

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN22-084	Date: December 22, 2023
Project Type:	Grading Abatement Approval	APN(s): 712-07-018
Project Location / Address:	Miramonte Avenue, San Jose, CA	GP Designation: Agriculture Medium Scale
Owner's Name:	O Miramonte LLC	Zoning: A-20Ac-cv
Applicant's Name:	Wise Consultant Group LLC	Urban Service Area: NONE
Project Description		
<p>The subject property (APN:712-07-018) is located in Coyote Valley, south of San Jose and north of Morgan Hill, on the southern side of Miramonte Avenue, between Hale Avenue and Dougherty Avenue. The property has a General Plan designation of Agriculture Medium Scale, with a zoning of Agriculture with a 20-acre minimum lot size, in the coyote valley climate resilience combining district (A-20ac-cv). The project is subject to the coyote valley climate resilience combining district (“-cv”) provisions in the County Zoning Ordinance which limits lot coverage development (building footprints) to 7,500 square feet for non-agricultural uses, and overall development areas (building footprints plus additional site improvements such as driveways and utilities) to 1 acre for non-agricultural uses and 2 acres for agricultural uses. The remainder of a property in the -cv district is to be used for on-site agriculture, meaning at least three out of every five-year period, either: (a) no less than six acres under cultivation, (b) no less than sixty percent of the parcel under cultivation, or (c) no less than twenty-four acres dedicated to raising livestock.</p> <p>The use on the property is a Wholesale Nursery, which is the sale and cultivation of ornamental trees, shrubs, and plants, including incidental sale or rental of garden and landscape materials and equipment of plants on a wholesale basis, primarily to retailers and landscape contractors, the less than 20% of transactions to the general public. Although this use is classified as “commercial” in Chapter 2.10.040 of the County Zoning Ordinance, this use is considered agriculture in nature as it is reported as the number one agricultural product in revenue in the County’s 2020-2022 Crop Report, and therefore the agricultural provisions in the “-cv” combining district apply. The Wholesale Nursery is a “by-right” use in the agriculture zoning district and no land use entitlements are required for their operation. However, 3,130 cubic yards of base rock was imported onto the property without a required grading permit. As such, the applicant is applying for a Grading Abatement Approval which is required prior to issuance of grading abatement permits (C12-421).</p> <p>The project proposal is a Grading Abatement Approval application to legalize a portion of the importation of 3,130 cubic yards of imported base rock associated with the existing Wholesale Nursery use. The project includes keeping a total of 2,070 cubic yards of unpermitted base rock and exporting the remaining 1,060 cubic yards. Approximately 1.9 acres of the 8.1-acre parcel will retain the base rock to establish a driveway, bulk material storage areas, vehicle and machinery parking area, and provide winterized and stable working areas for the production of plants and trees. The remaining 6.1 acres will not have base rock and will be used as areas for keeping potted plants (Attachment B – Site Plan). The applicant proposes to use fabric cloth beneath any potted plants to prevent pooling. The use of fabric cloth will preserve the soil beneath the plants so it can continue to be used for agricultural purposes in the future. The retention of 1.9 acres of base rock and the use of 6.1 acres for potted plant keeping, and the ongoing use of the property as a Wholesale Nursery, is in conformance with the “-cv” provisions cited above.</p>		
Environmental Setting and Surrounding Land Uses		

The subject property on Miramonte Avenue (APN: 712-070-018), is located in the rural unincorporated area south of San José, just north of Morgan Hill, within Coyote Valley. The property has a General Plan designation of Agriculture Medium Scale and is zoned Exclusive Agriculture with a 20-acre minimum lot size combining district (A-20ac). The subject property is approximately 8.1 and is used as a Wholesale Nursery the keeps potted plants and associated materials for the sale to primarily retailers and landscape contractors. The property is surrounded by other properties ranging in 8 to 10 acres in size, which are also used for agriculture, or as a single-family residential use.

The topography of the property is generally flat with an approximate slope of 1%. The property is not in a Williamson Act contract. The property is approximately 16.6% Prime Farmland and 83% Other Land according to the United States Department of Agriculture (USDA) Farmland Monitoring Program (2020). The northwestern portion of the property (approximately 0.92 acres) is within the wildland urban interface (WUI) area.

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 update don 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) grading 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 Grading Abatement Approval.

Other agencies sent a copy of this document:

Santa Clara Valley Open Space Authority

Figure 1 – Vicinity Map



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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Joanna Wilk
Signature

December 22, 2023

Joanna Wilk
Printed name

For

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS					
	IMPACT				
Except as provided in Public Resources Code section 21099, would the project:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	Source
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	2,3
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4

SETTING:

The subject property is 8.1 acres in size and is characterized as a rectangular shaped lot at the southern side of Miramonte Avenue. The property is surrounded by 8 to 10-acre properties to the north and east that are used for commercial agriculture purposes. Properties to the south and west are single-family residential uses. All the aforementioned properties are with the unincorporated areas of Santa Clara County.

The proposed undeveloped property is flat, with a 1% slope and contains no mature trees. The northern portions of the property are used for potted plant storage for the existing Wholesale Nursery use, while the southern portions of the property are used for truck, equipment, and other material storage.

The subject property has a General Plan designation of Agriculture – Medium Scale with an Exclusive Agriculture zoning designation. The property takes access from Miramonte Avenue, which is a County maintained road. Miramonte 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 and is adjacent to the Coyote Valley Open Space Preserve which is part of the Coyote Valley Conservation Program (Assembly Bill [AB] 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 front of the property, along Miramonte Avenue, is lined with a chain link fence that has privacy slats which hides the Nursery use from Miramonte Avenue. Neighboring properties to the west, and south have homes over 650 linear feet away from the subject property. No exterior lighting is proposed as a part of the Grading Abatement Approval project.

DISCUSSION:

a, b, c, & d) No Impact. The subject property has chain link fencing along the front property line with privacy slats so the grading abatement operations cannot be seen from Miramonte Avenue. Neighboring properties to the west and south have residences that are located over 650 feet from the subject property and the proposed grading would not degrade the visual character of the neighborhood. Additionally, no outdoor lighting is proposed with the grading abatement project. No scenic vistas, scenic roads, or other scenic resources are located within the vicinity of the subject property. Due to the existing fencing and proximity of neighboring structures, the proposed project would not impact the existing visual quality of public views. As such, the project does not pose an impact to items a, b, c and d listed above.

MITIGATION:

- None required.

B. AGRICULTURE / FOREST RESOURCES					
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.					
	IMPACT				Source
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,23,24,26
b) Conflict with existing zoning for agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9,21a
c) Conflict with an existing Williamson Act Contract or the County's Williamson Act Ordinance (Section C13 of County Ordinance Code)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

B. AGRICULTURE / FOREST RESOURCES					
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.					
	IMPACT				Source
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
d) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 28
e) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SETTING:

The subject property has a General Plan designation of Agriculture – Medium Scale with an Exclusive Agriculture zoning designation (A-20ac) and is located within Coyote Valley which is identified as an area of statewide significance through AB 948. The property is approximately 16.6% Prime Farmland and 83% Other Land according to the United State Department of Agriculture (USDA) Farmland Monitoring Program (2020). The subject property is not within an active Williamson Act Contract and does not contain forestland or timberland.

The proposed grading abatement associated with the Wholesale Nursery use includes the legalization of 2,070 cubic yards of fill for base rock utilized to establish a driveway, bulk material storage areas, vehicle and machinery parking area, and provide winterized and stable working areas for the production of plants and trees. Approximately 1,690 cubic yards of base rock is proposed to be exported. No grading is proposed on the portion of the property that is designated Prime Farmland.

DISCUSSION:

a, b, c, d, & e) No Impact. The project includes the legalization of 2,070 cubic yards of fill for base rock associated with an existing nursery use. The areas proposed to retain the unpermitted base rock importation are within the Other Land designation of the USDA Farmland Monitoring Program. The

approximate 16.6% percent of the property that is in Prime Farmland will continue to be used for agriculture as it is an area that was and will be used for potted plant sale and cultivation of ornamental trees, shrubs, and plants. Additionally, the soil beneath the potted plant areas is to remain preserved as the applicant is proposing to utilize fabric cloth beneath any potted plants to prevent pooling.

The subject property is zoned Agriculture which allows for nursery uses to operate “by-right” meaning no land use entitlement is required from the County of Santa Clara Department of Planning and Development. Additionally, nurseries are considered an agricultural use through the County of Santa Clara Department of Agriculture, as nursery crops are the number one valued crop in Santa Clara County for years 2020-2022¹. Additionally, the subject property is not within an active Williamson Act Contract, nor does it contain forestland or timberland. As such, the project is not changing the existing agricultural use to a non-agricultural use, and therefore it has no impact on items a, b, c, d, & e listed above.

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
	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
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 subject property is located approximately 1.25 miles west of Highway 101 and takes access from Miramonte Avenue which is west of Monterey Road. The property is surrounded by 8 to 10-acre properties to the north and east that are used for commercial agriculture purposes. To the south of the property are 8 to 10-acre properties that are undeveloped or used for single family residences.

¹ <https://ag.santaclaracounty.gov/find-santa-clara-county-crop-report/2020-crop-report>.

Neighboring single-family residences that are located over 650 feet from the subject property and associated grading operations. The proposed grading does not include emission of odorous materials.

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 that may be 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 Miramonte Avenue, approximately 1.25 miles west of Highway 101, in unincorporated Santa Clara County.

There is no operational criteria pollutant screening identified in the BAAQMD 2022 Guidelines for grading, agricultural and/or nursery uses, however the closest land use identified is a warehouse use which has an operational criteria pollutant screening size of 1,423,000 square feet and the construction-related screening size is 452,000 square feet. The proposed Grading Abatement Approval and associated Wholesale Nursery use is well below these screening levels and is well below the BAAQMD operational-related emissions and construction emission thresholds.

