

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN22-002	Date: February 6, 2023
Project Type:	Building Site and Grading Approval	APN(s): 712-04-082
Project Location / Address:	Richmond Av, Morgan Hill	GP Designation: Agriculture, Large Scale
Owner's Name:	Richard Lim and Terate Nalukas	Zoning: A-40Ac-cv
Applicant's Name:	MH Engineering	Urban Service Area: None
Project Description		
<p>The project is a Building Site and Grading Approval application to construct an approximately 6,220-square-foot, two-story single-family residence with attached garage and associated buildings (a 783-square-foot detached garage, a 1,198-square-foot accessory dwelling unit (ADU), a 3,200-square-foot workshop, and a 4,000-square-foot greenhouse) and associated improvements (driveways, patio, pool) located at Richmond Avenue, Morgan Hill (APN: 712-04-082) see Attachment 1 – Plan Set. The subject property is approximately 12 acres in size and is characterized as a rectangular shaped lot along the southern side of Richmond Avenue between Santa Teresa Boulevard and Monterey Road. The parcel is surrounded by agricultural fields, single-family homes, and an abandoned driving range which are all within unincorporated Santa Clara County.</p> <p>The proposed residence takes access from Richmond Avenue and is proposed in the northern portion the 12-acre parcel. The proposed residence meets the County of Santa Clara Zoning Ordinance Development Standards for the Exclusive Agriculture zoning, Section 2.20.030, by being located a minimum of 30-feet away from all property lines. The proposed residence meets the County of Santa Clara Zoning Ordinance Development Standards for the Coyote Valley Climate Resilience Combing District zoning, Chapter 3.95, by providing 7.24 acres of onsite agriculture and limiting the development area to 2 acres and the lot coverage for non-exempt structures to less than 7,500 square feet. In addition to the structures described in the first paragraph, associated proposed improvements include a 12-foot-wide asphalt driveway and a fire-truck turnaround constructed with aggregate base rock and asphalt for the main residence, a 15-foot-wide asphalt driveway and a fire-truck turnaround constructed with aggregate base rock and asphalt for the ADU, a gravel driveway to the agricultural accessory structures, and a paved pad for three (3) 5,000-gallon water tanks. A septic tank and leach field is proposed to be installed northwest of the residence. A patio and pool are proposed for the main residence. Total impervious surface for the project is approximately 30,312 square feet, consisting primarily of the footprint of the proposed structures, driveway, fire turnaround, and pad for the water tanks. Overall, proposed development will encompass 5.8% of the entire 12-acre parcel, leaving 94.2% of the existing property as undeveloped land.</p> <p>Total grading quantities for the proposed development include 581 cubic yards of cut and 1,088 cubic yards of fill, with a maximum cut depth of 2.4 feet. Most of the proposed grading is to establish the drainage and stormwater treatment area and the foundation for the single-family residence. No trees are proposed for removal. An encroachment permit from the County Roads and Airports is required due to construction work for the new driveways proposed within the County Road right-of-way (ROW) from Richmond Avenue. Additionally, County Roads and Airports is requiring a 30-ft. half-street dedication of right of way for Richmond Avenue.</p>		

Environmental Setting and Surrounding Land Uses

The proposed building site is located within the rural unincorporated area of the County of Santa Clara, south of San José, in an area recognized as Coyote Valley, and surrounding land uses include agricultural fields (mostly open fields, but the property immediately to the southwest is largely covered with greenhouses, an abandoned driving range, and single-family residences (to the south along Scheller Avenue and Lantz Drive). The subject property is 12 acres, with a General Plan designation of Agriculture – Large Scale and is within an Exclusive Agriculture zoning district and the Coyote Valley Climate Resilience Combing District, consisting of prime farmland soil.

The topography of the building site is generally flat with an approximate slope of 0.8 percent (0.8%) towards the northwest of the property - see Attachment 1. Coyote Creek is located 0.6 miles northeast of the property on the opposite side on Monterey Road.

Assembly Bill 948 was adopted into law on September 27, 2019 and codified at sections 35180 to 35186 of the California Public Resources Code. AB 948 recognizes Coyote Valley is a “unique landscape providing agricultural, wildlife, recreational, climate, and other natural infrastructure benefits and is a resource of statewide significance in need of restoration, conservation, and enhancement.” In addition, AB 948 requires Coyote Valley to be “acknowledged as an area of statewide significance in local planning documents developed or updated on or after January 1, 2020, affecting land use within Coyote Valley.” Coyote Valley is also recognized as a critical corridor for wildlife migrating between the Santa Cruz Mountains and the Diablo Range. Per Section 15300.2(a) of the California Environmental Quality Act (CEQA) a single-family residence may not be deemed exempt from environmental review and qualify for a Categorical Exemption if the project “may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.” As the property is located within the Coyote Valley that is recognized under AB 948 as an environmental resource designated, precisely mapped and adopted pursuant to state law, a Categorical Exemption Section 15303, Class 3, is not applicable for the proposed residence.

According to the County of Santa Clara Geographic Information System (GIS) data, the property does not include a plant or wildlife survey areas for the Santa Clara Valley Habitat Plan, and there are no records of special status species in the California Natural Diversity Database (CNDDDB). A biological assessment determined that the project site does not provide any habitat for any special status plant species due to the level of long-term agricultural practices and other anthropogenic disturbance on the site (Attachment 2). The property is also within the coverage area of the Santa Clara Valley Habitat Plan and has a mapped landcover of Grain/Row-Crop, Hay, and Pasture, Disked / Short-term Fallow and Agricultural Developed. The property is located within County fault rupture and liquefaction and FEMA flood zone D.

Other agencies sent a copy of this document:

Santa Clara Valley Habitat Agency
Santa Clara Valley Open Space Authority



Figure 1 - Location Map

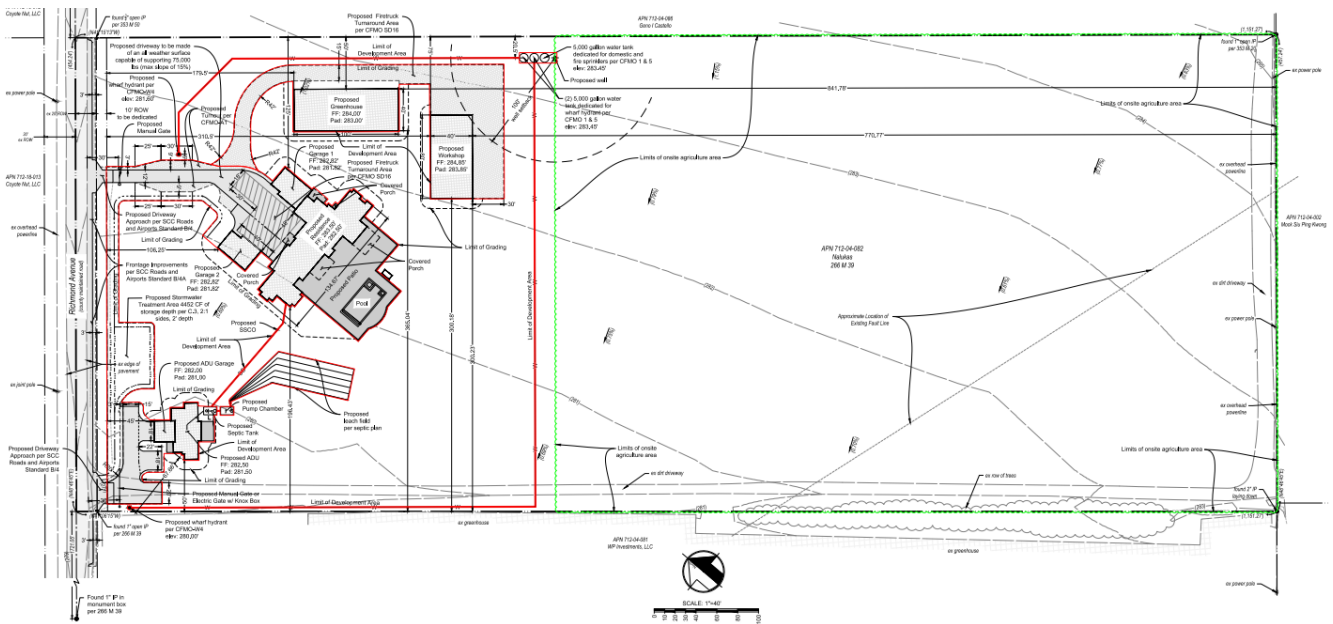


Figure 2 - Site Plan

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
- I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.



