc., Cultural Resources Inventory Report for the Thousand Trails Morgan Hill RV Expansion Project. Prepared for Equa Engineering. July 2022.

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) that are associated with the lives of persons significant in our pas;, or

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

Federal review of projects is normally referred to as the Section 106 process. This process is the responsibility of the federal lead agency. The Section 106 review normally involves a four-step procedure, which is described in detail in the implementing regulations.

State

The State of California implements the NHPA of 1966, as amended, through its statewide comprehensive cultural resource surveys and preservation programs. The California Office of Historic Preservation, as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The Office of Historic Preservation also maintains the California Historical Resources Inventory. The State Historic Preservation Officer is an appointed official who implements historic preservation programs within the state's jurisdiction.

California Environmental Quality Act

The California Environmental Quality Act (CEQA; Public Resources Code § 21000 *et seq.*) is the principal statute governing environmental review of projects occurring in California. CEQA requires lead agencies to determine whether a proposed project would have a significant impact on the environment, including a significant impact on historical or unique archaeological or paleontological resources. Under CEQA (§ 21084.1), a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant impact on the environment.

The State of California implements provisions in CEQA through its statewide comprehensive cultural resource surveys and preservation programs. Typically, a resource must be more than 50 years old to be considered as a potential historical resource. The California Office of Historic Preservation advises recording any resource 45 years or older, because there is commonly a 5-year lag between identification of a resource and the date that planning decisions are made.

Historical Resources

The CEQA Guidelines, California Code of Regulations (CCR) Title 14, § 15064.5, recognize that *historical resources* include all of the following:

(1) A resource listed or eligible to be listed in the California Register;

(2) A resource included in a local register of historical resources, as defined in Public Resources Code § 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of Public Resources Code § 5024.1(g); and

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

If a lead agency determines that an archaeological site is a historical resource, the provisions of Public Resources Code § 21084.1 and 14 CCR § 15064.5 apply. If an archaeological site does not meet the criteria for a historical resource contained in the CEQA Guidelines, then the site may be treated in accordance with the provisions of Public Resources Code § 21083, pertaining to unique archaeological resources.

Unique Archaeological Resources
As defined in Public Resources Code § 21083.2, a *unique archaeological resource* is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

The CEQA Guidelines note that if an archaeological resource is not a unique archaeological, historical, or tribal cultural resource, the impacts of the project on that resource shall not be considered a significant impact on the environment (see 14 CCR § 15064.5(c((4)).

California Register of Historical Resources
The California Register is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (Public Resources Code § 5024.1(a)). The criteria for eligibility for the California Register are based upon the criteria for listing in the National Register (Public Resources Code § 5024.1(c)). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a cultural resource must be significant at the local, state, and/or federal level under one or more of the following four criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(2) Is associated with the lives of persons important in our past;

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

California Public Resources Code Section 5097
Public Resources Code section 5097.99, as amended, states that no person shall obtain or possess any Native American artifacts or human remains that are taken from a Native American grave or cairn. Any person who knowingly or willfully obtains or possesses any Native American artifacts or human remains is guilty of a felony punishable by imprisonment. Any person who removes, without authority of law, any such items with an intent to sell or dissect, or with malice or wantonness, is also guilty of a felony punishable by imprisonment.

California Native American Historic Resources Protection Act
The California Native American Historic Resources Protection Act of 2002 imposes civil penalties, including imprisonment and fines up to $50,000 per violation, for persons who unlawfully and maliciously excavate upon, remove, destroy, injure, or deface a Native American historic, cultural, or sacred site that is listed or may be listed in the California Register. This includes any historic or prehistoric ruins, any burial ground, any archaeological or historic site, any inscriptions made by Native Americans at such a site, any archaeological or historic Native American rock art, or any archaeological or historic feature of a Native American historic, cultural, or sacred site.

California Health and Safety Code Section 7050.5
Section 7050.5 of the California Health and Safety Code protects human remains by prohibiting the disinterment, disturbance, or removal of human remains from any location other than a dedicated cemetery. Public Resources Code section 5097.98 (reiterated in CEQA Guidelines § 15064.5(e)) also identifies steps to follow in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery.

DISCUSSION:

a) No Impact. The following discussion focuses on historical resources of the built environment, including architectural and structural resources. Archaeological resources, including archaeological resources that are potentially historical resources according to CEQA Guidelines section 15064.5, are addressed under Impact (b)/(c) below.

No buildings or structures exist on the project site, nor did records or the field survey indicate that any historical resources are located on the project site. Therefore, there are no historical resources in the project site and the project would have no impact on historical resources.

b, c) Less than Significant with Mitigation. The following discussion focuses on archaeological resources, including archaeological resources that are potentially historical resources pursuant to CEQA Guidelines section 15064.5 or unique archaeological resources according to Public Resources Code section 21083.2(g).

Based on background research, survey efforts, and environmental context, there are no archaeological resources in the project site that could be considered historical resources or unique archaeological resources. Additionally, there are no known burial sites or human remains on the subject property. However, ground visibility was poor throughout much of the project site and there are previously documented indigenous Native American resources in the vicinity. Therefore, Mitigation Measure CUL-1, described below, will implement an archaeological monitoring plan to reduce impacts to less than significant.

MM CUL-1: A qualified archaeologist shall develop an archaeological monitoring plan, including tribal monitoring, to guide monitoring during ground-disturbing activities to ensure that there is a less-than-significant impact on any unidentified archaeological resources or human remains.

F. ENERGY					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation?	☐	☐	☐	☒	3, 5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒	3, 5, 12

SETTING:

The project is an expansion to an existing RV park which would include the construction of a 1,401 square foot (sq. ft.) restroom building with showers, interior roads with a drainage system situated along the driveway surface areas, and detention basin area along the southeast portion of the parcel. Emergency access would be provided through Merriman Lane.

The project site is currently vacant, but is located directly adjacent to the existing Thousand Trails RV Park, which involves long-term energy use for the clubhouse, restroom, and laundry facilities.

Regulatory Framework:

State

California Building Energy Efficiency Standards (Title 24)
California Code of Regulations, Title 24, Part 6, is California's Energy Efficiency Standards for Residential and Non-Residential Buildings. Title 24 was established by CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption and provide energy efficiency standards for residential and non-residential buildings.

The 2022 California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24," require the design of buildings to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Under Title 24 standards, nonresidential buildings would use less energy, mainly due to lighting upgrades, when compared to those constructed under 2019 Title 24 standards.

California Green Building Standards (CALGreen)
The CALGreen Code (California Code of Regulations, Title 24, Part 11), is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. CALGreen standards require new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. CALGreen requires new buildings to reduce water consumption by 20 percent, divert 50 percent of construction waste from landfills, and install low pollutant-emitting materials.

DISCUSSION:

a & b) Less Than Significant Impact – The project includes the construction of one restroom building. When building permits are obtained, the project would be required to comply with 2022 Title 24 and CALGreen standards pertaining to building energy efficiency. Incorporation of the 2022 Title 24 standards and 2022 CALGreen Code would ensure the project incorporates energy-efficient windows, insulation, lighting, and ventilation systems, as well as low-flow fixtures.

The project would be required to meet the California Code of Regulations Title 24 standards for building energy efficiency. Construction energy consumption would be temporary over a four- to six-month period and would not require additional capacity, or increased peak- or base-period demands for electricity or other forms of energy. The project would not result in wasteful, inefficient, or unnecessary consumption of energy. Operational energy from the RV spaces would consist of short-term uses and would not require connection to any permanent energy sources. There would be no significant environmental impacts to energy, and no mitigation would be required.

MITIGATION: None required.

G. GEOLOGY AND SOILS					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	6, 17c, 43
ii) Strong seismic ground shaking?	☐	☐	☒	☐	6, 17c
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	6, 17c, 17n, 18b
iv) Landslides	☐	☐	☐	☒	6, 17k, 18b
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒	6, 14, 23, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒	2, 3, 17c, 23, 24, 42
d) Be located on expansive soil, as defined in the report, *Soils of Santa Clara County*, creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒	14, 23, 24
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒	3 ,6, 23, 24
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒	2, 3, 4, 40, 41

SETTING:

The topography of the site is relatively flat and undeveloped. There are mature trees along the perimeter of the site, and the remaining area is covered in short grasslands. A Geotechnical Investigation for the proposed project dated November 17, 2022 was prepared by consultant Gularte & Associates and was reviewed and accepted by the County Geologist, David Seymour.

According to the 2005 Geologic Map of Mt. Madonna quadrangle, the site geology is made up of surficial sediments consisting of alluvial gravel, sand, and clay of valley areas, including alluvial deposits near hill areas. The eastern portion of the site is within the mapped liquefication zone and penetrometer testing was conducted to determine development risk. The testing indicated the overall liquefication risk for development to be low. The nearest faults with historic fault ruptures are mapped to be Calaveras Fault, located 5 miles east; Sargent Fault, located 7 miles west; and San Andreas Fault, located 9 miles west of the site.

According to the California Geological Survey and the State Mining and Geology Board, the site is not located within a mineral land classification zone, meaning that the property does not contain significant mineral deposits. As such, there would be no loss of mineral resources[14].

Regulatory Framework:

State

Alquist-Priolo Act
The Alquist-Priolo Act was enacted in 1972 and is intended to reduce losses from surface fault rupture following the destructive 1971 San Fernando earthquake. Earthquake fault zones were created in the Alquist-Priolo Act as fault zones, specifically extensive surface fault ruptures, which were responsible for numerous damaged structures during the San Fernando earthquake. The Alquist-Priolo Act considers a fault to be "active" if the fault has ruptured in the last 11,000 years.[15]

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

DISCUSSION:

a(i), (ii)) Less than Significant – The site is not within a designated State Earthquake Fault Zone or State Seismic Hazard Zone mapped for earthquake faults by the California Geological Survey. Therefore, the likelihood of surface fault rupture at the site is low. The proposed project's impact with respect to seismic rupture or ground shaking would therefore be less than significant.

a(iii) & (iv), b, c, d, e, & f) Less than Significant - The property is located in the County's Liquefaction Hazard Area and the State Liquification Zone. Based on the testing of soil conducted as part of the Geotechnical Investigation Report, it was found that the overall potential for liquification was low. Liquifiable soils such as saturated poorly graded sands were not detected. Further, total vertical settlements from soil samplings were found to have a low settlement rate in the case of a seismic event.

Based on the Geotechnical Investigation Report prepared for the project, the site is suitable for proposed future construction and site improvements provided the recommendations contained in the Report are incorporated in the project design and construction. At the time of development, the County's building division would review the project and verify that the aforementioned recommendations are met prior to issuance of building permits.

Grading for development of the property would include approximately 840 cubic yards of cut and 1,766 cubic yards of fill for construction of the driveway, landscaping, and bioretention ponds. The County Ordinance Code requires a grading permit be issued given the total grading quantity, and the

[14] Key, E., 2021, Update of the Mineral Land Classification for Construction Aggregate Resources in the Monterey Bay Production-Consumption Region: California Geological Survey Special Report 251.
[15] Department of Conversation. Alquist-Priolo Earthquake Fault Zones. Alquist-Priolo Earthquake Fault Zones (ca.gov) (accessed February 7, 2023).

grading plan will be reviewed for conformance to the County's Grading Manual and BMPs, ensuring that no over-compaction or over-covering of soil will occur. The project is subject to Santa Clara County's policies and standards pertaining to grading and erosion control.

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

The project would not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The project site is vacant and is adjacent to the existing RV park development. The proposed project would not cause substantial adverse effects related to seismic-related ground failure, including liquefaction, landslides, or the loss of topsoil. It would not be located on a geologic unit or soil that is unstable or is defined as expansive soil. The project site would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available, and would not directly or indirectly destroy a unique paleontological resource or site. Impacts to geology and soils would therefore be less than significant, and no mitigation would be required.

MITIGATION: None required.

H. GREENHOUSE GAS EMMISSIONS						
Would the project:	IMPACT					
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	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?	☐	☐	☒	☐	5, 29, 30

SETTING:

Greenhouse gases (GHGs) trap heat in the atmosphere by preventing some of the solar radiation that hits the Earth from being reflected back into space. Some GHGs occur naturally and are needed to keep the earth's surface habitable. However, over the past 100 years, human activities have substantially increased the concentration of GHGs in our atmosphere. This has intensified the natural greenhouse effect, increasing average global temperatures.

Carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF_6), perfluorocarbons (PFCs), and hydrofluorocarbons (HFCs) are the principal GHGs. When concentrations of these gases exceed historical concentrations in the atmosphere, the greenhouse effect is intensified. CO_2, CH_4, and N_2O occur naturally and are also generated through human activity. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing, natural gas leaks from pipelines and industrial processes, and incomplete combustion associated with agricultural practices, landfills, energy providers, and other industrial facilities. N_2O emissions are also largely attributable to agricultural practices and soil management. Other human-generated GHGs include fluorinated gases such as HFCs, PFCs, and SF_6, which have much higher heat-absorption potential than CO_2 and are byproducts of certain industrial processes.

CO_2 is the reference gas for climate change, as it is the GHG emitted in the highest volume. The effect that each of the GHGs have on global warming is the product of the mass of their emissions and their global warming potential (GWP). GWP indicates how much a gas is predicted to contribute to global warming relative to how much warming would be predicted to be caused by the same mass of CO_2. CO_2, as the reference gas, has a GWP of 1. In contrast, CH_4 and N_2O are substantially more potent GHGs than CO_2 and have GWPs of 25 and 298, respectively.