The proposed Grading Abatement Approval will involve grading and construction activities. Fugitive dust would be created during any improvements to the property. However, dust emissions would be controlled through standard Best Management Practices (BMPs) dust control measures that are a condition of the project. The proposed Grading Abatement Approval would not expose sensitive receptors (such as children, elderly, or people with illness) to substantial pollutant concentrations or involve criteria pollutants emissions as the nearest off-site single-family residence is over 650 feet away. The Grading Abatement Approval would not significantly increase the regional population growth, nor would it cause significant changes in daily vehicle travel, as the does not primarily sell plants to the general public.

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. As such, the project has no impact on items a, b, c, & d listed above.

MITIGATION:

- None required.

D. BIOLOGICAL RESOURCES					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 is located in the Santa Clara Valley Habitat Plan (“SCVHP”) Area and is located in Area 3: Rural Development Not Covered. Landcovers consist of Grain, Row-crop, Hay and Pasture, Disked / Short-term Fallowed and Agriculture Developed. There are no sensitive landcovers and is not within any wildlife and/or plant survey areas or any unmapped burrowing owl occupied nesting habitat, serpentine, riparian, stream, pond, or wetland land covers. Pursuant to the California Natural Diversity Database (“CNDDDB”), the project site does not contain any species identified in the database. The project site does not include any mature tree removal.

DISCUSSION:

a, b, c, d, f, & g) No Impact. The U.S Fish & Wildlife Service Department map and CNDDDB database show no known raptor, migratory birds, or special-status species on the project site. The project site does not contain any wetland resources and, therefore, will not adversely affect federally protected wetlands as defined by Section 404 of the Clean Water Act. Development of the proposed project would not result in the loss of tree. All existing trees on site will be protected in place. Additionally,

the project does not conflict with the SCVHP as there are no covered species or landcovers on the property. As such, the proposed Grading Abatement and associated Nursery use will not impact items a, b, c, d, f & g listed above.

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. The proposed legalization of 2,070 cubic yards of base rock, and the exportation of 1,690 cubic yards of base rock will not impact the existing wildlife migration patterns in the area as it does not create any impediment to wildlife movement.

MITIGATION:

- None required.

E. CULTURAL RESOURCES					
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) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County's Historic Preservation Ordinance (Division C17 of County Ordinance Code) – including relocation, alterations or demolition of historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 16, 19, 40, 41
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 19, 40, 41
c) Disturb any human remains including, those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 19, 40, 41

SETTING:

The project is a Grading Abatement Approval application to legalize 2,070 cubic yards of fill to establish a driveway, bulk material storage areas, vehicle and machinery parking area, and provide winterized and stable working areas for the production of plants and trees. The applicant proposes to use the unpermitted grading to continue the Wholesale Nursey use on their property. No existing structures are proposed to be demolished.

DISCUSSION:

a, b, &c) No Impact. The project site currently is operating as a nursery. Based on historic aerials, the property was used for agriculture or a nursery since the mid-1990's and was used as an orchard prior to that. There are no cultural resources listed in the County Historic Resources Database on the subject property or surrounding area, and no known paleontological resources or unique geologic features. As such it is unlikely the Grading Abatement Approval would cause a substantial adverse change in the

significance of a historical resource. The project is required by County ordinance (No. B6-18) to immediately notify the County Coroner if human skeletal remains are encountered. Furthermore, the County Coroner is required to contact the California Native American Heritage Commission if any human skeletal remains are determined to be of Native American origin per subdivision (c) of section 7050.5 of the Health and Safety and the County Coordinator of Indian affairs. The County standard conditions of approval offer additional protections as these provisions are included in the conditions of approval for projects to ensure that any potential archeological and cultural resources on site are not adversely impacted by the project. The standard condition reads as followed:

In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

Therefore, the proposed project would have no impact on items a, b, & c listed above.

MITIGATION:

- None required.

F. ENERGY					
	IMPACT				
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	Source
a) Result in potentially significant environmental impact 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 the legalization of unpermitted grading. No construction of energy sources are proposed at this time. No landscaping is proposed as a part of this project; therefore, the Santa Clara County Sustainable Landscaping Ordinance does not apply.

DISCUSSION:

a & b) No Impact. The Grading Abatement Approval use 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 base rock exportation. Additionally, the proposed Grading Abatement Approval 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. Therefore, the project proposed no impact to items a & b listed above.

MITIGATION:

- None required.

G. GEOLOGY AND SOILS					
	IMPACT				
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	Source
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 43
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 17n, 18b
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17L, 118b
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 14, 23, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 17c, 23, 24, 42
d) Be located on expansive soil, as defined in the report, <i>Soils of Santa Clara County</i> , creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14,23, 24,

G. GEOLOGY AND SOILS					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,6, 23,24,
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,3,4,40,41

SETTING:

The proposed Grading Abatement Approval does not include the construction of any new structures. Associated development includes the legalization of base rock used to create driveways and storage areas associated with the nursery. The property is not located in fault rupture, landslide, or earthquake hazard zone, but is in the County liquefaction zone and state seismic zone. No septic systems are proposed on the property and no know unique geologic features have been identified on the property.

DISCUSSION:

ai, aii, aiii, aiv, b, c, d, e, & f) No Impact. Although the entire parcel is within a state seismic one and County liquefaction hazard zone, the proposed grading abatement does not involve any structures. As such, no geologic impacts would result from the implementation of the Grading Abatement Approval. The project does not include a use that would increase the likelihood of topsoil erosion on the subject property. No septic systems are proposed on the property and no know unique geologic features have been identified on the property. As such, the project would not result in impacts listed as ai, aii, aiii, aiv, b, c, d, e & f listed above.

MITIGATION:

- None required.

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

SETTING:

Given the overwhelming scope of global climate change, it is not anticipated that the Grading Abatement Approval 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.

The proposed nursery will not primarily serve the general public and will sell the plants on a wholesale basis. As such, it is anticipated that vehicle trip generated by the proposed use are minimal.

DISCUSSION:

a & b) No Impact. The Grading Abatement Approval will have minimal greenhouse gas emission (GHG) impacts and would involve temporary 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 would be temporary, occurring only over the construction period, and would not result in a permanent increase in GHG emissions. The Grading Abatement Approval may consume electricity to power specific construction/earth moving equipment; however, the amount would be minimal, and therefore would not make a cumulatively considerable contribution to the effect of GHG emissions on the environment. Similarly, the trips generated from vehicle trips and Vehicles Miles Traveled (VMT) would generate temporary GHG emissions from construction activities as noted in the transportation section of this document and have to affect on the on going operations and GHG emissions of the established use. As such, the project would have no permanent impact on GHG, 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 GHG.

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

I. HAZARDS & HAZARDOUS MATERIALS					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
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 located approximately 2 miles away from the nearest school which is south of the development site. 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 a small portion of the northwestern part of the property (approximately 0.92 acres) is located within the Wild Urban Interface Fire Area (WUI).

DISCUSSION:

a, b, c, d, e, f & g) No Impact. The proposed project is a Grading Abatement Approval 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 December 18, 2023.

The project is located within an agricultural neighborhood, 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. 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.

Due to the project's location outside a ¼ mile from 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, a small portion of the northwestern part of the property is located within a within the WUI area, 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, or 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
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	3, 4
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17n,
i) Result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17p
II) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 36, 21a
III) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
IV) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17p, 18b, 18d
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 18b, 18d
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 4, 17p

SETTING:

The subject property is located outside of all flood zones, does not contain a creek or watercourse, and does not include new impervious surface area (as the proposed project includes the legalization of base rock importation). The use does not include use of groundwater supplies.

DISCUSSION:

a, b, ci, cii, ciii,, civ, d, e) No Impact. The project is located out of all flood zones area and therefore will not release pollutants in a flood zone area. The project is conditioned to ensure Best Management Practices (BMPs) that will be required during construction to minimize erosion. In addition, the project and all associated improvements have been reviewed and conditioned by County Land Development Engineering, ensuring that drainage improvements have been designed and sized adequately to deal with the increase in run-off and changes to drainage off-site, and ensuring that no stormwater would be displaced from the property. As such, there is no impacts on items listed as a, b, ci, cii, ciii, civ, d, e above.

MITIGATION:

- None required.

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

SETTING:

The subject property has a General Plan designation of Agriculture – Medium Scale with an Exclusive Agriculture zoning designation (A-20ac-cv) and is located within Coyote Valley which is identified as an area of statewide significance through AB 948. The property maintains an agriculture use which is the primary use in the neighboring properties.

DISCUSSION:

a & b) No Impact. The subject property is zoned Agriculture which allows for a Wholesale Nursery uses to operate “by-right” meaning no land use entitlement is required from the County of Santa Clara Department of Planning and Development. Primary uses in Agriculture zones are agriculture uses. Nurseries are considered an agricultural use through the County of Santa Clara Department of Agriculture, as Nursery crops are the number one valued crop in Santa Clara County in the 2020-2022 crop report. As such, the project, which is grading abatement associated with the existing nursery use, poses no impact to items a & b listed above.

MITIGATION:

- None required.

L. MINERAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 6, 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 Grading Abatement Approval and associated Wholesale Nursery use 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 nursey, 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	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	8a, 13, 22a, 46
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13, 46

c) For a project located within the vicinity of a private airstrip or an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport, public use airport, or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 5, 22a
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SETTING:

The project consists of a Grading Abatement Approval to legalize a portion of unpermitted base rock importation. The project site is located in an area of residential and agricultural uses east of State Route 101. Single-family residential uses are located approximately over 650 feet from the future proposed development sites. The County noise ordinance restricts construction-related noise near single-family residential areas to 60 dBA for mobile equipment operated Monday through Saturday from 7:00 AM to 7:00 PM.

DISCUSSION:

a, b, & c) No Impact. A temporary noise increase during construction would be generated by the exportation of a portion of the grading, and other associated grading activities. However, noise from operating equipment would not exceed the 60 DBA ordinance limit for mobile equipment. Therefore, the proposed project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards.

MITIGATION:

- None required.