Signature

February 6, 2023

Date

Robert Cain, Associate Planner
Printed name

Department of Planning and
Development, Santa Clara County

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

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

SETTING:

The subject property is 12 acres in size and is characterized as a rectangular shaped lot along Richmond Avenue between Santa Teresa Boulevard and Monterey Road. Immediately adjacent to the parcel are agricultural lands, with single-family residences to the south along Scheller Avenue and Lantz Drive, which are all within unincorporated Santa Clara County. An abandoned driving range is approximately 750 feet to the southwest along Richmond Avenue.

The proposed undeveloped property is flat, with a 0.8% slope. The subject property has a General Plan designation of Agriculture – Large Scale with an Exclusive Agriculture zoning designation and is within the Coyote Valley Climate Resilience Combing District. The property takes access from Richmond Avenue, which is a County maintained road. Richmond Avenue is not a County-designated scenic road nor is the property in a Design Review Viewshed area identified in the County General Plan or Zoning Ordinance. The property is within the Coyote Valley which are part of the Coyote Valley Conservation Program (Assembly Bill 948). Although AB 948 recognizes Coyote Valley as an area of statewide significance, the legislation does not expressly designate Coyote Valley as a scenic resource.

The area around the building site is vacant although formerly used for grain/row crop agriculture. The proposed development is visible from Richmond Avenue, neighboring homes sites and surrounding uses.

The development includes a new, two-story, ranch-style, single-family residence without any exterior lighting proposed.

DISCUSSION:

a, b & d) No Impact – The subject property is not located within a scenic vista recognized by the County of Santa Clara General Plan and Zoning Ordinance, nor does it have a Design Review zoning overlay or Scenic Road zoning overlay. The property takes access from Richmond Avenue, which is not designated as a scenic road or highway. The proposed project will not have substantial adverse effect or substantially damage scenic resources such as trees, rocks, outcroppings, or historic buildings. The property is one third of a mile from the closest scenic road (Santa Teresa Boulevard) and more than one mile west from a scenic highway.

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

c) Less Than Significant Impact– Although the property is not located in an identified scenic vista within the County of Santa Clara, nor does it have a Design Review or Scenic Road zoning overlay, it is within an area of the County referred to as the Coyote Valley, which is part of the Coyote Valley Conservation Program (AB 948). The project includes development of a new 25-foot-six-inch-tall, two-story, single-family residence that will be visually prominent, as seen from Richmond Avenue. However, neither the County nor AB 948 discuss or define ‘scenic vistas’ or vantage points for the public to observe concerning the Coyote Valley. The County designated “scenic vistas” within the Zoning Ordinance include the land within the Design Review and Scenic Road zoning overlay areas, which do not apply to the property. Furthermore, in terms of protecting scenic resources, the County’s General Plan is limited to protecting scenic significance such as ridgelines, within the hillsides, adjacent to streams, transportation corridors and county entranceways (R-RC98), all of which are not applicable to the existing property. The property is generally flat and is adjacent to agricultural lands with residential and agricultural uses and not located to a hillside or adjacent to any ridgelines, streams, or scenic roads.

The proposed location of the single-family residence is in an agricultural area with other single-family residences and agricultural uses. Single-family residences surrounding and within walking distance of the existing property consists of homes that are single to two-story tall structures that ranges from 1,300 square feet to over 5,000 square feet. The project is consistent to the visual character of the neighborhood as the development is a two-story single-family residence in an agricultural area that is similar to existing residential properties and structures. The proposed project minimizes development to a small footprint (30,312 square feet of impervious surface) and maintains the majority of the 12-acre property as undeveloped (approximately 5.8% of the total 12-acre parcel). 7.24 Acres are dedicated for agricultural use, and 0.42 acres for agriculture-related structures and related improvements. As the property is located within an agricultural area with existing residences and other buildings of similar sizes on parcels surrounding the property and the given the minimal footprint and size of the residence (compared to other surrounding homes) the project is consistent to the surrounding visual character and would not substantially degrade the visual setting of the area.

MITIGATION: None required.

B. AGRICULTURE / FOREST RESOURCES

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

WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,23,24,26
b) Conflict with existing zoning for agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9,21a
c) Conflict with an existing Williamson Act Contract or the County's Williamson Act Ordinance (Section C13 of County Ordinance Code)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 28
e) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SETTING:

The subject property has a General Plan designation of Agriculture – Large Scale and is zoned Exclusive Agriculture. According to the United States Department of Agriculture’s (USDA) “Soils of Santa Clara County,” the property consists of prime farmland soils. The property is not encumbered by a Williamson Act contract and is not within a forest or timberland area. Surrounding uses are agricultural and residential uses to the south along Scheller Avenue and Lantz Drive, as well as an abandoned driving range. The property has historically been used for cultivating field crops in coordination with neighboring parcels APNs: 712-04-084, 712-04-086, and 712-04-087.

The location of the property is in the Coyote Valley which, Assembly Bill 948 acknowledged as being a resource of statewide significance due to the characteristics of its natural and agricultural lands, which have “been subject to intense development pressure and [are] in need of restoration, conservation, and enhancement” (California Public Resources Code Section 35182(b)).

DISCUSSION:

b, c, d, & e) No Impact. The property is not encumbered by a Williamson Act contract, or within a forestland/timberland area, and therefore the proposed development would not conflict with County Williamson Act Guidelines, the County’s Williamson Act Ordinance, or existing zoning for forestland or timberland areas. No trees are proposed for removal, and the property is not within a forestland area, and therefore the proposed development does not result in the loss of forest land. The County’s existing zoning allows for a single-family residence ‘by-right’ in an Exclusive Agriculture zoning district.

a & f) Less Than Significant Impact. According to the USDA’s “Soils of Santa Clara County” the property consists of prime farmland soils, the highest-quality designation of agricultural soils. According to the State Department of Conservation’s Farmland Mapping and Monitoring Program, the property consists primarily of soils characterized as Prime Farmland. Construction of the single-family residence as proposed would partially result in the conversion and permanent loss of the prime agricultural soils in the areas that are proposed for physical development. The conversion of prime agricultural soils would result from the construction of the 30,312 square feet of impervious surfaces proposed as part of this application, constituting approximately 5.8% of the total 12-acre parcel. While this loss of prime agricultural soils is permanent, it is a less-than-significant impact as 94.2% of the property is not proposed for development. As a point of comparison, the County’s policies implementing the California Land Conservation Act of 1965, also known as the Williamson Act, provides that up to 10% of a property may be developed without compromising agricultural viability.