In emissions inventories, GHG emissions are typically reported as metric tons of CO_2 equivalent ($MTCO_2e$). CO_2e is calculated as the product of the mass emitted of a given GHG and its specific GWP. While CH_4 and N_2O have much higher GWPs than CO_2, CO_2 is emitted in higher quantities and it accounts for the majority of GHG emissions in CO_2e, both from commercial developments and human activity in general.

Regulatory Framework:

State

A variety of statewide rules and regulations mandate the quantification and, if emissions exceed established thresholds, the reduction of GHGs. CEQA requires lead agencies to evaluate project-related GHG emissions and the potential for projects to contribute to climate change and to provide appropriate mitigation in cases where the lead agency determines that a project would result in a significant addition of GHGs to the atmosphere. Below is a discussion of other state programs, regulations, plans, and goals designed to reduce GHG emissions.

Executive Order S-3-05
In June 2006, Governor Arnold Schwarzenegger signed Executive Order S-3-05, which established the following statewide emission-reduction targets through the year 2050:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

Executive Order B-30-15 and SB 32
In April 2015, Governor Brown issued an Executive Order B-30-15 to establish a California GHG reduction target of 40 percent below 1990 levels by 2030. Reaching this emission reduction target will facilitate California in reaching its ultimate goal of reducing emissions 80 percent under 1990 levels by 2050, as identified in Executive Order S-3-05.

Subsequently, Senate Bill (SB 32), which codifies the Executive Order's 2030 emissions reduction target, was signed by the Governor on September 8, 2016. SB 32 requires CARB to adopt rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions to ensure that statewide GHG emissions are reduced to at least 40 percent below the 1990 statewide GHG emissions limit no later than December 31, 2030.

Executive Order B-55-18
In September 2018, Governor Brown signed Executive Order B-55-18, committing California to total, economy-wide carbon neutrality[16] by 2045. Executive Order B-55-18 directs CARB to work with relevant state agencies to develop a framework to implement accounting to track progress toward this goal. The goal will be incorporated into future Scoping Plans, as well as policies and actions which affect major sectors of California's economy, including transportation, agriculture, development, industry, and others. This executive order does not contain any requirements that would need to be implemented at the project level.

Assembly Bill 1279 (California Climate Crisis Act)
Signed into law in September of 2022, AB 1279 declared the policy of the State to achieve two things by 2045 or sooner: 1) net zero GHG emissions; and 2) a reduction in statewide anthropogenic GHG emissions of 85 percent below 1990 levels. AB 1279 requires CARB to ensure that the 2022 Scoping Plan, described further below, identifies and recommends measures to achieve carbon neutrality, and to

[16] Having a net zero carbon footprint refers to achieving net zero carbon dioxide emissions by balancing carbon emissions with carbon removal (often through carbon offsetting) or simply eliminating carbon emissions altogether (the transition to the "post-carbon economy").

identify and implement policies and strategies for CO_2 removal and carbon capture, utilization, and storage technologies.

Climate Change Scoping Plan
In December 2008, CARB approved the AB 32 Scoping Plan, outlining the State of California's strategy to achieve the 2020 GHG emissions limit. The Scoping Plan proposed a comprehensive set of actions designed to reduce overall GHG emissions in California from the transportation, energy, agriculture, forestry, and high-climate-change-potential sectors to improve the environment, reduce dependence on oil, diversify California's energy sources, save energy, create new jobs, and enhance public health. The Scoping Plan is updated every 5 years to evaluate the mix of policies to ensure that California is on track to achieve its GHG reduction targets. CARB approved its first Scoping Plan Update in May 2014 and subsequent updates in 2017 and 2022.

The 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan), adopted by CARB in December 2022, expands on prior Scoping Plans and responds to AB 1279 by outlining a technologically feasible, cost-effective and equity-focused path to achieve the State's climate target of reducing anthropogenic emissions to 85 percent below 1990 levels and achieving carbon neutrality by 2045 or earlier. The actions and outcomes in the plan are intended to achieve significant reductions in fossil fuel combustion by deploying clean technologies and fuels, further reductions in short-lived climate pollutants, support for sustainable development, increased action on natural and working lands to reduce emissions and sequester carbon, and the capture and storage of carbon.

The 2022 Scoping Plan identifies a construction equipment sector action for the Scoping Plan Scenario that commits to 25 percent of energy demand to be electrified by 2030, and 75 percent electrified by 2045.

Regional

BAAQMD CEQA Air Quality Guidelines
The Bay Area Air Quality Management District's (BAAQMD) CEQA Air Quality Guidelines were prepared to assist in the evaluation of air quality impacts of projects and plans proposed in the Bay Area. The guidelines also include recommended assessment methods for air toxics, odors, and GHG emissions. In April 2022, in response to SB 32 and 2017 Scoping Plan Update targets for 2030 and AB 1279 target for carbon neutrality no later than 2045, the BAAQMD adopted updated CEQA significance thresholds for GHGs and included them in the 2023 update to the BAAQMD CEQA Guidelines. The BAAQMD has not adopted quantitative GHG thresholds for construction, explaining in the Guidelines update, "Because construction emissions are temporary and variable, the Air District has not developed a quantitative threshold of significance for construction-related GHG emissions. However, the Lead Agency should quantify and disclose GHG emissions that would occur during construction."[17]

Operational GHG thresholds were identified by BAAQMD for new land use development projects to support California's long-term climate goal of carbon neutrality by 2045 as outlined in the 2022 Scoping Plan. To avoid the finding of a significant impact related to climate change, a land use project must fall under threshold A or B below:

[17] BAAQMD, 2022. *2022 CEQA Air Quality Guidelines - Chapter 6. Project-Level Climate Impacts*, revised November 2, 2023.

A. Projects must include, at minimum, the following project design elements:

1. Buildings:

   a) The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).

   b) The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.

2. Transportation:

   a) Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's *Technical Advisory on Evaluating Transportation Impacts in CEQA*.

      1. Residential projects: 15 percent below existing VMT per capita

      2. Office projects: 15 percent below the existing VMT per employee

      3. Retail projects: No net increase in existing VMT

   b) Achieve compliance with off-street Tier 2 electric vehicle charging requirements in the most recently adopted version of CALGreen.

B. Projects must be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

Santa Clara County Climate Action Plan

Santa Clara County has developed plans to accelerate efforts to reduce GHG emissions from both County operations and community activities and help contribute to GHG reduction on a statewide and national scale. The goal is to position the County and partners in Santa Clara County to meet or exceed the state's GHG emission reduction targets. The County of Santa Clara Community Climate Roadmap 2035 aims to help accelerate efforts to reduce GHG emissions from community activities and help contribute to GHG reduction on a statewide and national scale. It presents key implementation strategies and actions for unincorporated areas of Santa Clara County and coordinated strategies that pool resources and leverage partnerships with cities, public agencies, and other partners to reduce GHG emissions in unincorporated areas and countywide. A public review draft of the Climate Roadmap 2035 was published in 2024, and the final Roadmap is anticipated to be presented to the Board of Supervisors for adoption in 2025.

The analysis presented below relies on the *Air Quality and Greenhouse Gas Emissions Assessment* dated September 2022 prepared for the project by ECORP Consulting, and is supplemented with analysis by ESA, as needed.

DISCUSSION:

a) Less Than Significant. The project would generate GHG emissions during both construction and operation. Construction-related activities that would generate GHG emissions include worker commute trips, haul and vendor trucks transporting materials and equipment to and from the project site, and off-road construction equipment used for construction activities. **Table H-1** presents GHG emissions

generated from project construction. Note that these estimates were developed for a larger, more intense iteration of the proposed project. The current project would involve construction which occurs over a four- to six-month period. The emissions values below therefore represent a conservative estimate for construction impacts. Once construction is complete, these emissions would cease.

TABLE H-1
PROJECT CONSTRUCTION EMISSIONS OF GREENHOUSE GASES

Construction Year	Annual CO_2e Emissions (metric tons per day)
Year 1	253
Year 2	284
Total Construction Emissions	***537***

SOURCE: ECORP Consulting, Inc., Air Quality & Greenhouse Gas Emissions Assessment – Thousand Trails Morgan Hill RV Park Expansion Project, Santa Clara County, California, September 2022.

Table H-2 presents GHG emissions anticipated to be generated from the operation of the project. GHG emissions would be generated by mobile sources, energy use in the form of electricity used by the RVs and at the additional restroom proposed by the project, from the treatment and distribution of water supplied to the project site, and from the transport, treatment, and disposal of waste and wastewater generated by the project.

TABLE H-2
GREENHOUSE GAS EMISSIONS FROM PROJECT OPERATION

Source	Annual CO_2e Emissions (metric tons per day)
Energy Use	172
Mobile Sources	1,421
Waste	127
Water and Wastewater	3
Project Operational Total	***1,723***

SOURCE: ECORP Consulting, Inc., Air Quality & Greenhouse Gas Emissions Assessment – Thousand Trails Morgan Hill RV Park Expansion Project, Santa Clara County, California, September 2022.

As shown in Table H-2, project operations are expected to result in up to 1,723 metric tons of CO_2e per year beyond existing emissions.

The BAAQMD does not recommend quantitative thresholds for construction or operational emissions. Therefore, these emissions are disclosed only for informational purposes. Evaluation of whether the project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment is based on consistency with the four design elements identified as BAAQMD's operational GHG thresholds detailed earlier.

The project proposes adding 44 additional RV stalls and one restroom adjacent to the existing RV park, with shared areas for recreation. Other than the restroom, the project does not propose the development of any buildings or structures. The proposed restroom would not be served by any natural gas appliances or plumbing and therefore, the project would be consistent with GHG threshold 1(a) above. Though the project would result in an increase in electricity consumption, required compliance

with the California Energy Code and CALGreen standards would ensure that the project would not result in any wasteful, inefficient, or unnecessary energy usage consistent with GHG threshold 1(b).

Because the project does not propose long term occupancy, as the proposed spaces would be limited to 30-day uses and would not create additional employment, analysis based on VMT per capita or per employee is not applicable. There would be no new permanent residents or employees which could generate additional VMT under this criterion. Based on the "small projects" criterion for VMT analysis, the traffic study found the project's VMT impact to be less than significant. GHG threshold 2(a) above requires that a project generate VMT 15 percent lower than the SB 743 target, which is based only on light-duty VMT, which excludes trucks. As the project would not increase light-duty VMT, the project would be consistent with GHG threshold 2(a). Lastly, as the project would not add any new electric vehicle charging, BAAQMD's GHG threshold 2(b) related to electric vehicle charging infrastructure would not apply. Therefore, the project would be consistent with all four design elements identified as the BAAQMD's operational threshold and based on BAAQMD guidance the project would not result in GHG emissions, either directly or indirectly, that may have a significant impact on the environment. This impact would therefore be **less than significant**.

b) Less than Significant. Neither CARB nor BAAQMD consider construction emissions to be significant sources of GHG emissions that would impede the state's progress toward its GHG reduction goals. In their climate action planning, CARB and BAAQMD target operational sources such as building energy use and transportation as sectors where maximum reductions can be achieved. The 2022 Scoping Plan Update identifies transportation electrification, VMT reduction, and building decarbonization as the priority strategies for local government climate action. It includes one action item that addresses electrification of construction equipment and requires that 25 percent of construction energy needs be powered by electricity by 2030 with the percentage increasing to 75 percent by 2045. However, this is an overall state goal and not a project-specific requirement, and the project's ability to meet this goal depends on the availability of electric construction equipment in response to requirements imposed on equipment manufacturers and fleet owners. Therefore, the project's construction emissions would not conflict with the 2022 Scoping Plan or the State's GHG reduction goals.

Once operational, the project would result in an increase in electricity use. PG&E, which provides electricity to the project site, is subject to the requirements of SB 100 and the Renewables Portfolio Standard (RPS) program. The program requires that an increasing percentage of electricity supplied be derived from renewable sources, with the ultimate goal of providing 100 percent of the electricity from renewable, carbon-free sources by 2045. In 2020, PG&E was ahead of the state's 33 percent goal, with more than 35 percent of the electricity delivered to its customers coming from eligible renewable resources: solar, wind, bioenergy, geothermal, and small hydropower.[18] In 2022, PG&E delivered electricity to customers that was 95% greenhouse gas emissions-free.[19] Adding nuclear and large hydropower, about 85 percent of PG&E's electric power mix was from carbon-free resources. Therefore, the project would not conflict with any plans or policies adopted for the purpose of reducing GHG emissions. This impact would be **less than significant**.

MITIGATION: None required.

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[18] *PG&E Surpasses California's 2020 Renewable Energy Goal; Electricity Delivered to Customers is More than 88% Greenhouse Gas-Free and Among the Cleanest in the Nation.* March 9, 2021.
[19] Pacific Gas and Electric Company, 2025. *Our Climate Goals.*

I. HAZARDS & HAZARDOUS MATERIALS					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	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?	☐	☐	☒	☐	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?	☐	☐	☐	☒	4, 46
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒	47
e) For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip, would the project result in a safety hazard, or excessive noise for people residing or working in the project area?	☐	☐	☐	☒	3, 4, 22a
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	3, 5, 48
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐	4, 17g

SETTING:

The proposed project site is currently vacant and would be merged with an adjacent parcel to the north, where the Thousand Trails RV Park is located, through a lot line adjustment. The proposed project is an expansion of the existing RV park which would include the construction of a 1,401 sq. ft. restroom building with showers, interior roads with a drainage system situated along the driveway surface areas, detention basin area along the southeast portion of the parcel, and 44 additional RV sites. According to County aerial photos, the proposed project site has been vacant for decades and was farmed in row crops up until the late 1960s.