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

SETTING:

The project includes the legalization of unpermitted grading associated with an existing nursery on the subject property. No new housing or associated infrastructure is proposed. The grading abatement will

not create a significant increase in jobs in the area as it performing the grading is temporary and it does not impact the existing nursery use on the property. No housing is proposed to be demolished.

DISCUSSION:

a & b) No Impact. As the project does not include the creation of new housing and is continuing its use as a nursery, there is no significant increase in housing or jobs in the project area. No housing is proposed to be demolish and therefore no housing will be displaced as a result of the project. Additionally, no new infrastructure (such as road improvements) is proposed. As such, there is no impact on items a & b listed above.

MITIGATION:

- None required.

O. PUBLIC SERVICES					
	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
WOULD THE PROJECT:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 proposed Grading Abatement Approval is located within the unincorporated County of Santa Clara and is not within an Urban Service Area. It is currently in the Local Response Area for fire emergency response. The project does not require any additional public services, as what public services already exists are adequate for the subject property and proposed use.

DISCUSSION:

ai, aii, aiii, aiv, av) No Impact. The proposed Grading Abatement Approval 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 proposed project is a Grading Abatement Approval to legalize 2,070 cubic yards of base rock and export 1,690 cubic yards for an existing nursery. No increase in members of the general public would occur in the project area due to the grading abatement activities. No road improvements are proposed which would increase general public traffic in the area. These lack of improvements, and no increase in members of the public visiting the project site, would not result in an increase of use of nearby recreational sites.

DISCUSSION:

a & b) No Impact. The proposed project is for a Grading Abatement Approval 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 Grading Abatement Approval use does not include any recreational uses or structures, nor does it require an expansion to existing recreational facilities. As such, the project does not have an impact on items a & b listed above.

MITIGATION:

- None required.

Q. TRANSPORTATION					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potential 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)? ²	<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 Grading Abatement Approval use takes access off of Miramonte Avenue (a County maintained road) which is west of Monterey Road. The project includes exporting a portion of unpermitted fill on the property associated with an existing Wholesale Nursery.

VMT

Senate Bill 743 (SB 743), which became effective September 2013, initiated reforms to the CEQA Guidelines to establish new criteria for determining the significance of transportation impacts that “promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses.” Specifically, SB 743 directed the Governor’s Office of Planning and Research to update the CEQA Guidelines to replace automobile delay—as described solely by LOS or similar measures of vehicular capacity or traffic congestion—with VMT as the recommended metric for determining the significance of transportation impacts. The Office of Planning and Research has updated the CEQA Guidelines for this purpose by adding a new section 15064.3 to the Guidelines, which became effective statewide July 1, 2020. CEQA Guidelines section 15064.3, subdivision (b), establishes criteria for evaluating a project’s transportation impacts under CEQA. The lead agency has discretion to choose the most appropriate methodology to evaluate VMT.

DISCUSSION:

a, b, c, & d) No Impact. The Office of Planning and Research’s Technical Advisory on Evaluating Transportation Impacts in CEQA³ recommends a method for screening out small projects that would be presumed to have less-than-significant VMT impacts. All motor vehicle activity associated with the project will occur on staging areas and the area of earthwork to be abated for the initial mobilization and demobilization of equipment. The project approval would not impact the existing nursery use on the property, and not cause an increase members of the public accessing the site, or an impact in employees accessing the site. The abatement operations (construction) will also involve temporary vehicle (truck) trips from workers heading to and from the project site during the grading construction period. Given that the potential increase in VMT and vehicle trips are temporary the project would not contribute to any permanent increase in VMT or vehicle trips beyond the base levels for the established use. Therefore, because the approval of the project does not permanently impact the daily trip rate of the existing use on the property, it would not conflict with CEQA Guidelines Section 15064.3, subdivision (b).

The proposed project is the partial legalization of unpermitted importation of base rock. The proposed use does not include a permanent increase in daily trips to the subject property, and may temporarily increase daily trip during base rock exportation from the property. In addition, the project was reviewed by the County of Santa Clara Roads and Airports Department to ensure requirements of the

² The provisions of this section shall apply prospectively as described in section 15007. A lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide. The County of Santa Clara has elected not to be governed by the provisions of this section until they become effective statewide on July 1, 2020.

³Office of Planning and Research. December 2018. Technical Advisory on Evaluating Transportation Impacts in CEQA.

Official County Road Book (2021) are met. Also, 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 grading 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 associated with the nursery use is in conformance with the County parking requirements.

MITIGATION:

- None required.

R. TRIBAL CULTURAL RESOURCES					
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) 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:

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

DISCUSSION:

ai & aii) No Impact. The County sent notifications to the Muwekma Ohlone Tribe and Tamien Tribes on November 21, 2023. Neither tribe requested consultation regarding the proposed project. Hence, there is no evidence to indicate the presence of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or of significance pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, and no mitigation measures would be necessary.

MITIGATION:

- None required.

S. UTILITIES AND SERVICE SYSTEMS					
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) 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 Grading Abatement Approval use does not include new wastewater treatment systems, new water connections or services. The project would not require or result in the construction of off-site new or expanded wastewater treatment.

DISCUSSION:

a, b, c, d & e) No Impact. Construction activities would involve minimal amounts of debris that would need to be removed and disposed of, and existing landfill capacity would need to be sufficient to accommodate it. Development on the site would be subject to post-construction of stormwater regulations, including requirements for Low Impact Development, stormwater quality treatment, stormwater runoff retention, and hydromodification, as applicable to the specific development proposed.

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. Additionally, the proposed project does not include or require the instalment or expansion of onsite wastewater treatment systems or the expansion of existing water source doe the property. As such, there is no impact to items a, b, c, d, & 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
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
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 subject property is located in the Local Response Area of South Santa Clara County Fire Prevention District. A small portion of the northwestern part of the property (0.92 acres) is located within a Wildlife Urban Interface (WUI) area. The project does not include any removal of trees or maintenance of infrastructure that would exacerbate fire risk. No streams are located on or near the property. Additionally, the property is relatively flat.

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 grading abatement does not exacerbate fire risk that may result in temporary or ongoing impacts to the environment. The proposed development is on a relatively flat site and is therefore not at risk of downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Additionally, only a small portion of the northwestern part of the property is located within a WUI. As such, the project imposes no impact to items a, b, c & d listed above.

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 type="checkbox"/>	<input checked="" 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, b, & c) No Impact. No special status species or habitat are located on or near the property. 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.

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.

The proposed project is a Grading Abatement Approval to legalize 2,070 cubic yards of unpermitted fill and 1,690 cubic yards of export associated with an existing Wholesale Nursery use. 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/PlansOrdinance/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,
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
 - Santa Clara County Habitat Agency
<https://www.scv-habitatagency.org>
8. Planning Depts. of individual cities:
 - Santa Clara County (SCC) General Plan
<https://www.sccgov.org/sites/dpd/PlansOrdinance/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?nodeld=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
 - e. Soils Overlay Air Photos
 - f. "Future Width Line" map set

Initial Study Source List*

19. 2023 CEQA Statute Guidelines [Current Edition]
https://www.califaep.org/docs/CEQA_Handbook_2023_final.pdf

Area Specific: San Martin, Stanford, and Other Areas

San Martin

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

- 20b. San Martin Water Quality Study

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

Stanford

- 21a. Stanford University General Use Permit (GUP), Community Plan (CP), Mitigation and Monitoring Reporting Program (MMRP) and Environmental Impact Report (EIR)
[Policies, Plans, and Documents - Department of Planning and Development - County of Santa Clara \(sccgov.org\)](https://www.sccgov.org/sites/dpd/DocsForms/Documents/Policies_Plans_and_Documents_-_Department_of_Planning_and_Development_-_County_of_Santa_Clara_sccgov.org)

- 21b. Stanford Protocol and Land Use Policy Agreement

[Policies, Plans, and Documents - Department of Planning and Development - County of Santa Clara \(sccgov.org\)](https://www.sccgov.org/sites/dpd/DocsForms/Documents/Policies_Plans_and_Documents_-_Department_of_Planning_and_Development_-_County_of_Santa_Clara_sccgov.org)

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 (2022)-
<https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>

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

Biological Resources/ Water Quality & Hydrological Resources/ Utilities & Service Systems”

32. Site-Specific Biological Report

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

Section C16, Santa Clara County Guide to Evaluating Oak Woodlands Impacts

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

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

34. Clean Water Act, Section 404
<https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>

Initial Study Source List*

35. Santa Clara Valley Water District – GIS Data:
<https://www.valleywater.org/learning-center/watersheds-of-santa-clara-valley>

36. CA Regional Water Quality Control Board, Water Quality Control Plan, San Francisco Bay Region [1995]

37. Santa Clara Valley Water District, Private Well Water Testing Program [12-98]

38. SCC Nonpoint Source Pollution Control Program, Urban Runoff Management Plan [1997]

39. County Environmental Health / Septic Tank Sewage Disposal System - Bulletin "A"

40. County Environmental Health Department Tests and Reports

Archaeological Resources

41. Northwest Information Center, Sonoma State University

42. Site Specific Archaeological Reconnaissance Report

Geological Resources

43. Site Specific Geologic Report

44. State Department of Mines and Geology, Special Report #42

45. State Department of Mines and Geology, Special Report #146

Noise

46. County Noise Ordinance

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

Hazards & Hazardous Materials

47. Section 21151.4 of California Public Resources Code

48. State Department of Toxic Substances, Hazardous Waste and Substances Sites List

49. County Office of Emergency Services Emergency Response Plan [1994 version]

Transportation/Traffic

50. Transportation Research Board, "Highway Capacity Manual", Special Report 209, 1995.

51. SCC Congestion Management Agency, "Monitoring and Conformance report" (Current Edition)

52. Official County Road Book

53. Site-specific Traffic Impact Analysis Report

Wildfire

54. 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.

Attachment A

COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

- 1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY... AND DATED... THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS...

GRADING

- 1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION...