The subject 12-acre parcel is adjacent to three other agricultural parcels: APN: 712-04-086, which is 36.9 acres in size, APN: 712-04-087, which is 12.1 acres in size, and APN: 712-04-084, which is 0.25 acres in size. These parcels also contain prime agricultural soils. Historically, these three parcels have been cultivated for agricultural purposes as a contiguous area of approximately 61 acres, without fencing or obstruction between parcels. APNs: 712-04-084 and 712-04-086 are under common ownership, but the subject parcel APN: 712-04-082 and APN: 712-04-87 are individually owned, and each subject to the County’s current zoning ordinance, which allows single-family residences as a ‘by-right’ use.

Although the four properties have historically been managed as a larger contiguous area, and the new residential development of the subject 12-acre parcel may decrease the agricultural viability of the adjacent 49-acre parcels, the contiguous parcels are not required to be managed and operated together for agricultural purposes and thus the project would not result in a significant impact to agricultural resources associated with the subject property.

MITIGATION: None required.

C. AIR QUALITY

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

WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29, 30
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29, 30
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29, 30
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 29, 30

SETTING:

The proposed development includes a single-family residence which takes access from Richmond Avenue, a County-maintained road in the unincorporated area of Santa Clara County. Surrounding land uses immediately adjacent to the building site are agricultural cultivation and single-family homes to the south (closest home is approximately 1,000 feet from the proposed residence). Land uses surrounding the property include an abandoned driving range, agriculture, and single-family homes.

DISCUSSION:

a, b, c, & d) No Impact – The proposed project is located within the San Francisco Bay Area Air Quality Management District (BAAQMD), which regulates air pollutants, including those generated by construction and operation of development projects. These criteria pollutants include reactive organic gases, carbon monoxide, nitrogen dioxide, and particulate matter (PM). BAAQMD also regulates toxic air contaminants (fine particulate matter), long-term exposure to which is linked with respiratory conditions and increased risk of cancer. Major sources of toxic air contaminants in the Bay Area include major automobile and truck transportation corridors (e.g., freeways and expressways) and stationary sources (e.g., factories, refineries, power plants). The subject property takes access from Richmond Avenue, approximately 1 mile southwest of Highway 101 and 2,000 feet of Monterey Road, in unincorporated Santa Clara County.

The operational criteria pollutant screening size for evaluating air quality impacts for single-family residential projects established by BAAQMD is 325 dwelling units, and the construction-related

screening size for single-family residential projects is 114 dwelling units. Emissions generated from the proposed one single-family residence is below the BAAQMD operational-related emissions and construction emission thresholds.

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

As such, the proposed development would not conflict with or obstruct implementation of an applicable air quality plan, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

MITIGATION: None required.

D. BIOLOGICAL RESOURCES					
	IMPACT				
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	Source
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 7, 17b, 17o
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,7, 8a, 17b, 17e, 22d, 22e, 33
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 7, 17n, 33
d) Have a substantial adverse effect on oak woodland habitat as defined by Oak Woodlands Conservation Law (conversion/loss of oak woodlands) – Public Resource Code 21083.4?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 31, 32
e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,7, 17b, 17o
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4, 17i

SETTING:

The property contains agricultural fields where agricultural uses have been consistent on the project site since at least the 1940s. The proposed building site takes access from Richmond Avenue, which is a County maintained road. The proposed development will not cross any watercourses or riparian habitat. According to the California Natural Diversity Database (CNDDDB), there are no known special status plant or animal species on the property, Nearby species of concern listed in the CNNDDB include the golden eagle, American badger, white-tailed kite, loggerhead shrike, and burrowing owl. A site survey by a qualified biologist found no evidence of special status species on site, or prime habitat for any special status species. The survey did concede that the site could be used for migration of certain species traveling between more suitable habitats in the Santa Cruz Mountain and Diablo Range foothills. The site could also host burrowing owls or nesting raptors in the future under the proper conditions.

The property is also 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 fallowed. This project would require coverage by the SCVHP, including impact fees.

DISCUSSION:

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

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

e) Less Than Significant Impact – AB 948 recognizes Coyote Valley as an area of statewide significance and identifies that it provides a critical corridor for wildlife migrating between the Santa Cruz Mountains and the Diablo Range. This landscape-level linkage corridor is also identified as important for wildlife movement by the SCVHP and Conservation Lands Network. This linkage is identified as linkage 10 in Chapter 5 of the SCVHP. The project will not have an impact on any migration corridors as it is a covered project under the SCVHP, which programmatically addresses impacts to migration corridors identified in the SCVHP area, including the requirement for projects to adhere to conditions of approval.

a) Less Than Significant with Mitigation Incorporated – According to the CNDDDB, there are no known sightings of special status or protected species on this property, but a number of such species have been recorded within a five-kilometer radius. According to the Biological Resources Evaluation Report prepared by Pamela E. Peterson of Live Oak Associates in March 2022 (source 32), a field survey by a qualified biologist confirmed that the project site does not provide any habitat for special status species due to the level of long-term agricultural practices and other manmade disturbance to the site. Analysis of the CNDDDB records for the surrounding area and site-specific review has determined that while there is currently no observance of special status or protected species, the site could possibly support the Swainson's hawk, loggerhead shrike, white-tailed kite, short-eared owl, pallid bat, Townsend's big-eared bat, and American badger all of which lack appropriate nesting/breeding sites on the property, but could forage for food on the parcel. The tri-colored blackbird, yellow-breasted chat, grasshopper sparrow, black swift, American peregrine falcon, and golden eagle are unlikely to occur as the habitat provides only marginal foraging opportunities for these species.

Should onsite conditions change, the parcel could become suitable for the western burrowing owl to nest there. There are two known burrowing owl sites within one mile of this property, and a third within three miles. Therefore, in order to avoid potential impacts to the western burrowing owl during construction, precautionary mitigation measures shall be incorporated in the conditions of approval including a pre-construction survey conducted by a qualified biologist prior to commencement of any construction activities (BIO-MIT 1), avoidance of any discovered burrows (BIO-MIT 2 and BIO-MIT 3), construction monitoring if occupied burrows are discovered (BIO-MIT 4), and passive relocation if

allowed by the Santa Clara Valley Habitat Agency (BIO-MIT 5). Adherence to the mitigation measures will reduce any potentially significant impacts to the western burrowing owl to a less than significant level.

Although of the species described as “possible” or “unlikely” to occur on the site in the Biological Resources Evaluation Report prepared by Pamela E. Peterson of Live Oak Associates in March 2022 (source 32) only the tri-colored blackbird and western burrowing owl are covered species under the SCVHP, other species described above are protected under the Migratory Bird Treaty Act and addressed in the SCVHP. The biology report concluded that due to a lack of nesting habitat on or immediately adjacent to the property, and given that no trees are proposed to be removed, no significant impacts to these species are expected. Therefore, in order to avoid potential impacts to nesting raptors and other nesting migratory birds, precautionary mitigation measures shall be incorporated in the conditions of approval including a pre-construction survey conducted by a qualified biologist prior to commencement of any ground disturbance or vegetation removal during the bird breeding season (February 1 to August 31), and avoidance of any discovered nests until project completion or until a qualified biologist determines the young have fledged and are foraging independent of their parents (BIO-MIT 6). Adherence to the mitigation measures will reduce any potentially significant impacts to nesting raptors and other nesting migratory birds to a less than significant level.