In California, Government Code Section 65962.5 requires the State Water Resources Control Board (State Water Board) and the Department of Toxic Substances Control (DTSC) to maintain regulatory databases listing hazardous materials sites; the list is also referred to as the Cortese List. The Cortese List identifies sites with suspected and confirmed releases of hazardous materials to the subsurface soil and/or groundwater. The listed sites can be accessed through the State Water Board's GeoTracker database and the DTSC EnviroStor database. The reporting and statuses of these sites change as identification, monitoring, and clean-up of hazardous materials sites progress.

The proposed project site was not listed as a hazardous materials site on any of the regulatory databases. The closet hazardous materials site to the proposed project is the Kirgin Cellars LUST cleanup site, located approximately 0.8 miles to the southeast. Operation of the RV park may involve some use of motor oil for individual RVs and cleaning supplies for both RVs and cleaning of the restroom facility.

San Martin Airport is located adjacent to Highway 101 and is 3.8 miles from the proposed project site; however, the proposed project is not located in an airport land use plan referral area.

The closest schools to the proposed project site are the Oakwood School, located approximately 3.6 miles to the northeast; Christopher High School, located approximately 3.6 miles to the southeast; and Rucker Elementary School, located approximately 4.1 miles to the east.

Within California, fire hazard severity zones are designated by the California Department of Forestry and Fire Protection (CAL FIRE). CAL FIRE uses a five-tiered ranking system to assess the threat to people based on fuel hazard, wildland fire potential, and housing density. The proposed project site is located within a Wildland Urban Interface (WUI) fire protection area and surrounded by residential uses immediately to the east and south of the project area. The proposed project site is situated within the South Santa Clara County Fire District service area and is within a State Responsibility Area (SRA); SRAs are serviced by CAL FIRE.

Regulatory Framework:

Federal

Federal laws regulating hazardous wastes/materials include the Resource Conservation and Recovery Act of 1976 (RCRA) and the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA). The purpose of CERCLA, often referred to as Superfund, is to clean up contaminated sites to protect public health and welfare. Other federal laws related to the regulation of hazardous waste and materials include the Clean Water Act, Clean Air Act, Safe Drinking Water Act, Occupational Safety and Health Act (OSHA), Toxic Substances Control Act, and Federal Insecticide, Fungicide, and Rodenticide Act.

State

California Environmental Protection Agency

The California Environmental Protection Agency (CalEPA) is tasked with protecting and enhancing the environment, to ensure public health, environmental quality, and economic viability. CalEPA oversees the development, implementation and enforcement of environmental laws that regulate air, water, and soil quality, pesticide use, and waste recycling and reduction. CalEPA consists of several departments which carry out the agency's mission and include the California Air Resources Board (CARB), the Department of Pesticide Regulation (DPR), the Department of Resources Recycling and Recovery (CalRecycle), the Department of Toxic Substances Control (DTSC), the Office of Environmental Health Hazard Assessment (OEHHA), and the State Water Resources Control Board (SWRCB).[20] Specifically, DTSC carries out CalEPA's mission by compiling and updating the Cortese List which includes a list of several types of hazardous material gathered by various agencies.

[20] California Environmental Protection Agency. About Us | CalEPA Accessed February 8, 2023.

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

Local

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

Airport Land Use Compatibility Plans
Airport Land Use Compatibility Plans are adopted by the County's Airport Land Use Commission pursuant to state law in order to protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities adversely affect navigable airspace. The closest airport is the San Martin Airport, which is covered by the San Martin Airport Comprehensive Land Use Plan (last amended November 2020).

DISCUSSION:

a, b) Less than Significant Impact. Petroleum hydrocarbon products such as gasoline, diesel, and lubricants would be used in heavy equipment and construction vehicles as well as products such as paints and solvents during the construction of the restroom building. The amount of these materials used would be limited to only what is necessary to develop the restroom building and RV parking stalls. Operation of the proposed project could include the use and storage of chemicals for janitorial cleaning and landscape maintenance. In addition, chemicals for landscaping could include herbicides and pesticides.

The proposed project would comply with applicable federal and state regulations involving handling, storage, and disposal requirements which would reduce the risk of accidental release and provide protocols and notification requirements should an accidental release occur. As a result, the proposed project would avoid significant hazards to the public or the environment created by the routine transport, use, or disposal of these substances.

Any spills of these substances would be cleaned on-site according to the required construction Stormwater Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES) permitting requirements. The SWPPP would list the hazardous materials (including petroleum products) proposed for use during construction; describe spill prevention measures, equipment inspections, equipment, and fuel storage; describe protocols for responding immediately to spills; and describe BMPs for controlling site run-on and runoff. The SWPPP prepared for the proposed project would also identify BMPs to ensure the lawful transport, use, storage, and disposal of hazardous materials.

By complying with relevant federal, State, and local laws, the proposed project is not expected to result in a significant hazard to the public or to the environment through the routine transport, use, or

disposal of hazardous materials and would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials.

Project operation could involve the routine use of common hazardous substances used for cleaning, building maintenance, landscaping, and vehicle use. These materials, if present, would be in small quantities and would be used, stored, and disposed of in accordance with product labeling and applicable regulations. Accidental spills could be cleaned up by site staff as they occur and would not be anticipated to result in substantive release of such substances into the environment. Compliance with these existing requirements would ensure that this impact would be less than significant.

c) No Impact. The closest schools to the proposed project site are the Oakwood School, located approximately 3.6 miles to the northeast; Christopher High School, located approximately 3.6 miles to the southeast; and Rucker Elementary School, located approximately 4.1 miles to the east. Given that each school is more than 1,000 feet from the proposed project site, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school.

d) No Impact. The proposed project site is not listed as a hazardous materials site on any of the regulatory databases. The closet hazardous materials site to the proposed project is the Kirgin Cellars LUST cleanup site, located approximately 0.8 miles southeast. The site is not located on a list compiled pursuant to Government Code Section 65962.5 and it is unlikely that the proposed project would release hazards into the environment.

e) No Impact. The nearest public airport to the project area is the San Martin Airport which is located adjacent to Highway 101 and is 3.8 miles from the subject site; the proposed project site is not located within the San Martin Airport Comprehensive Land Use Plan referral area or within 2 miles of a public airport or public use airport. There would be no impact related to airport noise.

f) Less than Significant Impact. The project area does not provide emergency access or facilities and is not identified or referred to in the County's Emergency Operation Plan (EOP). The proposed project would not block public roadways, interfere with any identified evacuation route, restrict access for emergency response vehicles, or restrict access to critical facilities such as hospitals or fire stations. A full design set of plans would be submitted to the County for approval for emergency access vehicles and shall meet the Cal Fire standard of 20' paved drivable surface along with a Knox box key access on the gate at the property entry. For these reasons, the proposed project would not impair implementation of an adopted emergency response plan or emergency evacuation plan.

g) Less than Significant Impact. The proposed project is located within the WUI and therefore could increase the risk of uncontrolled spread of wildfire. Appropriate fire safety requirements such as adequate access for emergency services, wharf hydrants, adequate water tanks for fire suppression, and a fire sprinkler system complying with County Fire Marshal's Office (CFMO)-SP6 for the proposed restroom building would be implemented to ensure the project would have a less-than-significant impact to the spread of wildfire on project occupants. The proposed RV spaces would be adequately spaced to allow for site evacuation and to decrease the risk of fire. The proposed addition to the existing RV park would be consistent with the existing site design to maintain low fire risk.

MITIGATION: None required.

J. HYDROLOGY AND WATER QUALITY					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐	34, 36
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐	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:	☐	☐	☒	☐	3, 17n
i) Result in substantial erosion or siltation on- or off-site	☐	☐	☒	☐	3 , 17p
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐	1, 3, 5, 36
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	☐	☐	☒	☐	1, 3, 5
iv) Impede or redirect flood flows?	☐	☐	☒	☐	3, 17p, 18b, 18d
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒	3, 18b, 18d
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒	2, 3, 4, 17p

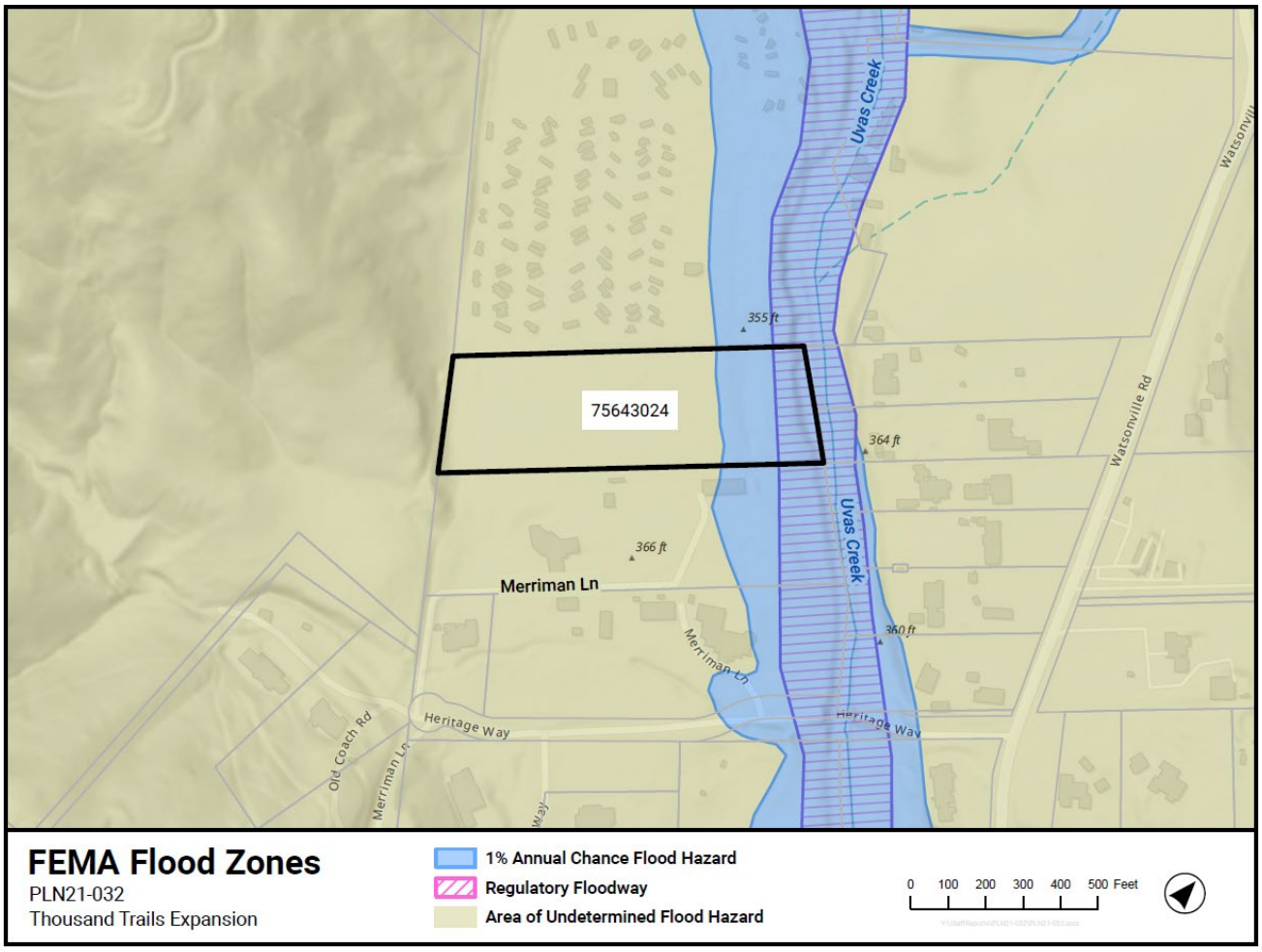
SETTING:

The proposed project site is located in unincorporated Santa Clara County within an inland area surrounded by mountains to the east and west and relatively flat valleys to the north and south. The closest ocean is the Pacific Ocean, located approximately 14 miles to the west. The nearest waterway to the proposed project is Uvas Creek, managed by Valley Water, which runs within the eastern boundary of the property.

Portions of the project area are in a 100-year flood zone**.** The FEMA Flood Zone (Zone AE) runs along the perimeter of the property on Uvas Creek (**Refer to Figure 8**). A Thousand Trails Morgan Hill RV Park Hydrology Study was prepared by Equa Engineering in January 2023 to analyze the pre- and post-stormwater runoff for the proposed project. The proposed project site is generally flat. According to the report, the proposed project site drains toward the east from the west to Uvas Creek through a 36-inch storm drainpipe in a sheet flow manner.

According to Valley Water, the proposed project site is located in the Llagas Subbasin (Groundwater Basin No. 3-3.01). The Llagas subbasin is bound by Diablo Range to the east and the Santa Cruz

Figure 8. Floodway Boundaries



Mountains form the basin boundary to the west[21]. The dominant geohydrologic feature is an inland valley that is drained to the south by tributaries of the Pájaro River, including Uvas and Llagas creeks. Annual precipitation for the Llagas subbasin ranges from less than 16 inches in the south to more than 24 inches in the north.