Table with columns: LOCATION, CUT (C.Y.), FILL (C.Y.), VERT. DEPTH. Rows include GRAVEL YARD EARTHWORK, ABATEMENT EARTHWORK, INFILTRATION TRENCHES, etc.

*INITIAL GRAVEL IMPORT NOT INCLUDED IN TOTALS. ONLY ABATEMENT WORK INCLUDED YIELDING A TOTAL OF 1,690 C.Y. OF EXPORT. 2,070 C.Y. OF ORIGINAL ROCK IMPORT TO REMAIN ON-SITE.

- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE. 7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK...

TREE PROTECTION

- 1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR WITHIN THE LIMITS OF GRADING OR PROPOSED CONSTRUCTION DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING...

ACCESS ROADS AND DRIVEWAYS

- 1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT)...

STREET LIGHTING

- 1. PACIFIC GAS & ELECTRIC ELECTROLER SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

SANITARY SEWER

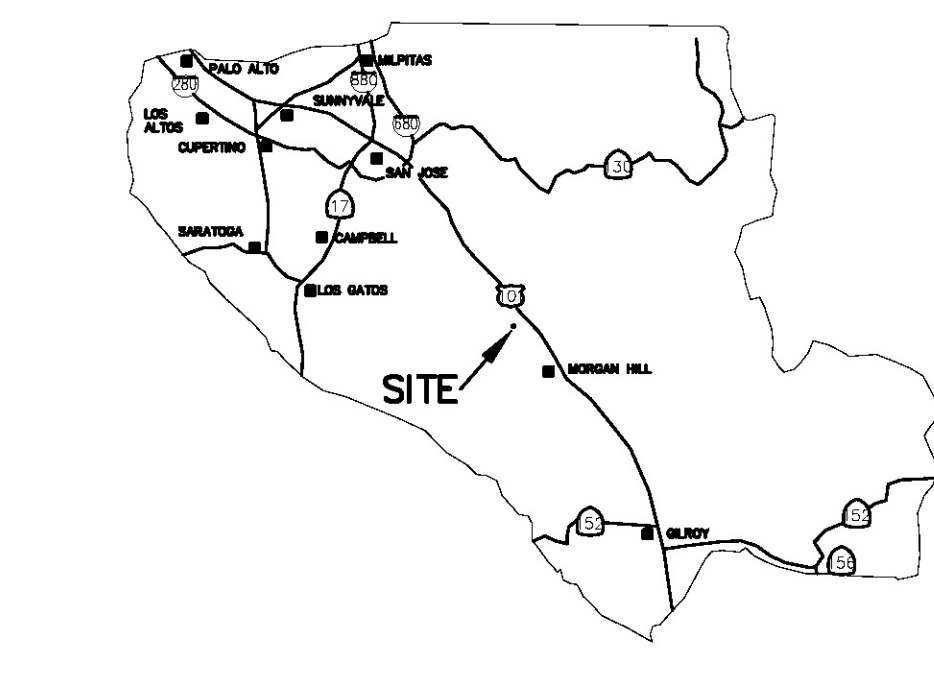
- 1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.

PORTLAND CEMENT CONCRETE

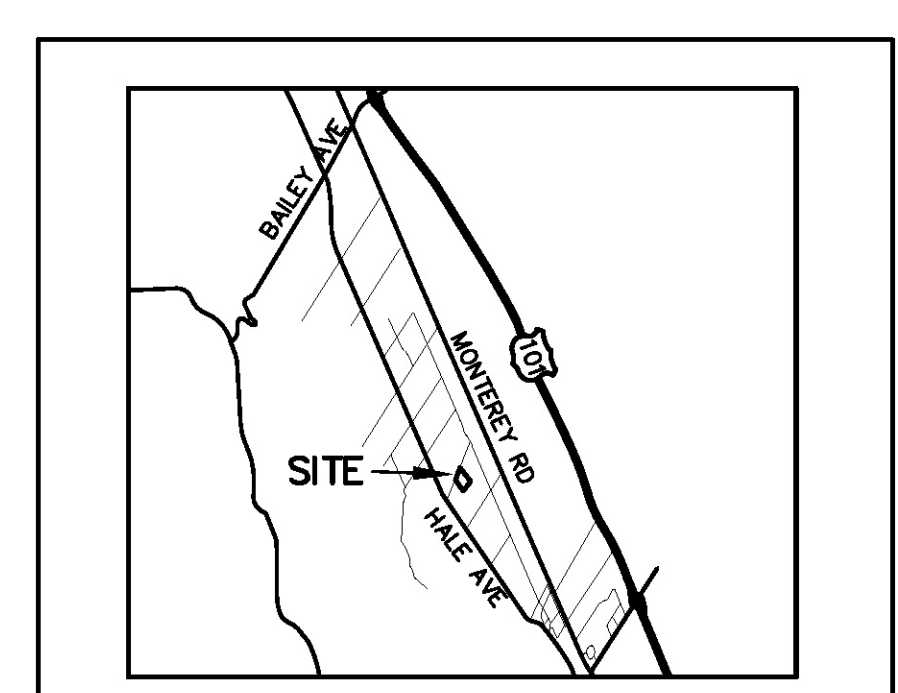
- 1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- 1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. 2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FRESH ROAD PAVE...



COUNTY LOCATION MAP



VICINITY MAP

GRADING & DRAINAGE PLAN APN 712-07-018 MIRAMONTE AVENUE, MORGAN HILL SANTA CLARA COUNTY, CALIFORNIA

SCOPE OF WORK

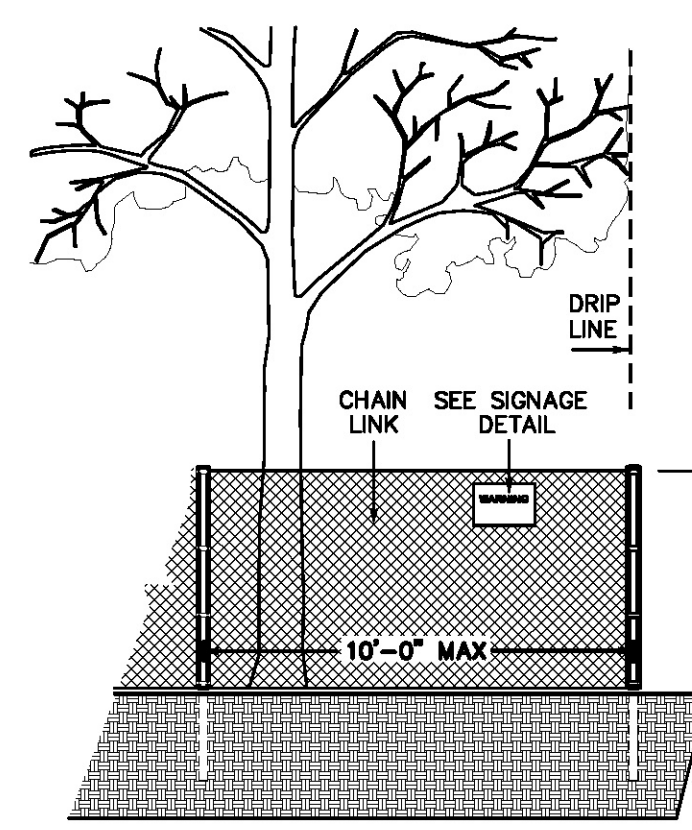
- 1. SITE GRADING (980 C.Y. CUT AND 980 C.Y. FILL) 1.1. GRADING COMPLETED/TO BE LEGALIZED (AREAS OF GRAVEL TO REMAIN) 1.2. GRADING ABATEMENT (AREAS OF GRAVEL REMOVAL) 1.3. INFILTRATION TRENCHES

SURVEY MONUMENT PRESERVATION

- 1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES. 2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS...

NOTES

- 1. CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444. 2. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY...



EXISTING TREE PROTECTION DETAILS

- 1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST...

CONSTRUCTION STAKING

- 1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS...

CONSTRUCTION INSPECTION

- 1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE. 2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION...

SITE PREPARATION (CLEARING AND GRUBBING)

- 1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS: A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE...

UTILITY LOCATION, TRENCHING & BACKFILL

- 1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2800 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES. 2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTOR'S RESPONSIBILITY...

RETAINING WALLS

- 1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.

STORM DRAINAGE AND STORMWATER MANAGEMENT

- 1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES...

AS-BUILT PLANS STATEMENT

THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (*). THERE (___ WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

DATE: _____ SIGNATURE: _____

NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

- 1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.

DATE: _____ SIGNATURE: _____ R.C.E. NO. _____ EXPIRATION DATE: _____

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS ISSUED BY: _____ DATE: _____ ENCROACHMENT PERMIT NO. _____

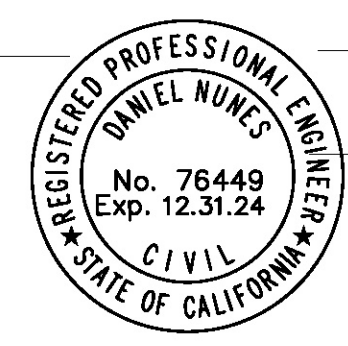
COUNTY OF SANTA CLARA LAND DEVELOPMENT ENGINEERING & SURVEYING GRADING / DRAINAGE PERMIT NO. _____ ISSUED BY: _____ DATE: _____

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. _____

DATE: _____ SIGNATURE: _____ R.C.E. NO. _____ EXPIRATION DATE: _____



COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE: _____ SIGNATURE: _____ R.C.E. NO. _____ EXPIRATION DATE: _____

LEGEND table with columns: DESCRIPTION, EXISTING, PROPOSED. Rows include PROPERTY LINE, CENTERLINE, EASEMENT, TELEPHONE, SANITARY SEWER, ELEVATION CONTOUR, UTILITY BOX.