According to the CNDDDB, the property is in proximity to where the American badger was last observed in August 2018 within the Coyote Open Space Preserve area. Badgers primarily occur in grassland, open scrub, and habitats with friable soils. The Santa Clara Valley provides habitat for American badger in open spaces, agricultural, and rural residential landscapes outside of urban areas. The Biological Resources Evaluation Report prepared by Pamela E. Peterson of Live Oak Associates in March 2022 (source 32), found no evidence of burrows but determined that the site was suitable for movement and foraging, and potentially could see badgers digging day dens from time-to-time. Therefore, in order to avoid potential impacts to the American badger during construction, precautionary mitigation measures shall be incorporated in the conditions of approval including a pre-construction survey conducted by a qualified biologist prior to commencement of any construction activities (BIO-MIT 7), a potential buffer zone and notification to California Department of Fish and Wildlife (CDFW) if an active badger den is found (BIO-MIT 8), an exclusion fence (BIO-MIT 9), and environmental training for the construction team prior to commencement of the project to ensure proper environmental procedures and protections will be followed before, during, and after the project construction (BIO-MIT 10). Adherence to the mitigation measures will reduce any potentially significant impacts to the American badger to a less than significant level.

MITIGATION:

- **BIO-MIT 1: Conduct Pre-construction Survey.** Prior to any ground disturbance related to covered activities, a qualified biologist will conduct preconstruction surveys in all suitable habitat areas for western burrowing owls as identified during habitat surveys. The purpose of the preconstruction surveys is to document the presence or absence of burrowing owls on the project site, particularly in areas within 250 feet of construction activity. To maximize the likelihood of detecting owls, the preconstruction survey will last a minimum of three hours. The survey will begin 1 hour before sunrise and continue until 2 hours after sunrise (3 hours total) or begin 2 hours before sunset and continue until 1 hour after sunset. Additional time may be required for large project sites. A minimum of two surveys will be conducted (if owls are detected on the first survey, a second survey is not needed). All owls observed will be

counted and their location will be mapped. Surveys will conclude no more than 2 calendar days prior to construction. Therefore, the project proponent must begin surveys no more than 4 days prior to construction (2 days of surveying plus up to 2 days between surveys and construction). To avoid last minute changes in schedule or contracting that may occur if burrowing owls are found, the project proponent may also conduct a preliminary survey up to 14 days before construction. This preliminary survey may count as the first of the two required surveys as long as the second survey concludes no more than 2 calendar days in advance of construction.

- **BIO-MIT 2: Avoidance During Breeding Season.** If evidence of western burrowing owls is found during the breeding season (February 1–August 31), the project proponent will avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following fledging). Avoidance will include establishment of a 250-foot non-disturbance buffer zone around nests. Construction may occur outside of the 250-foot non-disturbance buffer zone. Construction may occur inside of the 250-foot non-disturbance buffer during the breeding season if:
 - The nest is not disturbed, and
 - The project proponent develops an avoidance, minimization, and monitoring plan that will be reviewed by the Habitat Agency and the Wildlife Agencies prior to project construction based on the following criteria.
 - The Habitat Agency and the Wildlife Agencies approve of the avoidance and minimization plan provided by the project proponent.
 - A qualified biologist monitors the owls for at least 3 days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction).
 - The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities.
 - If there is any change in owl nesting and foraging behavior as a result of construction activities, these activities will cease within the 250-foot buffer. Construction cannot resume within the 250-foot buffer until the adults and juveniles from the occupied burrows have moved out of the project site.
 - If monitoring indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use by owls, the non-disturbance buffer zone may be removed. The biologist will excavate the burrow to prevent reoccupation after receiving approval from the Wildlife Agencies.

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

- **BIO-MIT 3: Avoidance During Non-Breeding Season.** During the non-breeding season (September 1–January 31), the project proponent will establish a 250-foot non-disturbance buffer around occupied burrows as determined by a qualified biologist. Construction activities outside of this 250-foot buffer are allowed. Construction activities within the non-disturbance buffer are allowed if the following criteria are met in order to prevent owls from abandoning important overwintering sites.
 - A qualified biologist monitors the owls for at least 3 days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).
 - The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.

- If there is any change in owl foraging behavior as a result of construction activities, these activities will cease within the 250-foot buffer.
 - If the owls are gone for at least 1 week, the project proponent may request approval from the Habitat Agency that a qualified biologist excavate usable burrows to prevent owls from reoccupying the site. After all usable burrows are excavated, the buffer zone will be removed, and construction may continue.
 - Monitoring must continue as described above for the non-breeding season as long as the burrow remains active.
- **BIO-MIT 4: Construction Monitoring.** Based on the avoidance, minimization, and monitoring plan developed, during construction, the non-disturbance buffer zones will be established and maintained as applicable. A qualified biologist will monitor the site consistent with the requirements described above to ensure that buffers are enforced, and owls are not disturbed. The biological monitor will also conduct training of construction personnel on avoidance procedures, buffer zones, and protocols in the event that a burrowing owl enters an active construction zone.
- **BIO-MIT 5: Passive Relocation.** Passive relocation would not be allowed under the Habitat Plan until the positive growth trend described in Section 5.4.6 of the Habitat Plan is achieved. Once this occurs, passive owl relocation may be allowed, with the approval of the Wildlife Agencies, on project sites during the non-breeding season (September 1–January 31) if the other measures described in this condition do not allow work to continue. Passive relocation would only be proposed if the burrow needed to be removed, or had the potential of collapsing (e.g., from construction activities), as a result of the covered activity. If passive relocation is eventually allowed, a qualified biologist can passively exclude birds from their burrows during non-breeding season only by installing one-way doors in burrow entrances. These doors will be in place for 48 hours to ensure that owls have left the burrow, and then the biologist will excavate the burrow to prevent reoccupation. Burrows will be excavated using hand tools. An escape route will be maintained at all times during excavation. This may include inserting an artificial structure into the burrow to avoid having the overburden collapse into the burrow and trap owls inside. Other methods of passive relocation, based on best available science, may be approved by the Wildlife Agencies during Habitat Plan implementation. Should the prohibition on passive relocation result in the inability for a project to move forward due to the persistence of burrowing owls on a development site, an exception may be applied for through the Habitat Agency to conduct a passive relocation of owls during the non-breeding season.
- **BIO-MIT 6: Avoidance of Nesting Raptors and Other Nesting Migratory Birds.** To the extent possible, any project-related ground disturbance or vegetation removal activities should occur outside of the bird breeding season, i.e., during the period from September 1st through January 31st. Project-related activities that occur during the bird breeding season, i.e., during the period from February 1st through August 31st, could be constrained in the vicinity of any active nests. If tree removal or ground disturbance activities are scheduled to commence during the breeding season, a qualified biologist will conduct pre-construction nesting bird surveys to identify possible nesting activity within 15 days prior to such activities. A construction-free buffer of suitable dimensions as determined by a qualified biologist must be established around any active raptor or migratory bird nest for the duration of the project, or until it has been determined that the young have fledged and are foraging independently from their parents.
- **BIO-MIT 7: Conduct Pre-construction Survey.** No less than 14 days but no more than 30 days prior to the initial ground disturbance at the project site, a pre-construction survey for the American badger shall be conducted by a qualified biologist. The biologist will search for burrows of an appropriate size and shape, evidence of recent activity and other signs, such

as tracks and scat. All dens will be mapped and their status (whether the dens are active at the time of the survey) will be determined. If no potential burrows are found on the property, the project should proceed immediately, within two weeks. Written results of the preconstruction survey will be submitted to the California Department of Fish and Wildlife (CDFW) within five days of survey completion and prior to the start of ground disturbance and/or construction. The applicant is required to provide a copy of the preconstruction survey results to the County Planning Division to verify status of burrows (if any) prior to the start of construction.