Regulatory Framework:

Federal

Emergency Management Agency

The Federal Emergency Management Agency administers the National Flood Insurance Program (NFIP) to address flood hazards. The National Flood Insurance Program provides Flood Insurance

[21] Gilroy-Hollister Groundwater Basin, Llagas Subbasin, Bulletin 118. Accessed November 13, 2023. https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/3_003_01_Llagas-Subbasin.pdf

Rate Maps (FIRM), which delineate special flood hazard areas, base flood elevations, and risk premium zones.[22]

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

Federal Clean Water Act
The purpose of the federal Clean Water Act (CWA) is to "restore and maintain the chemical, physical, and biological integrity of the nation's waters." Section 404 of the CWA prohibits the discharge of dredged or fill material into Waters of the United States without a permit from the U.S. Army Corps of Engineers (USACE). Discharge of fill material is defined as the addition of fill material into Waters of the U.S., including, but not limited to placement of fill necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction. USACE regulates discharge of dredged or fill material into Waters of the U.S. under Section 404 of the CWA.

State

Water Quality Control Plan (Basin Plan) for the San Francisco Bay Basin
The Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) is the Regional Water Board's master water quality control planning document. It designates beneficial uses and water quality objectives for waters of the State, including surface waters and groundwater. It also includes programs of implementation to achieve water quality objectives. The Basin Plan has been adopted by the Regional Water Board and approved by the State Water Resources Control Board, Office of Administrative Law, and U.S. EPA where required.

Santa Clara Valley Water District
The Santa Clara Valley Water District (Valley Water) is the local groundwater sustainability agency, which was responsible for preparing the 2016 Groundwater Management Plan (Alternative Plan), to satisfy the requirements of California Water Code Section 10733.6, which allow for an Alternative Plan to be submitted to the Department of Water Resources (DWR).[6] Valley Water subsequently submitted an updated plan, the 2021 Groundwater Management Plan, which was approved by DWR in June 2024. The Alternative Plan describes the Valley Water's comprehensive groundwater management framework, including existing and potential actions to achieve basin sustainability goals and ensure continued sustainable groundwater management. The Alternative Plan covers the Santa Clara and Llagas subbasins, which are located entirely in Santa Clara County and identified by the DWR as Basins 2-9.02 and 3-3.01, respectively.[23]

Local

Santa Clara County Department of Environmental Health
In 2012, the SWRCB adopted a policy governing onsite wastewater treatment systems throughout the state ("OWTS Policy"). This OWTS Policy retains local agency management of domestic wastewater systems but requires state coordination and oversight. The OWTS Policy requires each local agency to either: (1) apply the statewide minimum standards established by the State Board; or (2) implement

[22] Federal FEMA. Flood Maps | FEMA.gov (accessed May 8, 2025).
[23] Ibid.

alternative standards contained in a Local Agency Management Program ("LAMP") that has been approved by the State Board or applicable Regional Board(s). The County has chosen the second approach.

The Santa Clara County LAMP applies to OWTS within Santa Clara County having wastewater design flows of up to 10,000 gallons per day, with the exception of those located on state- and federally owned lands.[24] Any OWTS with a design flow exceeding 10,000 gpd would be regulated by the Central Coast Regional Water Quality Control Board. California law provides that a County Health Officer or Comprehensive Environmental Agency (e.g., Santa Clara County Department of Environmental Health) is responsible for permitting the installation of and regulating OWTS within its jurisdictional boundaries.

County General Plan Policies related to areas which contain Riparian and Freshwater Habitats are further discussed in Section D, *Biological Resources.*

Santa Clara Valley Water District Well Ordinance Program
Nearly half of Santa Clara County's water supply originates from the county's groundwater resources. In some portions of the county, like the South County, the percentage of the water supply that originates from groundwater is much higher, reaching nearly 100 percent. Because groundwater is so important to the county's water supply, the Santa Clara Valley Water District's Board of Directors has directed staff to aggressively protect it. One of the ways the district accomplishes this is through the implementation of the District Well Ordinance Program. Through the Well Ordinance Program, the district regulates the construction, destruction, and maintenance of wells and other deep excavations.

DISCUSSION:

a) Less Than Significant Impact. The proposed project would include construction activities that would require earthwork activities such as site preparation, excavation, grading, and temporary stockpiling of soils, which would involve the disturbance and exposure of surface soils. In addition, construction activities would involve use of chemicals and solvents such as fuel and lubricating grease for motorized heavy equipment, which could accidentally spill and subsequently impact stormwater quality.

There is potential for stormwater to transport sediment or hazardous materials to Uvas Creek. Since project construction activities would disturb an area greater than an acre, the proposed project would be subject to a construction general permit under the NPDES permit program of the federal Clean Water Act. As required under the construction general permit, the applicant or its contractor would prepare and implement a SWPPP. The objective of a SWPPP is to identify pollutant sources (such as sediment) that may affect the quality of stormwater discharge and to implement BMPs to reduce pollutants in stormwater.

In particular, erosion control BMPs would be used to prevent the degradation of water quality in the project area. Some erosion-control BMPs involve installing a silt fence, creating a sediment/desilting basin, installing sediment traps, using fiber rolls, creating gravel bag berms, and creating sandbag or

[24] County of Santa Clara, Department of Environmental Health. *Local Agency Management Plan for Onsite Wastewater Treatment Systems.* July 2014. Accessed May 8, 2025. https://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2016/January/SantaClaraOWTS/SCC_OWTS_D_LAMP_8-29-2014.pdf.

straw bale barriers. BMPs would also include practices for proper handling of chemicals, such as avoidance of fueling at the construction site, overtopping during fueling, and installation of containment pans. Implementation of the construction BMPs would begin with the commencement of construction and continue through to the completion of the proposed project to reduce intrusion of foreign materials into Uvas Creek.

Additionally, the proposed project requires an on-site wastewater treatment system. RV parks that rely on an on-site wastewater treatment system require a Regional Water Quality Control Board waste discharge permit, with routine monitoring to verify safe maximum contaminant levels. The applicant would obtain said permit for the proposed project in compliance with state and local laws and regulations.

The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality and implementation of the SWPPP and BMPs in compliance with the NPDES permitting requirements would likely avoid or reduce all erosion and sedimentation impacts to less-than-significant.

b) Less Than Significant Impact. According to the Letter from Equa Engineering dated September 23, 2024**,** the existing RV park uses 51 daily gallons per site on average based on flow metering; however, the use of 100 gallons per site was calculated consistent with the plumbing code. The existing and proposed 44 new sites combined would total 373 sites at the Thousand Trails RV Park. Assuming use of 100 gallons per site, this equates to 37,300 gallons per day and an annual demand maximum of 13,614,500 gallons per year. The existing well has a tested pumping capacity of 130 gallons per minute, which can produce 187,200 gallons per day, far greater than the anticipated maximum usage demand of 37,300 gallons per day.[25.] The Thousand Trails RV Park has an existing State Water Board permit for the existing well and there are no restrictions on use. The additional 44 RV sites, assuming on a daily water usage of 100 gallons per site, would create an additional need of 4,400 gallons per day. This would result in a modest increase of approximately 11.8% in daily water usage at the Thousand Trails RV Park with construction of the proposed project; therefore, the proposed project would not substantially decrease groundwater supplies as compared to existing conditions.

The proposed project would introduce new impervious surfaces and structures where existing impervious areas do not exist. This would result from the construction of the proposed bathroom, access roads, and RV sites. However, the proposed project would maintain a total permeable landscape of 146,219 square feet, or 59.8% of the proposed project site. Further, the proposed project site is approximately 7 acres and makes up a very small portion of the total land area in the Llagas Subbasin. Therefore, the proposed project would not interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

c(i), c(ii), c(iii), c(iv)) Less Than Significant Impact. According to the Thousand Trails Morgan Hill RV Hydraulic Study prepared by Equa Engineering in January 2023, stormwater at the existing Thousand Trails RV Park drains towards the east from the west to Uvas Creek through a 36-inch storm drainpipe in a sheet flow manner. The proposed project will maintain a similar flow path for stormwater. All runoff from the proposed bathroom, additional RV sites, roadways, and landscapes

[25] The Letter from Equa Engineering dated September 23, 2024 calculates daily water use for 44 additional sites and the per day use of Thousand Hills well as 37,300 gallons per day.

would flow east to a proposed bioretention pond; from there the east side of the property and the north side would drain to an existing drainage swale located at the existing Thousand Trails RV Park. Stormwater would drain from the swale to the existing 36-inch drainage pipe which drains into Uvas Creek. The proposed bioretention pond would slow the flow of stormwater on-site, allowing the proposed project to maintain pre-project run-off flow rates.

The proposed project would not increase stormwater runoff in the project area. The proposed project is designed in conformance with the County of Santa Clara Stormwater Management Guidance Manual and the Santa Clara Valley Urban Runoff Pollution Prevention Program. The proposed asphalt driveway and roof outlets are designed to flow and drain to the proposed bioretention pond and existing drainage swale. At the time of grading/building permit submittal, HCD and Land Development Engineering (LDE) Division would review the Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Review of the building permit would also include verification of site development drainage plans to ensure that development would not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. This permit process would be intended to prevent development from causing on- or off-site erosion, increasing the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, or otherwise violating water quality standards for stormwater runoff.

Temporary earthmoving activities would slightly alter the topography of the project area to facilitate construction of the proposed project elements, which could lead to areas of temporary concentrated runoff or increased erosion. The proposed project would require implementation of a SWPPP, including BMPs for erosion control and for proper handling of chemicals. As such, the proposed project would likely not provide substantial additional sources of polluted runoff.

The Federal Emergency Management Agency National Flood Hazard Layer for the project area shows that the eastern end of the project area is located within Zone AE, an area with a 1 percent chance of flooding each year. However, the proposed project would be located outside of the flood zone and would not involve the creation of large infrastructure or extensive construction activities that would impede or redirect flows.

d) No Impact. The project area is located far from the Pacific Ocean, and therefore is not located within the tsunami risk zone. Additionally, the project area is not located near any sizeable bodies of water at risk of forming seiches and therefore is not located within a seiche zone. The project area is in a 100-year flood zone; however, construction would be short-term and conclude within six months and project equipment would not be stored in areas with potential floodwaters. The proposed project would also involve the routine use of hazardous materials during construction, which could be at risk of release during a flood. However, construction contractors would be required to acquire coverage under the NPDES General Stormwater Permit, which requires the preparation and implementation of a SWPPP for construction activities. The SWPPP would list the hazardous materials (including petroleum products) proposed for use during construction, describe spill prevention measures, equipment inspections, equipment, and fuel storage, describe protocols for responding immediately to spills, and describe BMPs for controlling site run-on and runoff. The SWPPP prepared for the proposed project would identify BMPs to ensure the lawful transport, use, storage, and disposal of hazardous materials.

e) No Impact. Erosion-control measures and BMPs would be implemented during construction to reduce the potential for erosion or sedimentation off-site during project activities, and as mentioned above, construction contractors would be required to acquire coverage under the NPDES General Stormwater Permit, which requires the preparation and implementation of a SWPPP for construction activities. The proposed project would not conflict with or obstruct implementation of a water quality control plan.

The proposed project would involve the pumping of groundwater. According to the Letter from Equa Engineering, dated September 23, 2024, which provided a hydrology study for the existing water system to serve the proposed project, the Thousand Trails RV Park would require up to 37,300 gallons per day and an annual demand maximum of 13,614,500 gallons per year. The existing well has a tested pumping capacity of 130 gallons per minute and up to 187,200 gallons per day, which exceeds the anticipated maximum usage demand of 37,300 gallons per day.[26.] The Thousand Trails RV Park has an existing State Water Board permit for the existing well and there are no restrictions on use; therefore, the proposed project would not conflict with or obstruct implementation of a sustainable groundwater management plan.

MITIGATION: None required.

[26] The Letter from Equa Engineering dated September 23, 2024 calculates daily water use for 44 additional sites and the per day use of Thousand Hills well as 37,300 gallons per day.

K. LAND USE					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Physically divide an established community?	☐	☐	☐	☒	2, 3, 4, 17a
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?	☐	☐	☒	☐	8, 9, 17a

SETTING:

The proposed project is located in unincorporated Santa Clara County and is approximately 2.7 miles west of the Village of San Martin, 2.8 miles to the southwest of the City of Morgan Hill, and approximately 2.9 miles northwest of the City of Gilroy. Uvas Creek is located along the eastern boundary of the project site, where an easement is owned by Valley Water. The proposed project site is relatively flat and is comprised of level terrain dominated by annual grasslands with some coastal live oak and mixed riparian woodland and forest along the edges of the parcel. The surrounding area is also relatively flat to the north, south, and east with the rolling hillsides of the Southern Coast Range extending to the west.

The proposed project site is currently undeveloped and has a General Plan land use designation of Rural Residential. The site is zoned in its entirety as Rural Residential with a 5-acre minimum lot size and scenic road overlay (RR-5Ac-sr). The surrounding General Plan land use designations near the proposed project site consist of Medium Scale Agriculture, Rural Residential, and Hillsides. Surrounding zoning consists of RR-5Ac-sr, Exclusive Agriculture with a 20-acre minimum lot size and scenic road overlay (A-20Ac-sr), and Hillside (HS).

Regulatory Framework:

Local

Santa Clara County General Plan and Land Use Designations
The Santa Clara County General Plan, 1995-2010, was adopted on December 20, 1994. Published documents include General Plan Books A and B, the 2000 Stanford University Community Plan, as well as the General Plan Land Use Map, Regional Parks and Scenic Highways Map, and the Countywide Trails Master Plan Map. The General Plan contains goals, strategies and policies for three major focus areas:

- Countywide general plan,
- Plan for the rural unincorporated areas outside cities, and
- Plan for the remaining unincorporated areas (called pockets and islands) within cities' urban service areas.