SHEET INDEX

Table with columns: Sheet No., Description. Rows include C1 COVER SHEET, C2 TOPOGRAPHIC MAP PRE-VIOLATION, C3 TOPOGRAPHIC MAP CURRENT CONDITIONS, C4 DEMOLITION PLAN, C5 GRADING & DRAINAGE PLAN, C6 OFFSITE IMPROVEMENTS, C7 STORMWATER MANAGEMENT PLAN, C8 INFILTRATION TRENCH SIZING CALC, C9 SITE PLAN.

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-24, L.S. 9212-EXPIRES 09-30-23

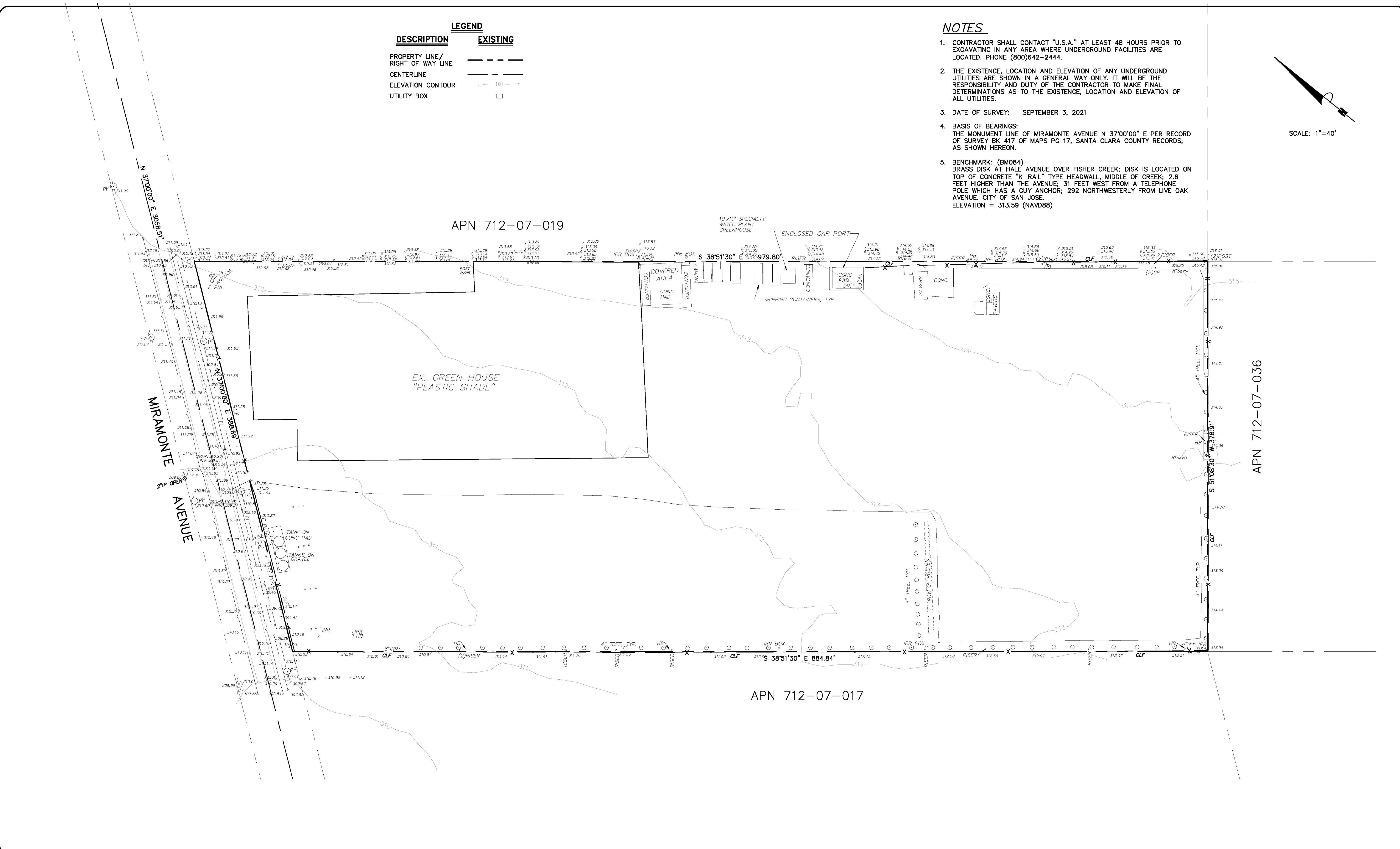
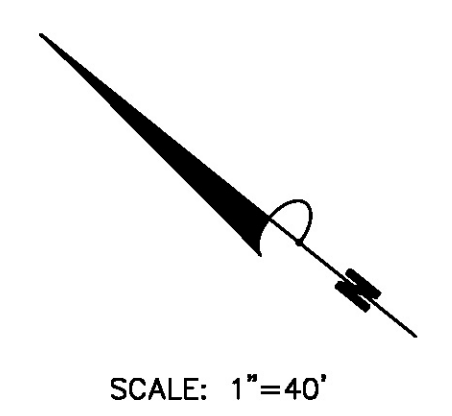
MISSION ENGINEERS, INC. RESPONSIVE, RELIABLE RESULTS SINCE 1953 2355 De La Cruz Blvd. Santa Clara, Calif 95050 (408) 727-8262 FAX: (408) 727-8285

Design: DN Drawn: ME41 Checked: _____ Date: 4/21/23 Scale: AS NOTED Job No. 21054 Revision 1 Date APN 712-07-018 Sheet of 9 Revision 2 Date Co. File Revision 3 Date

LEGEND	
DESCRIPTION	EXISTING
PROPERTY LINE/ RIGHT OF WAY LINE	---
CENTERLINE	---
ELEVATION CONTOUR	10'
UTILITY BOX	□

NOTES

- CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- DATE OF SURVEY: SEPTEMBER 3, 2021
- BASIS OF BEARINGS:
THE MONUMENT LINE OF MIRAMONTE AVENUE N 37°00'00" E PER RECORD OF SURVEY BK 417 OF MAPS PG 17, SANTA CLARA COUNTY RECORDS, AS SHOWN HEREON.
- BENCHMARK: (BM084)
BRASS DISK AT HALE AVENUE OVER FISHER CREEK; DISK IS LOCATED ON TOP OF CONCRETE "K-RAIL" TYPE HEADWALL, MIDDLE OF CREEK; 2.6 FEET HIGHER THAN THE AVENUE; 31 FEET WEST FROM A TELEPHONE POLE WHICH HAS A GUY ANCHOR; 292 NORTHWESTERLY FROM LIVE OAK AVENUE, CITY OF SAN JOSE.
ELEVATION = 313.59 (NAVD88)



DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-24 L.S. 9212-EXPIRES 09-30-23

PLANNING LAND SURVEYING CIVIL ENGINEERING CONSTRUCTION STAKING

MISSION ENGINEERS, INC.

RESPONSIVE, RELIABLE RESULTS SINCE 1953

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TOPOGRAPHIC MAP PRE-VIOLATION
APN 712-07-018
MIRAMONTE AVENUE
IN THE CITY OF MORGAN HILL, CALIFORNIA

REVISIONS			
DATE	BY	DESCRIPTION	CH'KD

SHEET

SCALE: 1"=40'