- **BIO-MIT 8: Potential Buffer Zone and Relocation of American badger.** If a potential den is found, the qualified biologist shall determine if it is active using camera traps for three (3) consecutive nights. If a den is determined to be active, CDFW shall be consulted regarding measures to avoid take. These may include establishing a temporary buffer zone around active dens during construction, and relocation through trapping or passively. Destruction of dens will not occur without prior consultation with and approval from CDFW. If a badger den is found, the Planning Division shall be notified immediately, and any approval provided by the CDFW shall be forward to the Planning Division for record keeping purposes.
- **BIO-MIT 9: Installation of Fence Around Perimeter of the Construction Envelope.** Regardless of whether potential dens are identified, an exclusion fence should be installed around the perimeter of the construction envelope to exclude possible badger occurrence onto the project site during construction activities. At a minimum, the exclusion fence shall be constructed from Department of Transportation (DOT) grade silt fence. The fence should be buried one (1) foot below grade and encircle the project site and incorporate a gate that would allow construction vehicle access and serve as a barrier to wildlife trespass. A qualified biologist should monitor the installation of the fence. The applicant is required to provide evidence of fence installation around perimeter of the construction envelope prior to start of construction.
- **BIO-MIT 10: Workers Environmental Training.** Prior to the start of the project, a worker's environmental training shall be performed with the entire construction team. The training shall address species identification, natural history, local occurrence, and the protection measures implemented during the project, including actions to take if a badger is encountered. All workers who receive the training must sign a certification sheet. Each new crew member must receive the environmental training prior to starting work. Applicant shall provide a copy of the certification sheet to the County Planning Division to verify that the Worker Environmental Training was implemented prior to construction activities.
- **BIO-MIT 11: Daytime Restriction.** All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction. Additionally, all construction shall be restricted to daylight times and shall not extend after sunset.

E. CULTURAL RESOURCES					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County's Historic Preservation Ordinance (Division C17 of County Ordinance Code) – including relocation, alterations or demolition of historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 16, 19, 40, 41
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 19, 40, 41
c) Disturb any human remains including, those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 19, 40, 41

SETTING:

This property is located on Richmond Avenue and consists of 12.1 acres. It is surrounded by agricultural and rural residential uses. There are currently no structures on the property, which has been used for agriculture since at least the late 1940s. The project area lies within the territory of the Native American people known as the Costanoan or Ohlone, and within the Mexican era land grant of La Laguna Seca within the unsectioned land of Township 8 South, Range 2 East, Mt. Diablo Base and Meridian as shown on the United State Geologic Survey 7.5' Morgan Hill Quadrangle Map (1955; photorevised 1980). There are no previously recorded prehistoric or historic resources located within the project area. An archaeological resource management report, including a site visit on October 7, 2022, for the proposed residential development was prepared by Andrew Von Pinnon and submitted by Registered Professional Archaeologist William Roop of the Archaeological Resource Service (dated November 21, 2022) concluded that the property does not contain any archaeological resources, nor will the proposed project have any impact upon the known archaeological resources of the area. The California Native American Heritage Commission (NAHC) did not respond to a request for information from the Archaeological Resource Service about Sacred Lands located within or near the project site. Individual Tribes and Tribal Bands active in Santa Clara County were sent notices about this project on September 21, 2022, with an offer to consult with the County. The Department has received no responses at the time of this report.

DISCUSSION:

a-c) **No Impact.** Previous reports in the immediate area found no evidence of historic or archaeological resources; when resources in the broader area have been identified they are typically closer to the hillsides or along creeks. This parcel is near the center of the valley floor and is not in close proximity to any natural stream courses and is therefore less likely to contain resources. Given the location of the project, combined with the history of agricultural use and results of the site survey, the Archaeological Resource Service report concluded that the property does not contain any archaeological resources, nor will the proposed project have any impact upon the known archaeological resources of the area. As such, further archaeological investigation is not warranted at this time. However, County standard conditions of approval require that if a concentration of artifacts is encountered during earth disturbing

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

MITIGATION: None required

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

SETTING:

The proposed project includes construction of a new single-family residence and accessory dwelling unit with a joint leach field and septic tank, three (2) 5,000-gallon water tanks for domestic fire sprinklers and hydrant, an onsite well for domestic water and a proposed green house and workshop for agricultural use.

DISCUSSION:

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

MITIGATION: None required.

G. GEOLOGY AND SOILS					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 42, 43
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 42
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 17n, 42
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17j, 42
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 10, 23, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3, 17c, 42
d) Be located on expansive soil, as defined in the report, <i>Soils of Santa Clara County</i> , creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14, 23, 24, 42
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 6, 23, 24, 42
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4, 6

SETTING:

The property is located in Coyote Valley and lies within the boundaries of a Santa Clara County Fault Rupture Hazard Zone, a State of California Seismic Hazard Zone, and a County Liquefaction Hazard Zone. The site is relatively flat and underlain by Quaternary age alluvial sediments. The potential of geologic and seismic hazards to impact the proposed development were evaluated by Geo-Logic

Associates (Geo-Logic) and summarized in their report dated March 30, 2022. The capability of the onsite soils to accommodate an onsite wastewater treatment system was determined by Geoconsultants, Inc., and summarized in their report dated October 13, 2021. The topography of the building site is flat with an approximate slope of eight tenths of a percent (0.8%) towards the west of the property.

DISCUSSION:

a1, a4, d, e, & f) **No Impact.** Based on the results of the geologic and geotechnical onsite study, Geo-Logic concluded that fault rupture, landslides, and expansive soils do not pose a hazard to the proposed development. They concluded the following for these potential hazards: the risk to fault rupture is low based on the lack of any fault-related geomorphic features at the site and the lateral continuity of the layers within the underlying alluvial sediments; there is no risk to landslide movement due to the flat surface conditions; and the surface soils have a low expansion potential based on an Atterberg limits test.

Ground water was detected at 15-18 feet below ground surface, although during a wetter season could be as shallow as 5 feet below ground level. The site-specific study by Geoconsultants, Inc. indicated that the onsite soils could support an onsite wastewater treatment system, and an onsite wastewater treatment system has been designed for the project.

Based on a review of regional geologic reports and maps, the County Geologist determined that there are no unique paleontological resources or geologic features at the site. Previous reports in the immediate area found no evidence of historic or archaeological resources; when resources in the broader area have been identified they are typically closer to the hillsides or along creeks. This parcel is near the center of the valley floor and is not in close proximity to any natural stream courses and is therefore less likely to contain resources. Given the location of the project, combined with the history of agricultural use and results of the site survey, the Archaeological Resource Service report prepared by Andrew Von Pinnon and submitted by Registered Professional Archaeologist William Roop of the Archaeological Resource Service (dated November 21, 2022) concluded that the property does not contain any archaeological resources, nor will the proposed project have any impact upon the known archaeological resources of the area. As such, further archaeological investigation is not warranted at this time.

a2, a3, b, & c) **Less Than Significant with Mitigation Incorporated.** Based on the results of the geologic and geotechnical onsite study Geo-Logic concluded that strong seismic ground shaking, vertical settlement caused by liquefaction, and soil erosion could be mitigated to a less than significant level by incorporating specific recommendations into the design of the project. To mitigate the impact from strong ground motion, they provided seismic design parameters to be used in structural design of the proposed project based on the 2019 California Building Code. To assess the potential impact of liquefaction-related settlement, they conducted a subsurface investigation that included four borings and three CPT probes to depths ranging from about 20 feet to 90 feet. The engineering analyses based on the results of the subsurface investigation and laboratory testing indicated liquefaction-related vertical settlement of 1.5 to 1.75 inches. In order to mitigate the liquefaction-related settlement, Geo-Logic provided foundation options to be considered by the project designers. Geo-Logic also concluded that the potential for lateral spreading caused by liquefaction to be low, and that soil erosion could be mitigated by compacting the near-surface soils.