Santa Clara County Zoning Ordinance
The County Zoning Ordinance defines allowable land uses in the unincorporated county. Until 2021, Recreational Vehicle Parks were an allowable use with a use permit in the Hillside (HS) and Rural

Residential (RR) districts. On May 25, 2021, the County adopted text amendments to the RV Park provisions of the Zoning Ordinance, which included the limitation of RV Parks within all rural zoning districts except "RS," or Roadside Services. The amendments took effect in June 2021.

Because the application for the proposed Thousand Trails expansion project was deemed complete as of April 1, 2021, and the Ordinance amendments included a "pipeline" provision to allow projects deemed complete prior to the effective date of the amendments to continue to be processed and approved under the then-current requirements, this project is considered an allowable use on an RR-5AC-sr parcel provided the applicant obtains a use permit and Architecture and Site Approval (ASA).

Special Occupancy Parks Act
California's law governing RV and other special occupancy parks is entitled the "Special Occupancy Parks Act" (SOPA). The Department of Housing and Community Development (HCD) Division of Codes and Standards administers and enforces SOPA. SOPA establishes standards, permit requirements, fees, and responsibilities of RV park operators and enforcement agencies to maintain consistent construction and operation standards across the state. HCD oversees and enforces all aspects of RV park construction and operation through RV Park Construction Permits and Permits to Operate. The subject use permit is being processed by the County, but ongoing operation of the park would be overseen by HCD.

DISCUSSION:

a) No Impact. The proposed project would include the construction of a 1,401 sq. ft. restroom building with showers and 44 RV sites on a currently undeveloped parcel to expand the existing Thousand Trails RV Park located directly north. The proposed project includes interior roads that would be 22 feet wide with drainage situated along the driveway surface areas and a detention basin area along the southeast portion of the parcel. Emergency access would be provided through Merriman Lane. The surrounding parcels are zoned as Rural Residential, and are currently residentially developed. Two parcels south of the property along Merriman Lane, which are zoned as Exclusive Agriculture, are developed as residential lots, as well as several lots to the north along Uvas Road including the existing Thousand Trails RV Park. Uvas Creek spans across the eastern boundary, where an easement is owned by Valley Water, and acts as a buffer separating the proposed project site from nearby residentially developed parcels.

The proposed project would include the construction of new structures and roadways; however, due to the proposed development's distance from existing and similar residential development, as well as the undeveloped nature of the site, the proposed project would not physically divide an established community. The project would add to an existing community.

b) Less Than Significant Impact. The proposed project would share amenities with the neighboring parcel to the north (Assessor's Parcel Number 756-19-033), part of the existing Thousand Trails RV Park, which would be merged with this parcel via a lot line adjustment and the ongoing operation would be overseen by HCD.

On May 25, 2021, the County approved a General Plan and County of Santa Clara Ordinance Code Amendment to limit the establishment of Recreational Vehicle (RV) Parks within unincorporated Santa Clara County to only the Roadside Services zoning districts. This County Ordinance took effect as of June 25, 2021, and includes a grandfather clause for any applications deemed complete prior to

this date. While this proposed project is located in a Rural zoning district and not Roadside Services zoning district, the County has entered into a settlement agreement with the applicant to continue to process their RV Park application under the prior County Ordinance which allowed RV Parks subject to a use permit and ASA in Rural Residential zoning districts as the application was deemed complete as of April 1, 2021[27].

As mentioned above, the County deemed the application for this project complete as of April 1, 2021, and therefore, the pipeline provision of the County Zoning Ordinance for RV park applications prior to June 25, 2021 applies to the proposed project. Therefore, the project is considered an allowable use with a use permit and Architecture and Site Approval. Additionally, the proposed project is consistent with surrounding land uses and zoning on adjacent parcels. For these reasons, the proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

MITIGATION: None required.

[28] County of Santa Clara – Law Enforcement. Accessed May 8, 2025. Law Enforcement | Office of the Sheriff | County of Santa Clara

L. MINERAL RESOURCES					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
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?	☐	☐	☐	☒	1, 2, 3, 6, 44
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒	1, 2, 3, 6, 8

SETTING:

The project is an expansion of an existing RV park, which will include the construction of a 1,401 sq. ft. restroom building with showers, interior roads with a drainage system situated along the driveway surface areas, and detention basin area along the southeast portion of the parcel. The site is vacant and no known valuable mineral resources are located on the subject property, which would be delineated on a local general plan, specific plan, or other land use plan.

DISCUSSION:

a & b) No impact – The site does not have a mineral land classification zone as the property does not contain significant mineral deposits, according to the County Geologist, David Seymour. As such, there would be no loss of mineral resources. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of regional or statewide value or result in the loss of availability of a locally-important mineral resource recovery site.

MITIGATION: None required.

M. NOISE					
Would the project result in:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
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?	☐	☒	☐	☐	8, 13, 22a, 45
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	13, 45
c) For a project located within the vicinity of a private airstrip or an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport, public use airport, or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	1, 5, 22a

SETTING:

The project is an expansion of an existing RV park, which will include the construction of a 1,401 sq. ft. restroom building with showers, interior roads with a drainage system, and detention basin area along the southeast portion of the parcel. Uvas-Carnadero Creek spans the eastern boundary of the expansion area, where there is an existing easement owned by Valley Water. The western property boundary contains a strip of oak woodlands that runs to the Santa Cruz mountain range. Local ambient noise comes from area roadways and natural sounds such as birds and insects. The closest sensitive receptor, a single-family residence, is located approximately 137 feet south of the project site.

A 24-hour noise measurement was conducted in order to represent typical existing noise exposure on the project site during a typical 24-hour day. The ambient recorded noise level during the span of this measurement was 47.9 dBA, produced primarily by automotive vehicles (e.g., cars, trucks, buses, motorcycles) on area roadways.

San Martin Airport is located adjacent to Highway 101 and is 3.8 miles from the subject site. The project is not located in the Airport Influence Area set out in the San Martin Airport Comprehensive Land Use Plan. A Noise Impact Assessment (Noise Report) dated September 2022 was prepared by ECORP Consulting, Inc. to assess existing and proposed noise levels the project may generate. Both construction noise and operational noise were assessed.

Regulatory Framework:

Federal

The Federal Interagency Committee on Aviation Noise (FICAN) guidelines specify criteria to determine the significance of transportation noise impacts. FICAN recommendations are based on studies that relate aircraft noise levels to the percentage of persons highly annoyed by the noise. In cases where existing traffic noise levels are greater than 65 dB (decibels) at the outdoor activity areas of noise-sensitive uses, a 3 dBA increase in noise is considered significant and an increase of +1.5 dB may warrant further investigation.

State

In 2020, Caltrans published the Transportation and Construction Vibration Manual. The manual provides general guidance on vibration issues associated with the construction and operation of projects concerning human perception and structural damage. It provides recommendations for levels of vibration that could result in damage to structures exposed to continuous vibration.

Local

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

The County Ordinance Code (Table B11-152) sets exterior noise limits based on the "receiving" land use, that is, the land use of the property from which the noise is heard. The limit for one- and two-family residential land uses is 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, the Ordinance Code specifically prohibits certain acts, including amplified sound such as musical instruments, radios, and loudspeakers, from 10:00 p.m. to 7:00 a.m., and construction activity during weekdays and Saturdays from 7:00 p.m. to 7:00 a.m. or at any time on Sundays or holidays.

With respect to construction noise, County Ordinance Code Section B11-154 restricts the noise generated by mobile construction equipment to 75 dBA during daytime hours at single-family residential land uses and 60 dBA for stationary equipment.

DISCUSSION:

a) Less than Significant Impact with Mitigation. Construction of the proposed structures and site improvement will temporarily elevate noise levels in the immediate project area. Construction noise could have an impact on the nearest residential uses. Site preparation and grading phases would employ mobile equipment and would generate the greatest noise levels. In accordance with the County Ordinance Code, construction activities would not occur on weekdays and Saturdays between 7:00 p.m. and 7:00 a.m., or anytime on Sundays or holidays, except for emergency work on public service utilities or by variance. The closest sensitive receptor, a single-family residence, is located approximately 137 feet south of the project site. Construction equipment will not be situated at any one location during operation. Rather, equipment will be spread throughout the site during construction. Noise from mobile construction equipment was calculated using the Roadway Construction Noise Model and the General Assessment methodology of the Federal Transit Administration. Mobile equipment noise from construction subphases was calculated to be up to 73.2 dBA at the nearest receptor with implementation of mitigation as described below. This level of construction noise would be below the County's 75 dBA standard for mobile construction equipment and therefore, the impact of construction noise would be less than significant with mitigation, as discussed below.

As noted in the Noise Report, construction activity could create a temporary disturbance. Construction noise typically occurs intermittently and varies depending on the nature of the phase of construction. Other sources of construction noise could be intermittent incidents which would last a comparatively

short period of time such as the dropping of a tool or large pieces of equipment. Construction noise will only occur during the daytime working hours.

Although construction activities are temporary in nature and would occur during normal daytime working hours, construction-related noise could result in occasional speech interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered potentially significant. In order to avoid potential impacts, adherence to the mitigation measures below will reduce potential construction impacts to a less-than-significant level.

Traffic Noise Increases at Off-Site Receptors
FICAN guidelines specify criteria to determine the significance of traffic noise impacts. The County has not established a noise standard specific to traffic noise; therefore, the FICAN thresholds are applied to the assessment of traffic noise. According to the Noise Report prepared by ECORP, the maximum increase is traffic noise at the nearest sensitive receptor is predicted to be 0.8 dBA, specifically at the Thousand Trails Access Road entry. All other roadway segments (Uvas Road and Watsonville Road) were anticipated to have no increase in traffic noise. Because increases in traffic noise would be less than 3 dBA, which Caltrans considers as a barely perceptible increase, and because FICAN considers such an increase to be less than significant where existing noise levels are less than 65 dBA, impacts resulting from increased traffic noise would be considered less-than-significant.

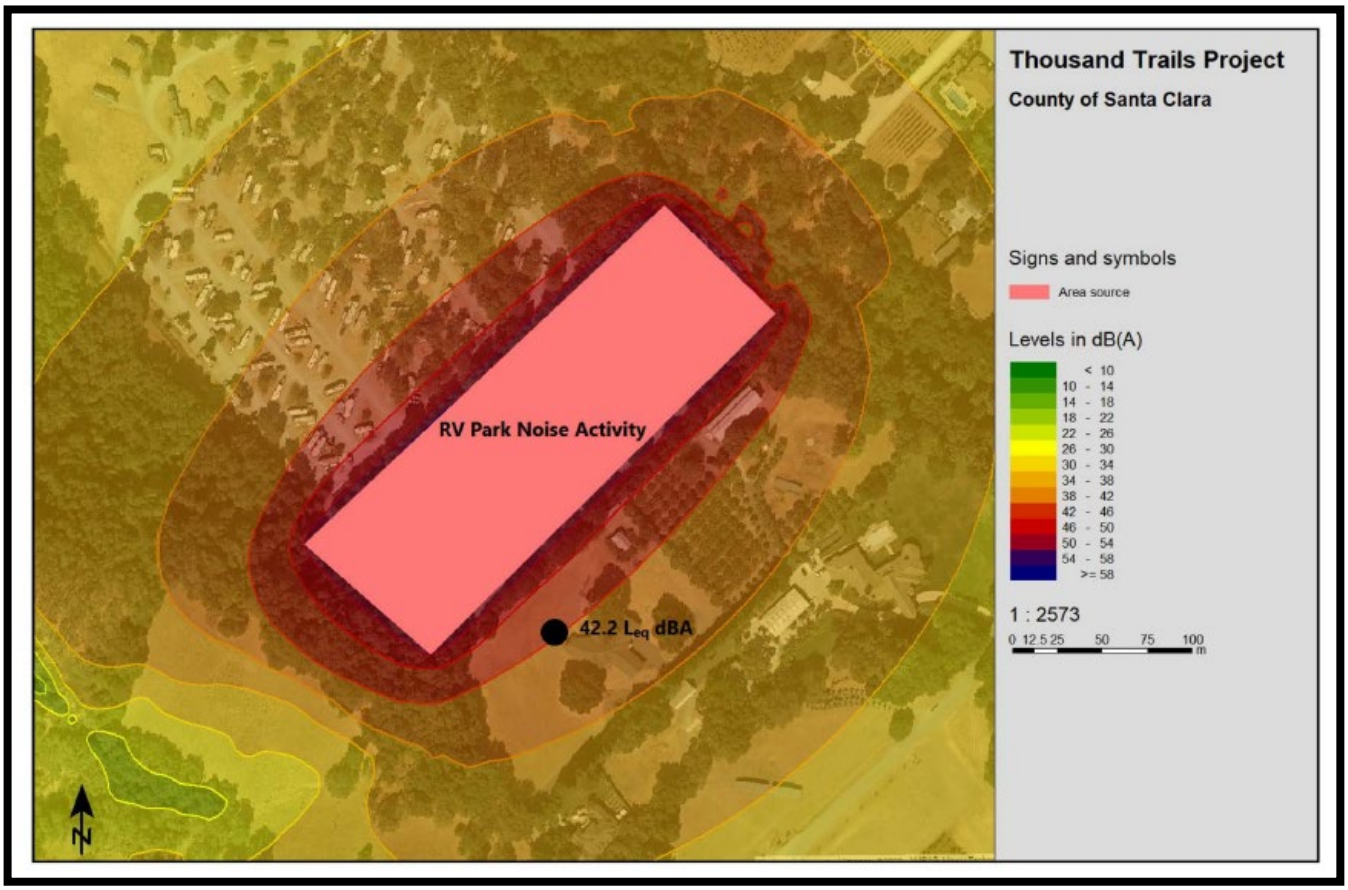
Operational Noise at Sensitive Receptors
Section B11-152 of the County Ordinance Code establishes an exterior noise standard of 55 dBA at residential uses during daytime hours and 45 dBA during nighttime hours. As previously noted, the nearest residential building is located 137 feet south of the project site. The expansion of the RV park will generate operational stationary activity associated with overnight guests moving vehicles, unloading vehicles, setting up equipment (ie. cooking equipment, tents) and people talking. These operational noises were modeled as part of the Noise Report prepared by ECORP, which found that the project would produce 42.2 dBA of noise which would not be above existing ambient noise measured at the site and, which is below the County thresholds of 55 dBA for daytime and 45 dBA for nighttime sound. **Figure 9** and **Table M-1** below provides a visual depiction of the predicted noise levels in the project vicinity from ongoing operation of the RV park.