DATE: 4/21/2023
DWN: JS ME41
CHKD:
JOB NO. 21054
DWG NO. L15113

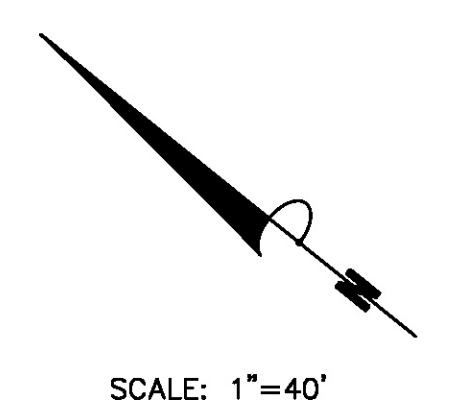
C2

OF 9 SHEETS

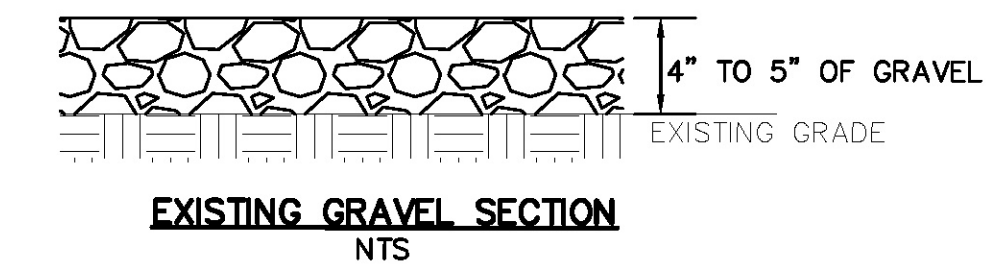
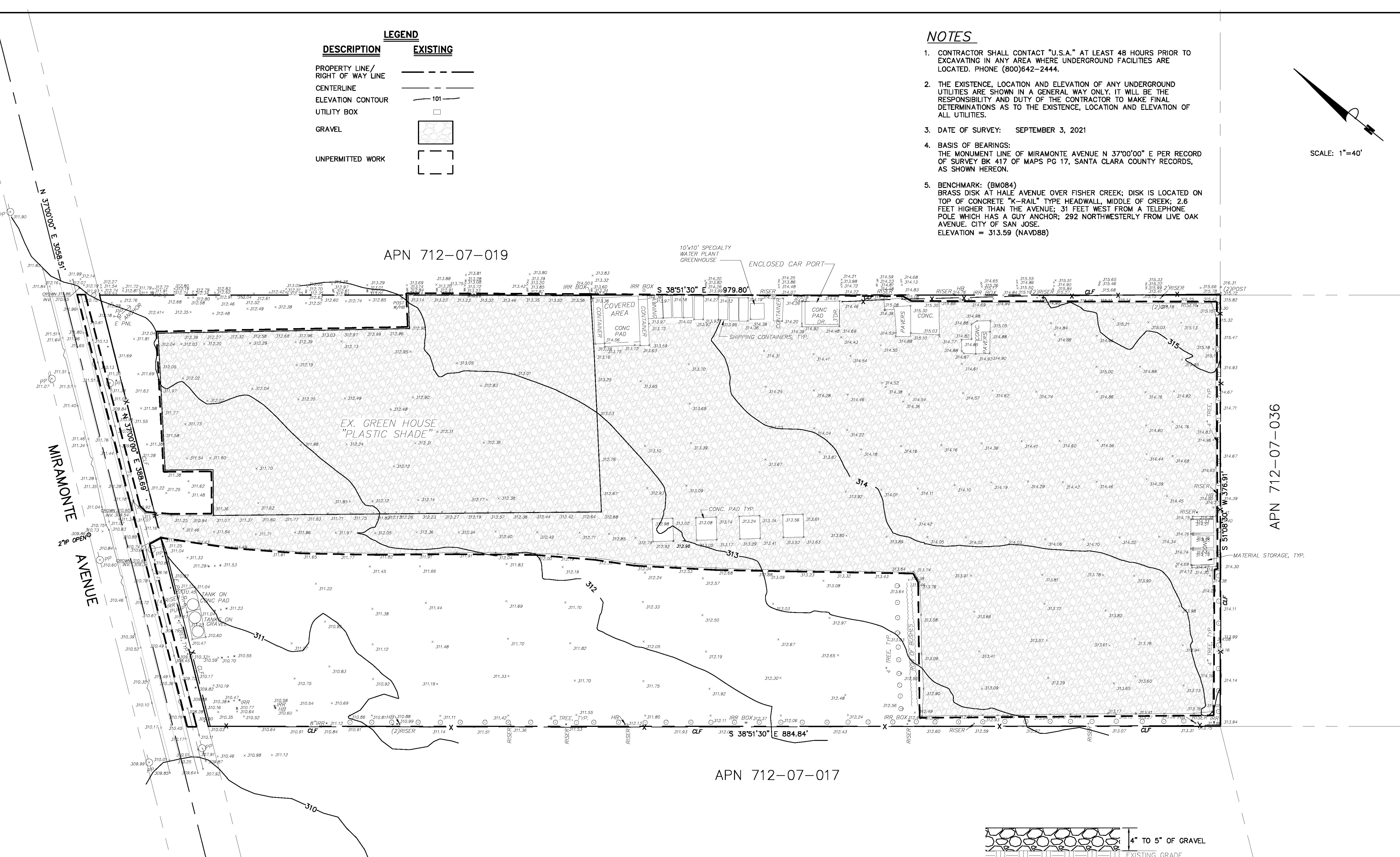
LEGEND	
DESCRIPTION	EXISTING
PROPERTY LINE/ RIGHT OF WAY LINE	---
CENTERLINE	---
ELEVATION CONTOUR	— 101 —
UTILITY BOX	□
GRAVEL	
UNPERMITTED WORK	- - - -

NOTES

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- BASIS OF BEARINGS:
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- BENCHMARK: (BM084)
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ELEVATION = 313.59 (NAVD88)



SCALE: 1"=40'



DANIEL NUNES, R.C.E. 76449—EXPIRES 12—31—24 L.S. 9212—EXPIRES 09—30—23

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TOPOGRAPHIC MAP — CURRENT CONDITIONS
APN 712-07-018
MIRAMONTE AVENUE
IN THE CITY OF MORGAN HILL, CALIFORNIA

REVISIONS			
DATE	BY	DESCRIPTION	CH'KD

SHEET

SCALE: 1"=40'

DATE: 4/21/2023

DWN: JS ME41

CHKD:

JOB NO. 21054

DWG NO. L15113

C3

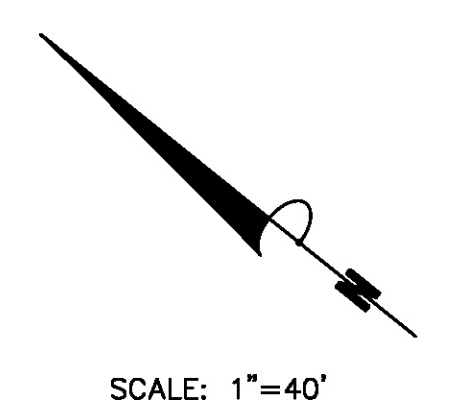
OF 9 SHEETS

LEGEND

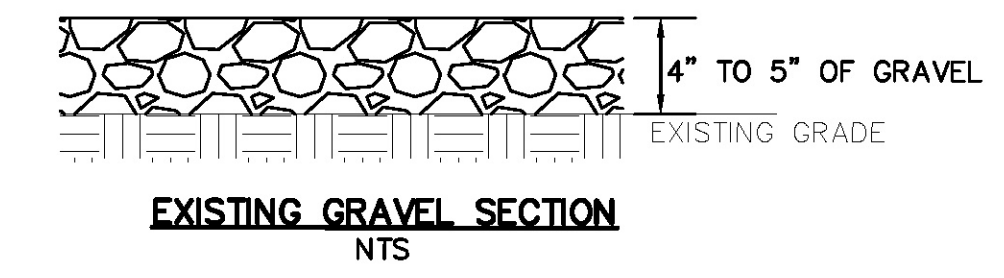
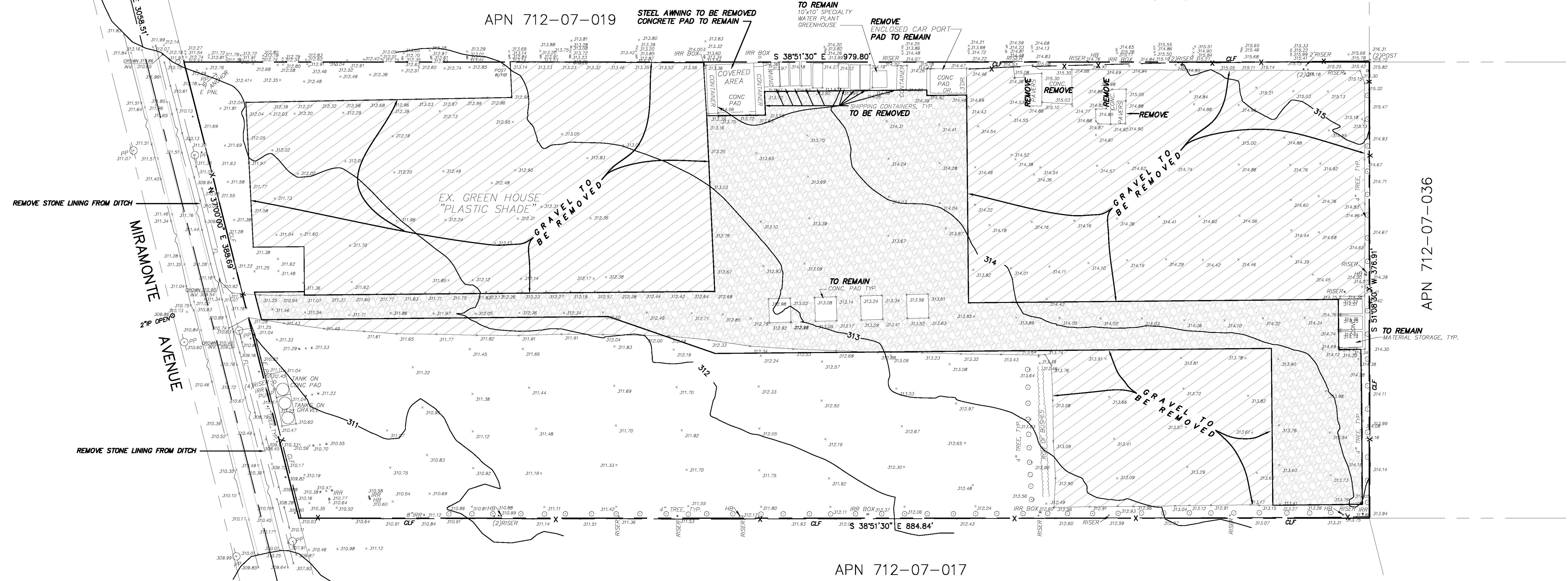
DESCRIPTION	EXISTING
PROPERTY LINE/ RIGHT OF WAY LINE	---
CENTERLINE	---
ELEVATION CONTOUR	101
UTILITY BOX	□
GRAVEL TO REMAIN	
GRAVEL TO BE REMOVED	

NOTES

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THE MONUMENT LINE OF MIRAMONTE AVENUE N 37°00'00" E PER RECORD OF SURVEY BK 417 OF MAPS PG 17, SANTA CLARA COUNTY RECORDS, AS SHOWN HEREON.
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ELEVATION = 313.59 (NAVD88)



SCALE: 1"=40'



DANIEL NUNES, R.C.E. 76449—EXPIRES 12—31—24 L.S. 9212—EXPIRES 09—30—23

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DEMOLITION PLAN
 APN 712-07-018
 MIRAMONTE AVENUE
 IN THE CITY OF MORGAN HILL, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION	CHK'D