MITIGATION:

- **GEO-MIT 1: Seismic mitigating foundations.** Proposed structures will need one of the following foundation options: 1) continuous footings structurally interconnected in a grid system; 2) structural mats; and 3) ground improvement with use of conventional footings. Flexible joints may also be considered for piping and drainage connections. Report is approved with the Conditions that, prior to permit issuance, submit a Plan Review Letter that confirms the plans conform with the recommendations and, prior to Final County Inspection, submit a Construction Observation Letter that verifies the work was completed in accordance with the approved plans.
- **GEO-MIT 2: Loose soils.** The surficial layer of soil across the site has been disked and disturbed. In areas to receive engineered fills, buildings, foundations, concrete slabs-on-grade, and pavements, the loose soil should be over-excavated and re-compacted. Recompaction of the loose soil will reduce the potential for soil erosion to a less than significant impact during construction.

H. GREENHOUSE GAS EMISSIONS					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29, 30
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29, 30

SETTING:

The proposed project includes the construction and use of the property as a single-family residence.

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

DISCUSSION:

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

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

The single-family residence will have minimal greenhouse gas emission impacts and would involve GHG emissions through the operation of construction equipment and from worker/builder supply vehicles, which typically use fossil-based fuels to operate. Project excavation, grading, and construction would be temporary, occurring only over the construction period, and would not result in a permanent increase in GHG emissions. The single-family residence would consume electricity; however, the amount would be minimal, and therefore would not make a cumulatively considerable contribution to the effect of GHG emissions on the environment. As such, the project would have no impact on greenhouse gas emissions, either directly or indirectly, that may have a significant impact on

the environment, and would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

MITIGATION: None required.

I. HAZARDS & HAZARDOUS MATERIALS					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 5
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	46
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	47
e) For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip, would the project result in a safety hazard, or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 22a
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 48
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4, 17g

SETTING:

The proposed project is not located at or adjacent to any hazardous sites. The project site is not listed on the County of Santa Clara Hazardous Waste and Substance Sites List, it is not located in the County Airport Land Use plan area and is not located in the Wildland Urban Interface Fire Area (WUI).

DISCUSSION:

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

The project is located within an agricultural area and would not change the local roadway circulation pattern, access, or otherwise physically interfere with local emergency response plans. The access to the project site is from an existing public road and through a driveway. The development plans have been reviewed and conditionally approved by the County Fire Marshal’s Office. The proposed project will not impair or physically interfere with any emergency response or evacuation plans.

As the property is not within a ¼ mile of a school, its location outside of the County Airport Land Use plan area, and because it is not listed on the Hazardous Waste and Substance Sites List, the proposed project does not have an impact on emitting hazardous substances within a ¼ mile of a school, creating a significant hazard to the public or the environment due to its listing as a hazardous materials site, or create a safety hazard, or excessive noise for people residing or working in the project area due to its proximity to an airport.

The project is not within the WUI area and has been reviewed and conditioned by the Santa Clara County Fire Marshal's Office. As such, this project will not expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires.

MITIGATION: None required.

J. HYDROLOGY AND WATER QUALITY					
Would the project:	IMPACT				SOURCE
	Potential v Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	34, 36
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 4
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 17n,
i) Result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 17p
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 36, 21a
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 17p, 18b, 18d
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 18b, 18d
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 4, 17p

SETTING:

The proposed development is not located within a FEMA Flood Zone. The proposed development consists of new impervious surface of approximately 30,312 square feet, primarily due to the footprint of the proposed residences, driveways, fire turnaround, pool, greenhouse, workshop, and pads for the water tanks. As shown on the Preliminary Grading Plans prepared by MH Engineering submitted on August 2, 2022, in order to ensure that the new development does not increase the stormwater runoff from the existing site, the new asphalt driveway and roof outlets are designed to flow and drained to a 4,452 cubic-foot treatment area. An infiltration trench has been designed for flood control purposes. This feature doubles as a water quality measure as it will promote percolation of asphalt runoff to the groundwater. The flood control mitigations are incorporated and designed in conformance with the County of Santa Clara Stormwater Management Guidance Manual and the Santa Clara Valley Urban Runoff Pollution Prevention Program.

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

As the property is located within the area of Coyote Valley which is recognized under AB 948 as an area of statewide significance of natural resources for many climate and natural infrastructure benefits, including flood attenuation from improved wetlands, increased water supply from groundwater recharge, and carbon sequestration from natural and working lands. The proposed development is located within a high groundwater area identified from the Valley Water groundwater map for Coyote Valley. The mean annual precipitation at this property is 19 inches.

DISCUSSION:

d & e) **No Impact** – The proposed project does not include the use of pollutants or hazardous materials. Additionally, the property is not located within a FEMA flood zone. Therefore, it is unlikely that pollutants from construction would be released due to flooding. Therefore, the project will not have any impact to hazardous materials or conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

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

Although the property is located within a high ground water area identified from Valley Water, Geoconsultants, Inc. provided a hydrogeologic report dated October 13, 2021, which notes that the septic tests and soil inspections for the leach field and septic conducted between 2010 and 2021 (source 32) indicated that the shallowest ground water at the project site should be 10.4 feet below ground. The Department of Environmental Health accepted the conclusions in the report that the OWTS should be designed to be no deeper than 10 feet below ground, in which case there would not be potential for contamination as the ground water is deeper than 10.4 feet. Therefore, the proposed project does not substantially degrade surface or ground water quality, substantially decrease groundwater supplies, or interfere substantially with groundwater recharge. As such, the project imposes less than significant impact to items a & b, listed above and does not require mitigation.

c) **Less Than Significant with Mitigation Incorporated** – The proposed project includes approximately 30,312 square feet of new impervious surface area for a single-family residence and related improvements (5.9% coverage of the site) and will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. As shown on the Preliminary Grading Plans prepared by MH Engineering submitted on August 2, 2022, in order to ensure that the new development does not increase the peak stormwater runoff from the existing site, the new asphalt driveway and roof outlets are designed to flow and drained to a 4,452 cubic-foot treatment and detention area. The peak runoff and flow treatment basin will achieve both water quality treatment and peak flow mitigation. This feature doubles as a water quality measure as it will promote percolation of asphalt runoff to the groundwater. The flood control mitigations are incorporated and designed in conformance with the County of Santa Clara Drainage Manual and the Santa Clara Valley Urban Runoff Pollution Prevention Program.

Standard conditions are incorporated into the project and implemented in the County of Santa Clara Drainage Manual. The Santa Clara Valley Urban Runoff Pollution Prevention Program is to lessen any potential impact for erosion and stormwater that may derive from a standard single-family residence, such as the subject project. Based on standard Best Management Practices (BMP), the proposed site will not result in substantial erosion, siltation, or stormwater pollutant load on or off site due to implementation of BMPs (HYD-CONDITION 1 and 2) and stormwater design to avoid excessive peak run-off and downstream flooding (HYD-CONDITION 3). Due to the design of the proposed drainage system according to the County's development policies incorporated into the conditions of approval and as a standard requirement, the proposed project will have a less than significant impact on items c-i, c-ii, c-iii, c-iv listed above.

STANDARD CONDITIONS OF APPROVAL:

• **HYD – CONDITION 1:** Best Management Practices (BMPs). The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). **Include the County’s Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set prior to grading or building permit issuance.**

• **HYD – CONDITION 2:** Stormwater. The applicant shall include one of the following site design measures in the project design:

- A. Direct hardscape and/or roof runoff onto vegetated areas,
- B. Collect roof runoff in cisterns or rain barrels for reuse, or
- C. Construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces.

Include one of the design measures listed above in the Plan Set prior to grading or building permit issuance. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website: www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment >C.3 Stormwater Handbook (June 2016).

• **HYD – CONDITION 3:** Drainage. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance.