TABLE M-1
OPERATIONAL NOISE MODELING

Location	Modeled Operational Noise Attributed to Project (Leq dBA)	County Noise Standard Day/Night (Leq dBA)
Residential Property Located South of Project Site	42.2 dBA	55 /45

SOURCE: Stationary source noise levels were modeled by ECORP Consulting using SoundPLAN 3D noise model. Refer to Attachment D for noise modeling assumptions and results.

Figure 9. Project Noise Contours



b) Less than Significant. Excessive groundborne vibration impacts result from continuously occurring vibration levels. Increases in these vibration levels are attributed to short-term construction equipment use in proximity to structures. Heavy-duty construction such as dozers, jackhammers, and compaction equipment create ground vibration. Ground vibration decreases rapidly with distance. The County does not regulate or have a numeric threshold for associated construction vibrations. However, Caltrans recommends using a threshold of .2 inches per second Peak Particle Velocity (PPV) to prevent structural damage to older structures. The greatest vibration during construction would be generated by a vibratory roller, which could be used for compaction. A vibratory roller generates a vibration level of 0.21 PPV at a distance of 25 feet. The proposed project site is located at 158 feet from the nearest structure. At this distance, vibration from a vibratory roller would be reduced to 0.013 PPV, which is below the 0.2 PPV threshold. Therefore, construction-related vibration would likely be less than significant. Project operations would not include the use of any large-scale stationary equipment that would result in excessive vibration levels. Therefore, the project would not result in groundborne vibration impacts during operations. The impact would be less than significant.

c) No Impact. The property is not located within the vicinity of a private airstrip or within an airport land use plan referral area, or within two miles of a public airport. San Martin Airport is the nearest airfield and is located 4.15 miles to the east of the project site.

Implementation of noise abatement measures described below will reduce potential construction noise impacts to a less-than-significant level.

MM NOI-1: The project improvement and building plans shall include the following requirements for construction activities:

- Construction contracts must specify that all stationary construction equipment shall be equipped with properly operating state-required noise attenuation devices.
- During construction, stationary equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- Construction shall be limited to daytime hours (7:00am to 7:00pm).

N. POPULATION AND HOUSING					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
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)?	☐	☐	☒	☐	1, 3, 4, 8, 9, 17a
b) Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	1, 2, 3, 4, 8, 9, 17a

SETTING:

The proposed project is located in unincorporated Santa Clara County, California and is approximately 2.7 miles west of the Village of San Martin, 2.8 miles to the southwest of the City of Morgan Hill, and approximately 2.9 miles northwest of the City of Gilroy.

According to the County General Plan, from 1990 to 2000, the population in unincorporated Santa Clara County decreased by 6.0%, then decreased by an additional 9.9% during the first decade of the 2000s. Between 2010 and 2020, the population decreased by 3.3%. In 2020, the estimated population of the unincorporated county was 86,989, which made up roughly 4.4% of the population of Santa Clara County as a whole. Between 2015 and 2023, home values in unincorporated Santa Clara County rose, on average, by 69%. Stanford saw the most modest increase at 45% while the East Foothills increased by 108%. Between 2022 and 2023 alone, housing values in the unincorporated county rose between 1% and 7%. As of 2023, all communities in the unincorporated county have median home values of at least $1,000,000. Across the unincorporated County, an average of 78% of housing units were occupied by homeowners and 22% were occupied by renters.

The proposed project site is currently undeveloped and has a General Plan land use designation of Rural Residential; the site is zoned in its entirety as Rural Residential with a 5-acre minimum lot size and scenic road overlay (RR-5Ac-sr). The surrounding General Plan land use designations near the proposed project site consist of Medium Scale Agriculture, Rural Residential, and Hillsides. Surrounding zoning consists of RR-5Ac-sr, Exclusive Agriculture with a 20-acre minimum lot size and scenic road overlay (A-20Ac-sr), and Hillsides (HS).

The proposed project is an expansion of an existing RV park, which would include the construction of a 1,401sq. ft. restroom building with showers, interior roads with a drainage system, and detention basin area along the southeast portion of the parcel. The proposed RV project would create 44 new parking spaces that would be limited to 30-day maximum stays.

Pursuant to the County Ordinance Code, RV Parks are intended for recreational purposes and the traveling public, and are not intended for use as long-term housing. Gilroy Unified School District (GUSD) has indicated that no fees would be due to them and commented that GUSD would not be negatively impacted by any potential increase in student enrollment..

Regulatory Framework:

Local

Relevant laws and regulations applicable to population and housing are discussed in *Section K, Land Use*.

DISCUSSION:

a) Less than Significant Impact. Operation of the proposed project would not increase the number of employees at the existing RV park or require an expansion of roads or infrastructure that would otherwise induce population growth. The Thousand Trails RV Park currently employs 16 employees who would operate the expansion area; there would be no new employees hired to staff the proposed project. Customers would only be allowed to stay in the additional 44 RV sites for a maximum of 30 days. Additionally, construction activities associated with the proposed project would generate a minimal number of workers (up to 16 employees) to the proposed project area on a temporary basis (4-6 months). Construction workers employed for these activities are expected to come from the existing labor pool within the region. For these reasons, the proposed project would result in a less-than-significant impact related to direct or indirect short-term and long-term population growth.

b) No Impact. The proposed project site is currently vacant and does not contain existing housing. The proposed project would not displace any existing housing or people, and it does not involve the construction of new permanent homes. Therefore, the proposed project does not necessitate the construction of replacement housing.

MITIGATION: None required.

O. PUBLIC SERVICES					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
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?	☐	☐	☒	☐	1, 3, 5, 8
ii) Police Protection?	☐	☐	☒	☐	1, 3, 5, 8
iii) School facilities?	☐	☐	☒	☐	1, 3, 5, 8
iv) Parks?	☐	☐	☒	☐	1, 3, 5, 17h
v) Other public facilities?	☐	☐	☐	☒	1, 3, 5, 8

SETTING:

The proposed project is located in unincorporated Santa Clara County, California and is approximately 2.7 miles west of the Village of San Martin, 2.8 miles to the southwest of the City of Morgan Hill, and approximately 2.9 miles northwest of the City of Gilroy. As a result, there are no municipal services provided to the proposed project site.

Fire Services
Fire protection services are provided to the County by ten municipal fire departments, six County fire districts, two local fire districts, and CAL FIRE. The proposed project site is currently served by the South Santa Clara County Fire District. The Fire District is staffed by the California Department of Forestry and Fire Protection (CAL FIRE) and participates in mutual aid agreements with the Morgan Hill, Gilroy, Pajaro Valley, Hollister, and San Jose Fire Departments. The project site would be served by the Santa Clara County Central Fire Protection District upon completion of annexation proceedings and creation of Service Zone 4 for South County.

Police Services
Santa Clara County residents receive police services from 11 municipal police departments and the County Sheriff's Department. Santa Clara County Sheriff's Office serves the proposed project site. The Sheriff's Office is staffed by over 350 sworn and professional Law Enforcement Services Bureau staff members.[28]

School and Library Services
Santa Clara County is serviced by 37 school districts. The proposed project site is within the service boundaries of the Morgan Hill Unified School District and partially within Gilroy Unified School District. The closest schools to the proposed project site are the Oakwood School, located

[28] County of Santa Clara – Law Enforcement. Accessed May 8, 2025. Law Enforcement | Office of the Sheriff | County of Santa Clara

approximately 3.6 miles to the northeast; Christopher High School, located approximately 3.6 miles to the southeast; and Rucker Elementary School, located approximately 4.1 miles to the east. The closest library is the Morgan Hill Library, located approximately 4.2 miles to the northwest.

Recreational Services
The closest trail, along Watsonville Road, is the West Valley Trail, part of the Countywide Trails system. The Santa Clara County Countywide Trails Master Plan Update, part of the County General Plan, states that the closest County Park is Uvas Reservoir Park, located approximately 1 mile north of the proposed project site.

Health Services
Santa Clara County has a total of 12 public and private hospitals. The closest hospital to the proposed project site is the Morgan Hill Community Health Foundation, which is located approximately 4.2 miles northwest. Santa Clara County's emergency services are provided by the County's Emergency Services Department and environmental health services are provided by the County's Department of Environmental Health.

DISCUSSION:

a(i), a(ii), & a(iii)) Less than Significant Impact. The proposed project would serve as a destination for RV travelers, offering limited space for short-term stays. The operation would be recreational in nature and the majority of responses for assistance would likely be due to injuries related to recreational activities. In the event of a fire or other emergency within the project area, it is anticipated that existing fire protection services provided by the South Santa Clara County Fire District (soon to be consolidated with the Central Fire District) and police protection services provided by the Santa Clara County Sheriff's Office would be sufficient to respond to emergencies given existing equipment and staffing capacities. Additionally, the proposed project could result in incremental increases in the demand for school facilities in the project area. The increase would be considered nominal as the use would not involve the addition of any permanent residences or additional employees.

As such, an increase in the demand for fire, police, or school services could occur; however, this increase would not be substantial enough to require the construction of government facilities in order to maintain response ratios, service ratios, or other measures of performance.

a(iv))Less than Significant Impact. The County of Santa Clara Park system includes 28 parks with over 52,000 acres of land total. The proposed project could result in incremental increases in the demand for recreational facilities in the project area. However, the proposed project would not result in a permanent increase in population and any increase would be considered nominal as the services would not involve the addition of any permanent residences or additional employees. The largest demand for recreational facilities would likely occur on-site, which would include the use of private recreational facilities located within the existing Thousand Trails RV Park that include a golf putting course, a volleyball sand court, a dog park, tennis courts, an open space area with barbeque grills, a pool and pool house, an adult lounge and gym, a picnic area, and a basketball court. These amenities would be shared between the proposed project and the existing RV Park area. While RV park users could utilize nearby public recreation facilities, the use would be minimal and would not result in the need for new or physically altered government facilities or cause adverse physical impacts. The impact would be less than significant.

a(v)) No Impact. The proposed project would serve as a destination for RV travelers, offering limited space for temporary stays. The operation would be recreational in nature; and therefore, the proposed project would not include new housing or bring new businesses to the area that would require any additional services or public facilities, including libraries and health services. Any increase would be considered nominal as the use would not involve the addition of any permanent residences or additional employees.

MITIGATION: None required.

P. RECREATION						
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	1, 3, 4, 5

SETTING:

The project site is located between the cities of San Martin, Gilroy, and Morgan Hill, in an unincorporated area of Santa Clara County. The closest trail, West Valley Trail, is along Watsonville Road, and is part of the Countywide Trails system. Chitactac-Adams County Park is also located south of the site. See Figure 10 below.

DISCUSSION:

a, b) No Impact. The project is an RV park expansion involving the addition of 44 RV parking spaces, and will not result in an impact to existing parks or recreational facilities due to the minimal increase in population to the neighborhood. The project will share amenities for travelers with the existing RV park site. As such, the project would not cause a substantial physical deterioration of existing public recreational facilities. The project does not include any permanent, public recreational uses or structures, nor does it require an expansion to an existing recreational facility.

MITIGATION: None required.

Figure 10. Trails within the Vicinity

Q. TRANSPORTATION					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒	1, 4, 5, 6, 7, 50, 51
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐	6, 50, 51
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	3, 5, 6,7, 50, 51
d) Result in inadequate emergency access?	☐	☐	☒	☐	1, 3, 5, 48, 50, 51

SETTING:

The project is an expansion area to an existing RV park which will include the construction of a 1,401sq. ft. restroom building with showers, interior roads with a drainage system, and detention basin area along the southeast portion of the parcel. The site is located approximately 800 feet west of Watsonville Road and the project would take access from an existing 24-foot-wide access road from Uvas Road. Emergency access would be provided from Merriman Lane through an easement spanning from Heritage Way.

The 44 additional RV sites would not be for long-term guests, which are defined as stays of up to 180 days. Recreational Vehicle Parks (RV Parks) are classified in County Zoning Ordinance § 4.10.280 as facilities providing spaces for recreational vehicles as defined in California Health and Safety Code Section 18010 and providing electric, water, and sanitary hookups for each recreational vehicle. Recreational Vehicle Parks may also include ancillary facilities that provide services to onsite recreational vehicles, such as a manager's and/or caretaker's unit, office, retail sales, shared bathroom facilities, small recreational facilities, picnic tables, storage lockers, and cooking areas. The subject project is an expansion of an existing RV Park, Thousand Trails.

A Traffic Report, dated December 5, 2022, was prepared by KD Anderson & Associates to evaluate the proposed project, including Vehicle Miles Traveled (VMT), alternative transportation modes, and safety impacts.