SCALE: 1"=40'
 DATE: 4/21/2023
 DWN: JS ME41
 CHKD:
 JOB NO. 21054
 DWG NO. L15113

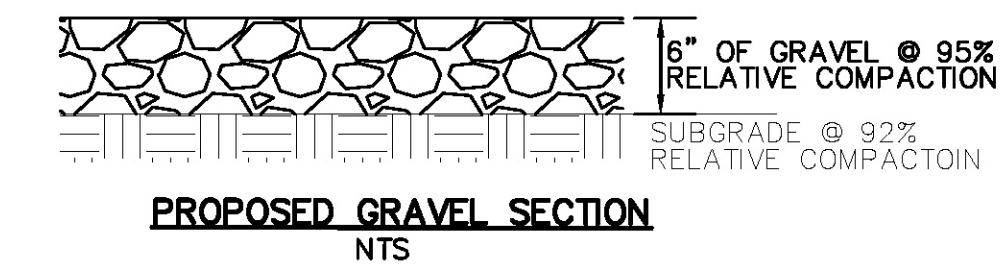
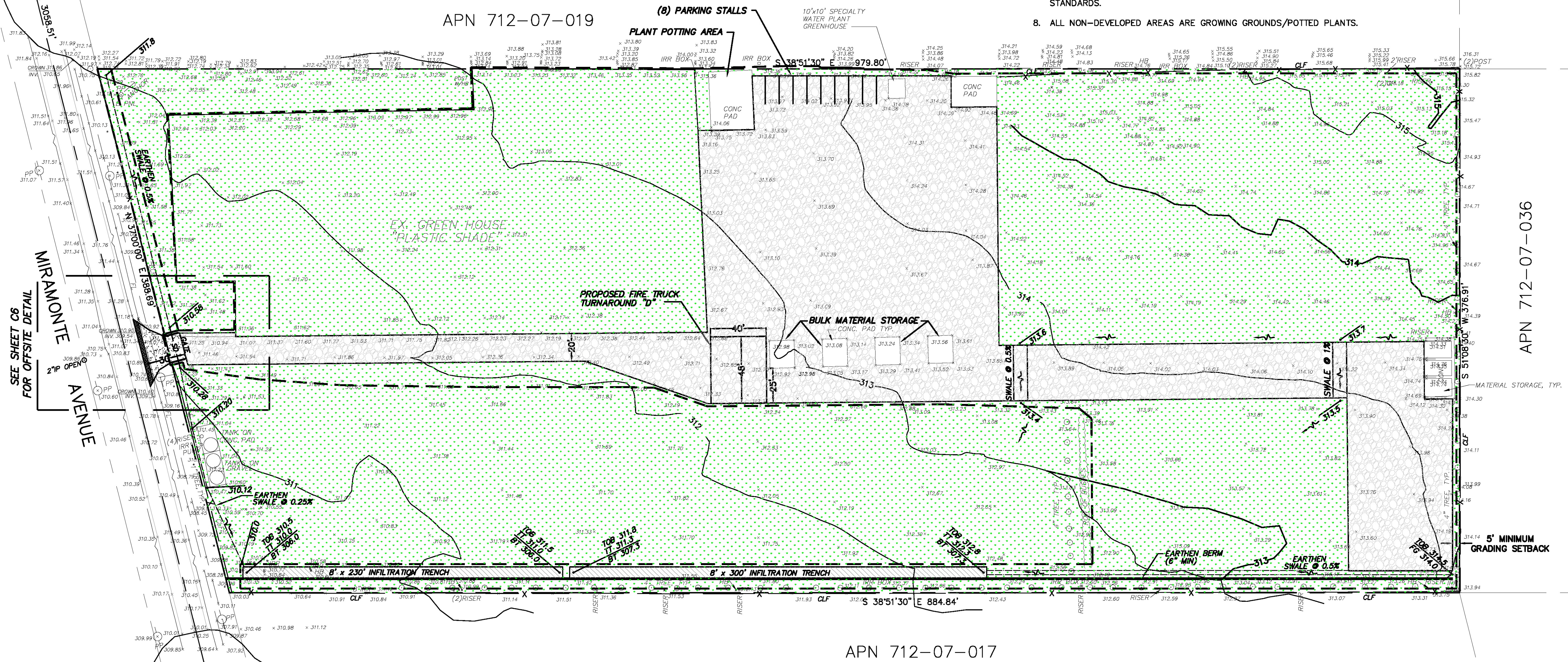
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C4
 OF 9 SHEETS

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE/ RIGHT OF WAY LINE	---	---
CENTERLINE	---	---
ELEVATION CONTOUR	—101—	—101—
UTILITY BOX	□	□
GRAVEL		
INFILTRATION TRENCH		
AGRICULTURAL USE AREA (GROWING GROUNDS/ POTTED PLANTS)		
DISTURBED AREA	---	---

NOTES

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ELEVATION = 313.59 (NAVD88)
- DRIVEWAY TO BE A MINIMUM OF 20 FEET IN WIDTH AND BE MADE OF AN ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 POUNDS
- PROPOSED MECHANICAL SHALL HAVE A KNOX KEY SWITCH TO MEET COUNTY FIRE STANDARDS.
- ALL NON-DEVELOPED AREAS ARE GROWING GROUNDS/POTTED PLANTS.

SCALE: 1"=40'



DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-24 L.S. 9212-EXPIRES 09-30-23

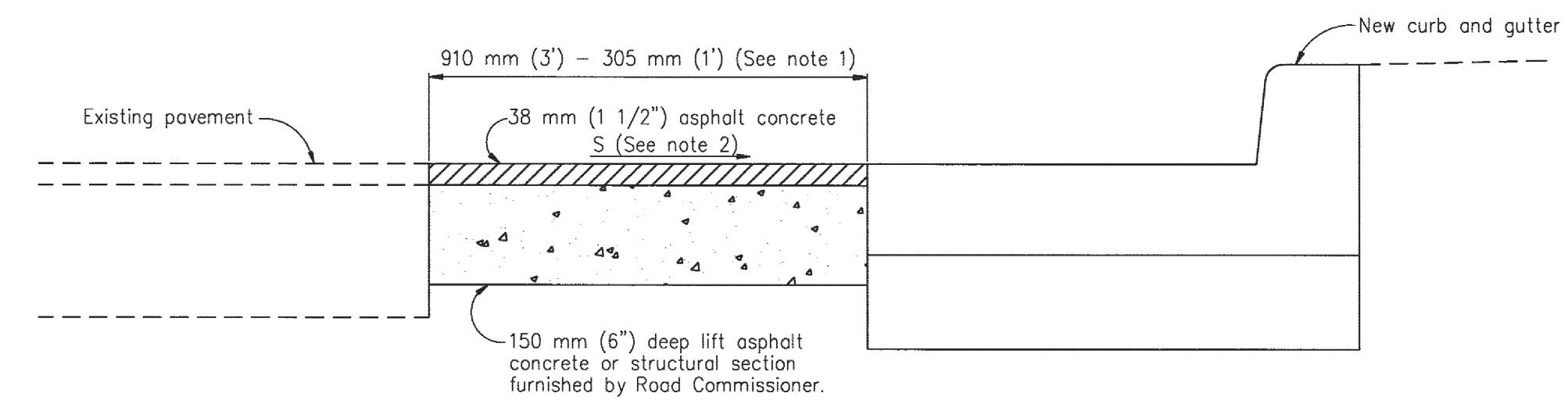
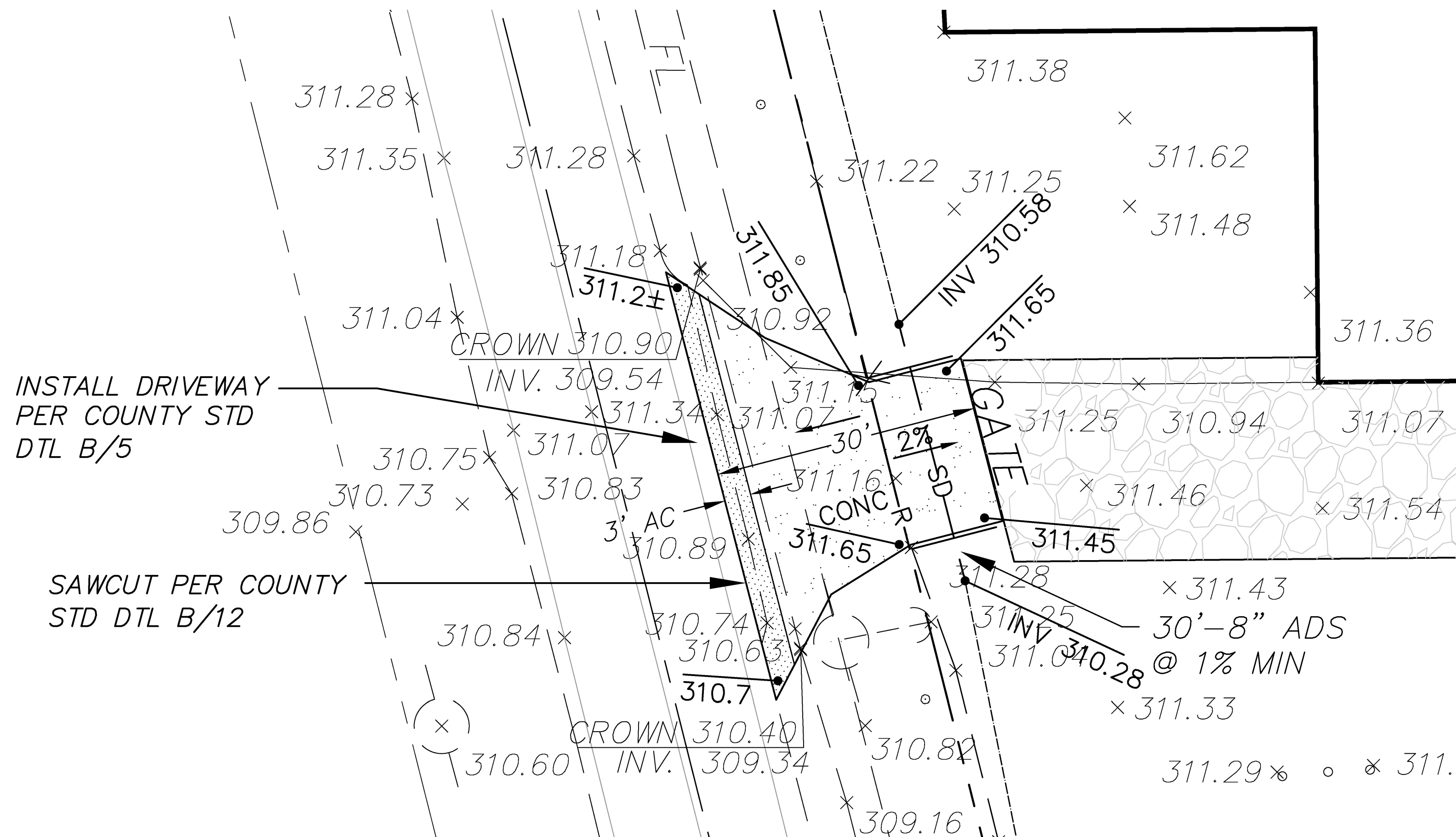
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PROPOSED
GRADING & DRAINAGE PLAN
 APN 712-07-018
 MIRAMONTE AVENUE
 IN THE CITY OF MORGAN HILL, CALIFORNIA