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

SETTING:

The subject property is 12 acres in size and is characterized as a rectangular shaped lot along Richmond Avenue between Santa Teresa Boulevard and Monterey Road. The property is located within Coyote Valley, an area of statewide significance within Santa Clara County. Immediately adjacent to the parcel are agricultural lands, with single-family residences to the south along Scheller Avenue and Lantz Drive, which are all within unincorporated Santa Clara County. An abandoned driving range is approximately 750 feet to the southwest along Richmond Avenue.

DISCUSSION:

a) **No Impact** – The proposed development is over 1,000 feet from the nearest residence and the majority of the area is agricultural land. Due to the proposed development’s distance from existing neighborhoods, the project does not physically divide an established community. The County’s General Plan for Agriculture – Large Scale is to support and enhance rural character, preserve agriculture and prime agricultural soils, protect and promote wise management of natural resources, avoid risks associated with the natural hazards characteristic of those areas, and protect the quality of reservoir watersheds critical to the region’s water supply. Allowable land uses within an Exclusive Agriculture designation includes very low-density residential development, such as the proposed project.

b) **Less Than Significant Impact** – The proposed project will not disrupt any existing agricultural use or operation as the project retains 7.24 acres of agricultural land which will continue to able to produce and cultivate crops as currently used. The project will not prevent future agricultural use as the development is a low-density single-family residence that is consistent to surrounding single-family residential use on agricultural land within the neighborhood. Although the development is within the Coyote Valley area, it is not located within an open space preserve or conservation easement (such as Williamson Act). The project the project conforms with and is a covered project under the Santa Clara Valley Habitat Plan. Due to the project’s conformance with the County General Plan and Zoning policies, the project will not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

MITIGATION: None required.

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

SETTING:

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

DISCUSSION:

a & b) **No Impact** – Due to the project’s use of the property as a single-family residence, and the lack of known valuable mineral resources within the proposed development, the project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

MITIGATION: None required.

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

SETTING:

The project consists of the development of a new single-family residence and associated improvements including a firetruck turnaround and utility connections. Local ambient noise comes from the nearby residences, agricultural livestock, and minor occasional traffic noise of an existing parking lot from the disused driving range. The project is not located in an airport land use plan referral area.

DISCUSSION:

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

a, b) **Less Than Significant Impact** – Construction of the proposed single-family residence will temporarily elevate noise levels in the immediate project area from the use of construction equipment. Construction noise could have an impact on the nearest residential uses. Implementation of noise abatement measures described below will reduce potential construction impacts to a less-than-significant level. Noise levels would not exceed standards of the Santa Clara County Noise Ordinance. Noise impacts on the residential uses near the project site would be minimal and temporary. The County General Plan Noise Element measures noise levels in Day-Night Average Sound Level (DNL), a 24-hour time weighted average, as recommended by the Environmental Protection Agency (EPA) for community noise planning. Noise Compatibility Standards for exterior noise specify three (3) classifications of compatibility between ambient noise levels at the site and various land uses: satisfactory, cautionary, and critical. According to the Noise Element Noise Compatibility Standards for Land Use in Santa Clara County, the satisfactory exterior noise compatibility standard for residential land uses is 55 dB (Ldn value in dBs).

County Noise Ordinance restricts exterior noise limits, for a cumulative period not to exceed more than 30 minutes in any hour, for one- and two- family residential land uses at 45 dBA between 10:00 p.m. to 7:00 a.m., and 55 dBA between 7:00 a.m. to 10:00 p.m. In addition, specifically prohibited acts include amplified sound, such as musical instruments, radios, and loudspeakers, between 10:00 p.m. to 7:00 a.m., or construction activity during weekdays and Saturday's hours from 7:00 p.m. to 7:00 a.m., or at any time on Sundays or holidays.

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

The project contains a significant amount of grading, 1,088 cubic yards of fill and 581 cubic yards of cut. The fill is primarily for establishing building pads, which will be elevated to mitigate flooding risk. The cut is primarily to establish a drainage and stormwater treatment area. The property is relatively flat but located within geologic hazard and liquefaction zones. Therefore, additional foundational work is required to meet these hazards. Ground vibrations and ground noise may occur but are not projected to be excessive for the project.

MITIGATION: None required.

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

SETTING:

The proposed project includes the development of a single-family residence on an agricultural lot with domestic and emergency water provided by an onsite well located north of the property and three (3) 5,000-gallon water tanks that are proposed as part of the project. Immediately adjacent to the parcel are agricultural lands, with single-family residences to the south along Scheller Avenue and Lantz Drive, which are all within unincorporated Santa Clara County. An abandoned driving range is approximately 750 feet to the southwest along Richmond Avenue.

DISCUSSION:

a & b) **No Impact** – Under the County of Santa Clara’s General Plan and Housing Element, the population within the Agriculture district have already been planned and accounted. The County’s Zoning Ordinance allows the construction of a single-family residence ‘by-right’ in A-40 acre zone. Richmond Avenue is a County maintained road that is already built. The construction of the single-family residence would not directly or indirectly require extensions of roads or other infrastructure. Additionally, no commercial, industrial, or institutional uses are proposed. The property includes an on-site well and will require an on-site wastewater treatment system (OWST) which consists of a leach field and a septic tank. There are no other adjacent or nearby parcels that would be able to access the existing on-site well (unless by consent by the owner) and create an increase in population growth. The parcel is surrounded by single-family residences and agricultural uses. As such, the project will not displace substantial numbers of existing housing or people, nor necessitate the construction of replacement housing elsewhere.

MITIGATION: None required.

O. PUBLIC SERVICES					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
iii) School facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 17h
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5

SETTING:

The project is in the Local Response Area (LRA) with South Santa Clara County Fire Protection (County Fire) as first responders for fire protection. The property is not located within a high fire hazard local response area. Emergency calls would go to the Santa Clara County Sheriff’s Office communications. The property has an on-site well for domestic water and three (3) 5,000-gallon water tanks for domestic water, fire sprinklers, and hydrant.

DISCUSSION:

a) **No Impact** – The proposed project includes a single-family residence, and no commercial, industrial, or institutional uses are proposed. The proposed single-family residence has a minimal increase in the overall neighborhood population and would not significantly increase the need for additional fire or police protection to the area. Other public services, such as those provided by schools or parks, would not be significantly impacted.

MITIGATION: None required.

P. RECREATION					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 4, 5, 17h
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5

SETTING:

The project, a single-family residence, is low-density and does not include the use of the project area for recreational purposes

DISCUSSION:

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

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

MITIGATION: None required.

Q. TRANSPORTATION					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 4, 5, 6, 7, 49, 52
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? ¹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 49, 50, 52
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 5, 6, 7, 52
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 48, 52

SETTING:

The proposed single-family residence and accessory dwelling unit (ADU) take access from Richmond Avenue, which is a County maintained road. Access to the single-family residence will be utilizing a 12 ft. wide asphalt driveway, and the ADU will be utilizing a 20 ft. wide asphalt driveway, both from Richmond Avenue.

DISCUSSION:

a, b, c, & d) **No Impact** – The proposed project, consisting of a single-family residence will generate approximately 20 daily vehicle trips, according to the Institute of Traffic Engineers Trip Generation, 10th edition data (20 trips/day). According to the Santa Clara Valley Transportation Authority Transportation Impact Analysis Guidelines, a transportation impact analysis is not required to be performed for projects that would generate fewer than 100 net new weekday (AM or PM peak hour) or weekend peak hour trips, including both inbound and outbound trips. Additionally, the project was reviewed and conditionally approved by the County Fire Marshal’s Office to ensure adequate fire safety access is proposed. Therefore, the project will not generate substantial new traffic, impair existing transportation facilities, or result in inadequate emergency access. Construction activities for the proposed structures would involve a small number of vehicle trips related to delivery of material and workers commuting to the site. Because the number of trips would be temporary and small in number, and road use in the vicinity is relatively light, the proposed project would not have impacts on traffic and circulation. Onsite parking for the proposed single-family residence is in conformance with the County parking requirements.