Regulatory Framework:

State

Vehicle Miles Traveled (VMT)
Senate Bill 743 (SB 743), which was enacted in 2013, initiated reforms to the CEQA Guidelines to establish new criteria for determining the significance of transportation impacts that "promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses" (see Gov. Code § 21099(b)(1)). Specifically, SB 743 directed the Governor's Office of Planning and Research (now the Office of Land Use and Climate Innovation) to update the CEQA

Guidelines to replace automobile delay—as described solely by Level of Service or similar measures of vehicular capacity or traffic congestion—with VMT as the recommended metric for determining the significance of transportation impacts.

The Office of Land Use and Climate Innovation updated the CEQA Guidelines accordingly by adding section 15064.3 to the Guidelines. CEQA Guidelines section 15064.3(a) defines VMT as the amount and distance of automobile travel attributable to a project. CEQA Guidelines section 15064.3 (b) establishes criteria for evaluating a project's transportation impacts under CEQA. Section 15064.3(b)(1) states that for land use projects, VMT exceeding an applicable threshold of significance may indicate a significant impact.

Methodology

Vehicle Miles Traveled (VMT)
A lead agency has the discretion to choose the most appropriate methodology to evaluate VMT, including whether to express the change in absolute terms, per capita, per household, or any other metric. For the purposes of establishing VMT thresholds, the County has chosen to treat unincorporated areas inside Urban Service Areas (USAs) and unincorporated areas outside of the USAs (i.e. rural areas) as separate regions.

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

DISCUSSION:

a) No Impact. According to the Traffic Report prepared by KD Anderson & Associates, there are no dedicated facilities for pedestrians or bicyclists in the project vicinity roadways, and bicyclists or pedestrians currently make use of the existing roadway shoulders of varying width or share the roadway with vehicular traffic.

The project site will be accessible from the existing Thousand Trails entry on Watsonville Road/Uvas Road. Any bicyclist or pedestrian traffic generated by the project would make use of the existing roadway shoulders or share the roadway with vehicular traffic. As the Project would propose a minor addition consistent with the existing adjacent RV park, Project implementation would not result in a significant increase or change in alternative transportation methods to the site. Therefore, there would be no resulting conflict with any programs, plans, ordinances, or policies adopted for the purpose of avoiding an environmental impact. There would be no impact with respect to this criterion.

b) Less than Significant Impact. As described in the Traffic Report, an overall occupancy rate for the existing Thousand Trails facility was taken from a prior year to forecast future trips for the project in order to generate an average trip rate. The average trips were generated for a previous iteration of the project which proposed 50 spaces. The forecast has been adjusted to account for the currently proposed 44 RV stalls and included in **Table Q-1** below. The facility experienced an average occupancy rate of

74.22%, which would equate to a peak average of 92.7 daily trips. Because the project proposes no additional long term use trips and does not create additional employment, screening criteria relating to per capita or per employee VMT rates are not applicable. In this case, the screening criteria relating to "small projects" is applicable. As the project will generate a peak of 92.7 average daily trips (ADT), the 110 ADT threshold for trips associated with small non-residential uses is not exceeded. Therefore, the project's impact would be less than significant pursuant to CEQA Guidelines Section 15064.3(b).

TABLE Q-1
PROJECT TRIP GENERATION

	Spaces	Daily Trips per Occupied Space	Annual Occupancy Rate	Average Daily Trips
Weekday	44	2.56	74%	83.6
Weekend	44	2.84	74%	92.7

SOURCE: KD Anderson & Associates, Inc. 2022. ESA. 2025.

c) Less than Significant Impact. Access to the project site would be from an existing 24-foot-wide driveway from Uvas Road. There would be an increase in turning conflicts at the site between 40-foot RVs and other vehicles entering and exiting the site from a rural road. Due to the increase in vehicles accessing the site, there could be an increase in turning conflicts. As the increase in additional trips to the site is relatively low given the broad mix of vehicles anticipated to access the site, there is not an anticipated need for facility improvements as a result of the increase in vehicle traffic to the project site.

Construction activities for the project would involve a small number of vehicle trips related to delivery of material and workers commuting to the site. Because the vehicle trips would be temporary and small in number and road use in the project vicinity is relatively limited, impacts from construction would be less than significant. There would be no substantial increase in roadway hazards which could result from potential geometric design features or incompatible uses.

d) Less than Significant Impact. Emergency access would be provided via Merriman Lane through an easement spanning from Heritage Way. Access to the project area was reviewed by the Fire Marshal's Office and standard conditions of approval will apply to the project, including the requirement of a clear, drivable width of 18 feet plus a three-foot shoulder on each side of Merriman Lane. As a result, the project would not result in inadequate emergency access and the impact would be less than significant.

MITIGATION: None required.

R. TRIBAL CULTURAL RESOURCES					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Cause a substantial adverse change in the significance of a 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	☐	☒	☐	☐	
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.	☐	☒	☐	☐	

SETTING:

Section E, Cultural Resources, provides information on the natural and geological settings related to cultural resources, as well as background on the pre-contact period and ethnography of the vicinity of the project. Section E also identifies existing recorded cultural resources. On August 10, 2023, the County sent letters to two culturally affiliated Native American tribes (Amah Mutsun Tribal Band and Tamien Nation), both of whom have previously requested consultation according to the requirements of Public Resources Code sections 21080.3.1. The letters included a project description and an invitation to consult on the project. No responses were received in response to the County's invitation. Based on background research, survey efforts, and environmental context, there are no known resources in the project site that could be considered tribal cultural resources.

Regulatory Framework

State

In September 2014, the California Legislature enacted Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. In particular, AB 52 requires lead agencies to analyze project impacts on tribal cultural resources separately from impacts on archaeological resources (see Public Resources Code §§ 21074 and 21083.09). The law defines tribal cultural resources in Public Resources Code section 21074. AB 52 also requires lead agencies to engage in additional consultation procedures with respect to California Native American tribes, including when preparing a mitigated negative declaration (Public Resources Code sections 21080.3.1, 21080.3.2, and 21082.3).

Specifically, Public Resources Code section 21084.3 states:

a) Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.

b) If the lead agency determines that a project may cause a substantial adverse change to a tribal cultural resource, and measures are not otherwise identified in the consultation process provided in Section 21080.3.2, the following are examples of mitigation measures that, if feasible, may be considered to avoid or minimize the significant adverse impacts:

    1) Avoidance and preservation of the resources in place, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

    2) Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

        A. Protecting the cultural character and integrity of the resource.

        B. Protecting the traditional use of the resource.

        C. Protecting the confidentiality of the resource.

    3) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

    4) Protecting the resource.

In addition, the Governor's Office of Land Use and Climate Innovation updated Appendix G of the CEQA Guidelines to provide sample questions regarding impacts on tribal cultural resources (Public Resources Code § 21083.09).

DISCUSSION:

a(i) & a(ii) Less than Significant with Mitigation – No tribal cultural resources listed or eligible for listing in the California Register or in a local register of historical resources were identified in the vicinity of components of the project. In addition, the County, in its discretion and supported by substantial evidence, did not identify any tribal cultural resources in the project site.

Based on background research, survey efforts, and environmental context, there are no archaeological resources in the project site that could be considered tribal cultural resources. However, ground visibility was poor throughout much of the project site and there are previously documented indigenous Native American resources in the vicinity. Therefore, as a mitigation measure described under MM TCR-1 below, a qualified archaeologist shall develop an archaeological monitoring plan, including tribal monitoring, to guide monitoring during ground disturbing activities to ensure that there is a less than significant impact on any unidentified tribal cultural resources.

> **MM TCR-1:** A qualified archaeologist shall develop an archaeological monitoring plan, including tribal monitoring during construction activities, to guide monitoring during ground disturbance in order to ensure that there is a less-than-significant impact on any unidentified tribal cultural resources.

S. UTILITIES AND SERVICE SYSTEMS					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
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?	☐	☐	☒	☐	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?	☐	☐	☐	☒	1, 3, 6, 24
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?	☐	☐	☐	☒	1, 3, 6, 7
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?	☐	☐	☐	☒	1, 3, 4, 5, 6
e) Be in non-compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒	3, 4, 5, 6

SETTING:

The proposed project is located in unincorporated Santa Clara County, California and is approximately 2.7 miles west of the Village of San Martin, 2.8 miles to the southwest of the City of Morgan Hill, and approximately 2.9 miles northwest of the City of Gilroy. As a result, there are no municipal services provided to the proposed project site.

Drinking Water
Water services are provided to the proposed project site through an existing well located within the existing Thousand Trails RV Park. This well is the only well being actively used at this time until the final capacity certification of a new recently-constructed groundwater well is approved. The Thousand Trails RV Park has an existing 200,000-gallon water storage tank.

Stormwater
Stormwater at the existing Thousand Trails RV Park drains towards the east from the west to Uvas Creek through a 36-inch storm drainpipe in a sheet flow manner. The proposed project will maintain a similar flow path for stormwater.

Wastewater
Wastewater services will be provided through the existing wastewater treatment plant at the existing Thousand Trail RV park near the project site. The existing Thousand Trails RV Park has an approved wastewater treatment plant by the County which is almost fully complete, and will be fully constructed in the Summer of 2025. The new wastewater treatment plant has a permitted capacity for 57 additional lots, which is 13 more than the proposed 44 RV sites. The proposed project would include a lift station

which would connect to the new wastewater treatment plant that will provide wastewater services for the proposed project site.

Gas and Electric
The proposed project site is located within PG&E's service area, which covers 94,000 square miles in northern and central California. The Thousand Trails RV Park provides electric service to guests . Gas services are not provided onsite.

Telecommunication
Telecommunication service providers in Santa Clara County include Spectrum, AT&T, Frontier, Viasat, Earthlink, and T-Mobile among others.[29]

Solid Waste
Seven solid waste management districts serve Santa Clara County, and each district is contracted to a different solid waste collector. A total of nine landfills currently serve Santa Clara County. Of these, four are publicly owned while the remaining five are privately owned. The proposed project site is served by the Recology South Valley, and the closest landfill is the Pacheco Pass Landfill, located approximately 11 miles to the southeast.

Regulatory Framework:

Federal

Federal Clean Water Act
The purpose of the federal Clean Water Act (CWA) is to "restore and maintain the chemical, physical, and biological integrity of the nation's waters." Section 404 of the CWA prohibits the discharge of dredged or fill material into Waters of the United States without a permit from the U.S. Army Corps of Engineers (USACE). Discharge of fill material is defined as the addition of fill material into Waters of the U.S., including, but not limited to placement of fill necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction. USACE regulates discharge of dredged or fill material into Waters of the U.S. under Section 404 of the CWA.

State

Water Quality Control Plan (Basin Plan) for the San Francisco Bay Basin
The Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) is the Regional Water Board's master water quality control planning document. It designates beneficial uses and water quality objectives for waters of the State, including surface waters and groundwater. It also includes programs of implementation to achieve water quality objectives. The Basin Plan has been adopted by the Regional Water Board and approved by the State Water Resources Control Board, Office of Administrative Law, and U.S. EPA where required.

Integrated Waste Management Act
The Integrated Waste Management Act of 1989 (Public Resources Code § 40050 *et seq.*), administered by CalRecycle, requires all local and county governments to adopt a Source Reduction and Recycling Element to identify means of reducing the amount of solid waste sent to landfills. This law set reduction targets at 25 percent by the year 1995 and 50 percent by the year 2000. Senate Bill 1016 (2007) simplified measures of performance toward meeting solid waste reduction goals. The California

[29] Broadbandnow. Top 10 Internet Providers in Gilroy, CA (accessed April 22, 2025).

Integrated Waste Management Board was established in 1989 under AB 939 and replaced in 2010 by CalRecycle. CalRecycle is under the umbrella of the California Environmental Protection Agency (CalEPA).

California Code of Regulations Title 27
Title 27 of the CCR defines regulations for the treatment, storage, processing, and disposal of solid waste. The State Water Resources Control Board (SWRCB) and CalRecycle maintain and regulate compliance with Title 27 of the CCR.

Local

Santa Clara Valley Water District Well Ordinance Program
Nearly half of Santa Clara County's water supply originates from the county's groundwater resources. In some portions of the county, like the South County, the percentage of the water supply that originates from groundwater is much higher, reaching nearly 100 percent. Because groundwater is so important to the county's water supply, the Santa Clara Valley Water District's Board of Directors has directed staff to aggressively protect it. One of the ways the district accomplishes this is through the implementation of the District Well Ordinance Program. Through the Well Ordinance Program, the district regulates the construction, destruction, and maintenance of wells and other deep excavations.

Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP)
This program is a multi-jurisdictional cooperative effort among the County, the Santa Clara Valley Water District, and thirteen cities, all working to improve the water quality of south San Francisco Bay and the streams of Santa Clara County by reducing nonpoint source pollution in storm water runoff and other surface flows. SCVURPPP was established in response to two water quality regulations affecting the San Francisco Bay: the federal Clean Water Act, and the San Francisco Bay Basin Water Quality Control Plan (RWQCB Basin Plan).

Santa Clara County Onsite Systems Manual
The County Department of Environmental Health's Onsite Systems Manual (also "Onsite Manual" or "Manual") provides the policy, procedural, and technical details for implementation of the provisions of the Santa Clara County Onsite Wastewater Treatment Ordinance, codified in Sections B11-60 through B11-95 of the County Ordinance Code. Section B11-73 provides further that:

- The *Onsite Systems Manual* shall be developed and maintained by the Department of Environmental Health and shall provide a reasonable process for seeking input from the affected public and OWTS practitioners in connection with its development and when changes are made.
- The *Onsite Systems Manual* and any amendments shall be subject to approval by the director and by the San Francisco Bay and Central Coast Regional Water Quality Control Boards in accordance with applicable State requirements and policies for onsite wastewater treatment.