MITIGATION: None required.

¹ The provisions of this section shall apply prospectively as described in section 15007.

R. TRIBAL CULTURAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SETTING:

The subject property does not contain any known Tribal Cultural Resources that are eligible or listed in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The property is not located near any creeks, streams, or water course, which has as high potential for cultural or tribal resources. An archaeological resource management report, including a site visit on October 7, 2022, for the proposed residential development was prepared by Andrew Von Pinnon and submitted by Registered Professional Archaeologist William Roop of the Archaeological Resource Service (dated November 21, 2022) concluded that the property does not contain any archaeological resources, nor will the proposed project have any impact upon the known archaeological resources of the area.

DISCUSSION:

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

MITIGATION: None required.

S. UTILITIES AND SERVICE SYSTEMS					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,6,70
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 6,24b
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3,6,70
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5,6
e) Be in non-compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,5, 6

SETTING:

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

DISCUSSION:

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

As a standard condition of approval for all projects within the County of Santa Clara, property owners are to provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory. As such, there is no impact to item d and e listed above.

MITIGATION: None required.

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

SETTING:

The proposed project includes a new single-family residence located on a parcel that is within a Agriculture zoning district. The property is not located within a Wild Urban Interface (WUI) fire protection area. The area of the proposed development is flat, with a slope of approximately eight tenths of a percent (0.8%), and the entire property is used for row crops with an existing row of trees along the property line over 300 feet away from the proposed development.

DISCUSSION:

a, b, c, & d) **No Impact** – The project was reviewed and conditionally approved in accordance with the Santa Clara County Fire Marshal’s Office. The project includes adequate fire safety access and emergency evacuation, as such the project does not impair an adopted emergency response plan or emergency evacuation plan. The installation of a firetruck turnaround, three (3) 5,000-gallon water tanks, and fire sprinklers complying with CFMO-SP6 throughout the residences does not exacerbate fire risk that may result in temporary or ongoing impacts to the environment. Additionally, the proposed development is on a flat site and is therefore not at risk of downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes. As such, the project imposes no impacts to wildfire.

MITIGATION: None required.

U. MANDATORY FINDING OF SIGNIFICANCE					
	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 to 52
b) Have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 to 52
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 to 52

DISCUSSION:

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

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

c) **No Impact.** The proposed project is a single-family residence and related improvements. As described in the environmental topic sections of this Initial Study, the proposed project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Initial Study Source List*

1. Environmental Information Form
https://www.sccgov.org/sites/dpd/DocsForms/Documents/EnvAss_Form.pdf
2. Field Inspection
3. Project Plans
4. Working knowledge of site and conditions
5. Experience with other Projects of This Size and Nature
6. County Expert Sources:
 - Geologist
<https://www.sccgov.org/sites/dpd/PlansOrdinances/GeoHazards/Pages/Geology.aspx>
 - Fire Marshal
<https://www.sccgov.org/sites/dpd/AboutUs/Fire/Pages/Fire.aspx>
 - Roads & Airports
<https://www.sccgov.org/sites/rda/Pages/rda.aspx>
 - Environmental Health
<https://www.sccgov.org/sites/deh/Pages/deh.aspx>
 - Land Development Engineering
<https://www.sccgov.org/sites/dpd/AboutUs/LDE/Pages/LDE.aspx>
 - Parks & Recreation
<https://www.sccgov.org/sites/parks/Pages/Welcome-to-Santa-Clara-County-Parks.aspx>
 - Zoning Administration,
Comprehensive Planning,
Architectural & Site Approval Committee
Secretary
7. Agency Sources:
 - Santa Clara Valley Water District
<https://www.valleywater.org/>
 - Santa Clara Valley Transportation Authority
<http://www.vta.org/>
 - Midpeninsula Regional Open Space District
<https://openspace.org/>
 - U.S. Fish & Wildlife Service
<https://www.fws.gov/>
 - CA Dept. of Fish & Game
<https://www.wildlife.ca.gov/>
 - Caltrans
<https://dot.ca.gov/>
 - U.S. Army Corps of Engineers
<https://www.usace.army.mil/>
 - Regional Water Quality Control Board
<https://www.waterboards.ca.gov/>
 - Public Works Depts. of individual cities
8. Planning Depts. of individual cities:
 - Santa Clara County (SCC) General Plan
<https://www.sccgov.org/sites/dpd/PlansOrdinances/GP/Pages/GP.aspx>
 - The South County Joint Area Plan
https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf
9. SCC Zoning Regulations (Ordinance)
<https://www.sccgov.org/sites/dpd/DocsForms/Documents/ZonOrd.pdf>
10. County Grading Ordinance
https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_DIVC12SULADE_CHIIIGRDR#TOPTITLE
11. SCC Guidelines for Architecture and Site Approval
https://www.sccgov.org/sites/dpd/DocsForms/Documents/ASA_Guidelines.pdf
12. SCC Development Guidelines for Design Review
https://www.sccgov.org/sites/dpd/DocsForms/Documents/DR_Guidelines.pdf
13. County Standards and Policies Manual (Vol. I - Land Development)
https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf
14. Table 18-1-B of the Uniform Building Code (expansive soil regulations) [1994 version]
http://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf
15. SCC Land Use Database
16. Santa Clara County Heritage Resource (including Trees) Inventory [computer database]
17. GIS Database
 - a. SCC General Plan Land Use, and Zoning
 - b. USFWS Critical Habitat & Riparian Habitat
 - c. Geologic Hazards
 - d. Archaeological Resources
 - e. Water Resources
 - f. Viewshed and Scenic Roads
 - g. Fire Hazard
 - h. Parks, Public Open Space, and Trails
 - i. Heritage Resources - Trees
 - j. Topography, Contours, Average Slope
 - k. Soils
 - l. HCP Data (habitat models, land use coverage etc)
 - m. Air photos
 - n. USGS Topographic
 - o. Dept. of Fish & Game, Natural Diversity Data
 - p. FEMA Flood Zones
 - q. Williamson Act
 - r. Farmland monitoring program
 - s. Traffic Analysis Zones
 - t. Base Map Overlays & Textual Reports (GIS)
18. Paper Maps
 - a. SCC Zoning
 - b. Barclay's Santa Clara County Locaide Street Atlas
 - c. Color Air Photos (MPSI)
 - d. Santa Clara Valley Water District - Maps of Flood Control Facilities & Limits of 1% Flooding

Initial Study Source List*

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

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

Area Specific: San Martin, Stanford, and Other Areas

San Martin

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

20b. San Martin Water Quality Study

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

Stanford

21a. Stanford University General Use Permit (GUP), Community Plan (CP), Mitigation and Monitoring Reporting Program (MMRP) and Environmental Impact Report (EIR)
<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

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

Other Areas

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

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

22c. County Lexington Basin Ordinance Relating to Sewage Disposal

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

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

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

22f. Monterey Highway Use Permit Area
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_GeneralPlanInformation.pdf

Soils

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

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

Agricultural Resources/Open Space

25. Right to Farm Ordinance

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

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

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

Air Quality

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

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

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

**Biological Resources/
Water Quality & Hydrological Resources/
Utilities & Service Systems"**

32. Site-Specific Biological Report

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

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

Initial Study Source List*

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

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

Archaeological Resources

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

Geological Resources

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