DISCUSSION:

a) Less than Significant. Water services are provided to the proposed project site through an existing well located within the existing Thousand Trails RV Park. This well is the only well being actively used at this time until the final capacity certification of a new recently constructed well is approved. The Thousand Trails RV Park also has an existing 200,000-gallon water storage tank. Additionally, the State Water Board Division of Drinking Water determined, based on the information provided in the Hydrology Study, that the capacity of the existing well is adequate to meet the estimated maximum

daily demand for the Thousand Trails RV Park and the proposed project, and that the proposed project meets the relevant requirements specified in California Code of Regulations Title 22, § 64554, which details public water system capacity guidance.

The Thousand Trails RV Park has an approved wastewater treatment plant which will be completed in Summer 2025. The new wastewater treatment plant has a permitted capacity for 57 additional lots, 13 more than the proposed 44 RV sites. The proposed project would include a lift station which would connect to the new wastewater treatment plant that will provide wastewater services for the proposed project site.

According to the Thousand Trails Morgan Hill RV Hydraulic Study prepared by Equa Engineering dated January 2023, stormwater at the existing Thousand Trails RV Park drains towards the east from the west to Uvas Creek through a 36-inch storm drainpipe in a sheet flow manner. The proposed project will maintain a similar flow path for stormwater. All runoff from the proposed bathroom, additional RV sites, roadways, and landscapes would flow east to a proposed bioretention pond; from there the east side of the property and the north side would drain to an existing drainage swale located at the Thousand Trails RV Park. Stormwater would drain from the swale to the existing 36-inch drainage pipe which drains into Uvas Creek. The proposed bioretention pond would slow the flow of stormwater on-site, allowing the proposed project to maintain pre-project run-off flow rates.

The proposed project site is located within PG&E's service area, so gas and electric services would be provided to the proposed project site by PG&E. The Thousand Trails RV Park provides electric service to guests through 220-amp electric hookups and the proposed project would include the installation of 44 additional electric hookups—one for each new RV site. The proposed project would not include new gas connections.

The proposed project would not include the relocation or construction of new telecommunication facilities, nor would the proposed project include the construction of permanent residences which would induce this need. Guests who use the additional proposed RV sites would be temporary and RV sites would have a 30-day maximum stay.

The proposed project would be adequately served through existing utilities and service systems and would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, electric power, natural gas, or telecommunications facilities.

b) No Impact. According to the Letter from Equa Engineering dated September 23, 2024**,** the existing RV park uses 51 gallons per day per site on average based on flow metering; however, for calculations a use of 100 gallons per site was assumed, consistent with the California Plumbing Code. The existing and proposed 44 sites combined would total 373 sites at the Thousand Trails RV Park; assuming 100 gallons per site this equates to 37,300 gallons per day and an annual demand maximum of 13,614,500 gallons per year. The existing well has a tested pumping capacity of 130 gallons per minute, which can produce 187,200 gallons per day, well exceeding the maximum anticipated usage demand of 37,300 gallons per day.[30]

[30] The Letter from Equa Engineering dated September 23, 2024 calculates daily water use for 44 additional sites and the per day use of Thousand Hills well as 37,300 gallons per day.

Additionally, the State Water Board Division of Drinking Water determined based on the information provided in the Hydrology Study that the capacity of the existing well is adequate to meet the estimated maximum daily demand for the existing Thousand Trails RV Park and the proposed project, and that the proposed project meets the relevant requirements specified in California Code of Regulations, Title 22, § 64554.

c) No Impact. The proposed project may result in the generation of wastewater associated with temporary use of portable toilets. During project implementation, the applicant or the contractor may have portable toilet facilities available on-site temporarily for use by construction workers. Given the relatively small construction workforce of a maximum of 16 workers on-site daily for the up to six-month construction period, this amount of wastewater would be minimal, and it would be properly handled and disposed of in accordance with all applicable laws and regulations. Once construction activities are concluded, any portable facilities would be removed.

The existing Thousand Trails RV Park has an approved wastewater treatment plant by the County which will be functional in Summer of 2025. The new wastewater treatment plant has a permitted capacity for 57 additional lots, 13 more than the proposed 44 RV sites. Further, the proposed project would connect to the new wastewater treatment plant which will provide wastewater services for the proposed project site. The County Department of Environmental Health has reviewed soil and percolation tests submitted by the applicant and determined that a septic system is feasible in the areas identified for development. There will be sufficient wastewater treatment capacity for the proposed project.

d) No Impact. Construction and operation of the proposed project would result in nominal solid waste limited to trash and other construction-related materials. The proposed project would not demolish existing facilities on-site but would require materials for the construction of the proposed project elements. The proposed project site is served by the Recology South Valley, and the closest landfill would be the Pacheco Pass Landfill located approximately 11 miles to the southeast.

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. The applicant would attain an agreement with Recology for the service of the proposed project site and provide proof of garbage service at said time.

e) No Impact. As stated above, implementation of the proposed project would result in nominal solid waste. Statewide policies regarding solid waste have become progressively more stringent, reflecting Assembly Bill 939, which requires local government to develop waste reduction and recycling policies and meet mandated solid waste reduction targets. For the minor amount of solid waste anticipated to be produced by the proposed project, the applicant would be required to comply with all laws and regulations related to the disposal and recycling of waste.

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				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	1, 2, 3, 6
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?	☐	☐	☒	☐	1, 2, 3, 6, 8
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?	☐	☐	☒	☐	1, 2, 4, 5, 17g
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?	☐	☐	☒	☐	1, 3, 4, 5

SETTING:

The project is an expansion of an existing RV park which will include the construction of a 1,401 sq. ft. restroom building with showers, interior roads with a drainage system, and detention basin area along the southeast portion of the parcel. The property is located within a Wildland Urban Interface (WUI) fire protection area and surrounded by residential uses immediately to the west of the project area. The site is situated in within the South Santa Clara County Fire District response area and the State Responsibility Area (served by CAL FIRE). As discussed above, the project site will be within the jurisdiction of the Central Fire District after South Santa Clara County Fire District is consolidated with the Central Fire District (County Fire).

DISCUSSION:

a) No Impact. The proposed project would not block public roadways, interfere with any identified evacuation route, restrict access for emergency response vehicles, or restrict access to critical facilities such as hospitals or fire stations. A full design set of plans would be submitted to the County for approval for emergency access vehicles and shall meet the CAL FIRE standard of 20’ paved drivable surface along with a Knox box key access on the gate at the property entry. 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.

b - d) Less than Significant Impact. The project is located within the Wildland-Urban Interface (WUI) and therefore could increase risk of uncontrolled spread of wildfire. Appropriate fire safety requirements such as adequate access for emergency services, wharf hydrants, adequate water tanks for fire suppression, as well as a fire sprinkler system complying with County Fire Marshal’s Office (CFMO)-SP6 throughout the site, will help ensure the project does not have a significant impact on the spread of wildfire on the project occupants nor increase the risk of the spread of wildfire for the temporary project RV site occupants.

Additionally, the project is located on a flat site and is therefore not at risk of downstream flooding or landslides because of runoff, post-fire slope instability, or drainage changes. The proposed project would not expose project occupants to pollutant concentrations from a wildfire, require the installation of infrastructure that may exacerbate fire risk, or expose people or structures to significant risks from wildfire. No structures are proposed except the restroom building, which would not introduce significant pollutant concentrations, power lines, or other components which could increase fire risk. As such, the project would not have a significant impact based on items b, c, and d listed above.

MITIGATION: None required.

U. MANDATORY FINDING OF SIGNIFICANCE					
Would the project:	IMPACT				
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	SOURCE
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?	☐	☒	☐	☐	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)?	☐	☐	☒	☐	1 to 52
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	1 to 52

DISCUSSION:

a) Less Than Significant Impact with Mitigation. 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. Notably, no special status species have been documented on the project site. The proposed project as mitigated would not have the potential to substantially reduce the habitat of any fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of, or restrict the range of, a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

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

c) Less than Significant Impact. As described in the environmental topic sections of this Initial Study, the proposed project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Initial Study Source List*

1. Environmental Information Form

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

2. Field Inspection
3. Project Plans
4. Working knowledge of site and conditions
5. Experience with other Projects of This Size and Nature
6. County Expert Sources:

   Geologist

   https://www.sccgov.org/sites/dpd/PlansOrdinances/GeoHazards/Pages/Geology.aspx

   Fire Marshal

   https://www.sccgov.org/sites/dpd/AboutUs/Fire/Pages/Fire.aspx

   Roads & Airports

   https://www.sccgov.org/sites/rda/Pages/rda.aspx

   Environmental Health

   https://www.sccgov.org/sites/deh/Pages/deh.aspx

   Land Development Engineering

   https://www.sccgov.org/sites/dpd/AboutUs/LDE/Pages/LDE.aspx

   Parks & Recreation

   https://www.sccgov.org/sites/parks/Pages/Welcome-to-Santa-Clara-County-Parks.aspx

   Zoning Administration,

   Comprehensive Planning,

   Architectural & Site Approval Committee Secretary

7. Agency Sources:

   Santa Clara Valley Water District

   https://www.valleywater.org/

   Santa Clara Valley Transportation Authority

   http://www.vta.org/

   Midpeninsula Regional Open Space District

   https://openspace.org/

   U.S. Fish & Wildlife Service

   https://www.fws.gov/

   CA Dept. of Fish & Game

   https://www.wildlife.ca.gov/

   Caltrans

   https://dot.ca.gov/

   U.S. Army Corps of Engineers

   https://www.usace.army.mil/

   Regional Water Quality Control Board

   https://www.waterboards.ca.gov/

   Public Works Depts. of individual cities

8. Planning Depts. of individual cities:

   Santa Clara County (SCC) General Plan

   https://www.sccgov.org/sites/dpd/PlansOrdinances/GP/Pages/GP.aspx

   The South County Joint Area Plan

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

9. SCC Zoning Regulations (Ordinance)

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

10. County Grading Ordinance

    https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_DIVC12SULADE_CHIIIGRDR#TOPTITLE

11. SCC Guidelines for Architecture and Site Approval

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

12. SCC Development Guidelines for Design Review

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

13. County Standards and Policies Manual (Vol. I - Land Development)

    https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf

14. Table 18-1-B of the Uniform Building Code (expansive soil regulations) [1994 version]

    http://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf

15. SCC Land Use Database
16. Santa Clara County Heritage Resource (including Trees) Inventory [computer database]
17. GIS Database
    a. SCC General Plan Land Use, and Zoning
    b. USFWS Critical Habitat & Riparian Habitat
    c. Geologic Hazards
    d. Archaeological Resources
    e. Water Resources
    f. Viewshed and Scenic Roads
    g. Fire Hazard
    h. Parks, Public Open Space, and Trails
    i. Heritage Resources - Trees
    j. Topography, Contours, Average Slope

Initial Study Source List*

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

e. Soils Overlay Air Photos

f. "Future Width Line" map set

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

Area Specific: San Martin, Stanford, and Other Areas

San Martin

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

20b. San Martin Water Quality Study

20c. Memorandum of Understanding (MOU) between Santa Clara County & Santa Clara Valley Water District

Stanford

21a. Stanford University General Use Permit (GUP), Community Plan (CP), Mitigation and Monitoring Reporting Program (MMRP) and Environmental Impact Report (EIR)

https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx

21b. Stanford Protocol and Land Use Policy Agreement

https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx

Other Areas

22a. San Martin Airport Comprehensive Land Use Plan [Amended November 18, 2020]

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

22c. County Lexington Basin Ordinance Relating to Sewage Disposal

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

https://www.valleywater.org/contractors/doing-businesses-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams

22e. Guidelines and Standards for Land Use Near Streams: Streamside Review Area – Summary prepared by Santa Clara County Planning Office, September 2007.

22f. Monterey Highway Use Permit Area

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

Soils

23.USDA, SCS, "Soils of Santa Clara County

24.USDA, SCS, "Soil Survey of Eastern Santa Clara County"

Agricultural Resources/Open Space

25. Right to Farm Ordinance

26. State Dept. of Conservation, "CA Agricultural Land Evaluation and Site Assessment Model"
https://www.conservation.ca.gov/dlrp/Documents/TOC%20and%20Intro.pdf

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

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

Air Quality

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

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

31. BAAQMD Annual Summary of Contaminant Excesses & BAAQMD, "Air Quality & Urban Development - Guidelines for Assessing Impacts of Projects & Plans" [current version]

Biological Resources/

Water Quality & Hydrological Resources/

Utilities & Service Systems"

Initial Study Source List*

32. Site-Specific Biological Report
33. Santa Clara County Tree Preservation Ordinance

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

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

    Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications

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

33. Clean Water Act, Section 404

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

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

Archaeological Resources

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

Geological Resources

42. Site Specific Geologic Report
43. State Department of Mines and Geology, Special Report #42
44. State Department of Mines and Geology, Special Report #146

Greenhouse Gas Emissions

45. BAAQMD CEQA Air Quality Guidelines (2017)-

    http://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

Hazards & Hazardous Materials

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

Noise

49. County Noise Ordinance

    https://www.sccgov.org/sites/cpd/programs/NP/Documents/NP_Noise_Ordinance.pdf

Transportation/Traffic

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

Tribal Cultural Resources

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

Wildfire

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

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