REVISIONS			
DATE	BY	DESCRIPTION	CH'KD

SCALE: 1"=40'
 DATE: 4/21/2023
 DWN: JS ME41
 CHKD:
 JOB NO. 21054
 DWG NO. L15113

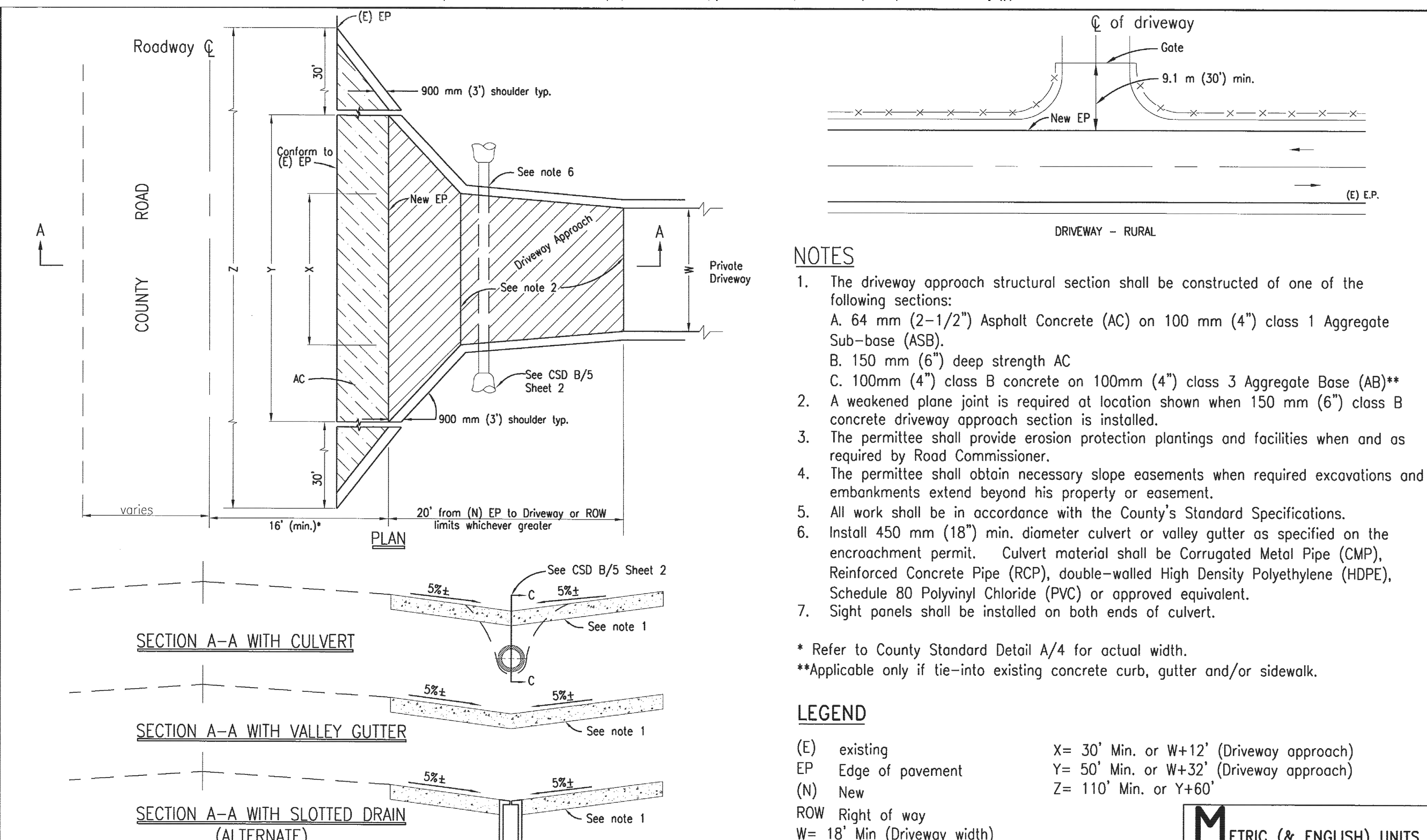
SHEET
C5
 OF 9 SHEETS



NOTES:
 1) This detail applies where existing asphalt concrete pavement is cut to install new curb and gutter which is 910 mm (3') - 305 mm (1') from the edge of existing asphalt concrete pavement.
 2) Cross slope shall conform to existing pavement slope.

METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT				STANDARD DETAILS SECTION BETWEEN NEW CURB AND GUTTER AND EXISTING SECTION		B 12	
VAP 09/26/97	DESIGNED BY	DATE	APPROVED	PROJECT NO.	CONTRACT NO.	FILE NO.	1 of 1



- NOTES**
- The driveway approach structural section shall be constructed of one of the following sections:
 A. 64 mm (2-1/2") Asphalt Concrete (AC) on 100 mm (4") class 1 Aggregate Sub-base (ASB).
 B. 150 mm (6") deep strength AC
 C. 100mm (4") class B concrete on 100mm (4") class 3 Aggregate Base (AB)**
 - A weakened plane joint is required at location shown when 150 mm (6") class B concrete driveway approach section is installed.
 - The permittee shall provide erosion protection plantings and facilities when and as required by Road Commissioner.
 - The permittee shall obtain necessary slope easements when required excavations and embankments extend beyond his property or easement.
 - All work shall be in accordance with the County's Standard Specifications.
 - Install 450 mm (18") min. diameter culvert or valley gutter as specified on the encroachment permit. Culvert material shall be Corrugated Metal Pipe (CMP), Reinforced Concrete Pipe (RCP), double-walled High Density Polyethylene (HDPE), Schedule 80 Polyvinyl Chloride (PVC) or approved equivalent.
 - Sight panels shall be installed on both ends of culvert.

* Refer to County Standard Detail A/4 for actual width.
 **Applicable only if tie-into existing concrete curb, gutter and/or sidewalk.

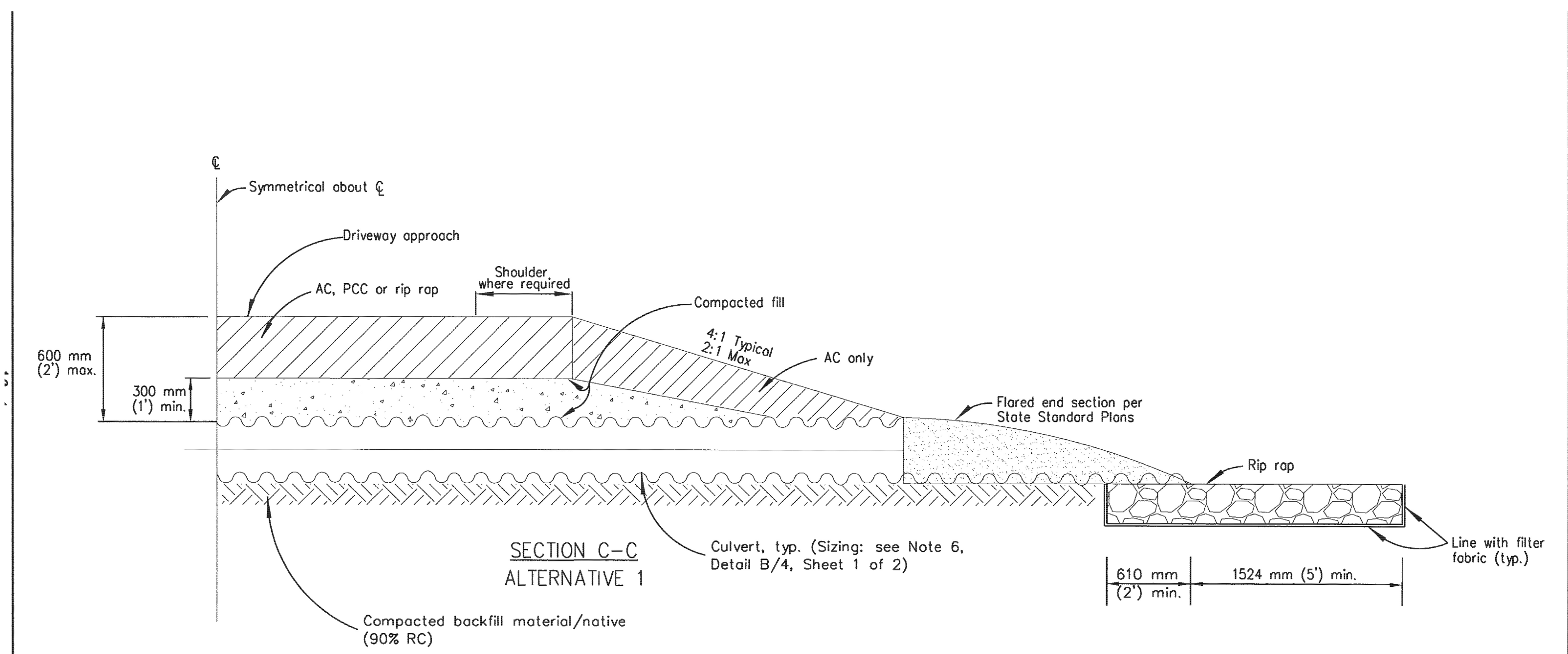
LEGEND

(E) existing
 EP Edge of pavement
 (N) New
 ROW Right of way
 W= 18' Min (Driveway width)

X= 30' Min. or W+12' (Driveway approach)
 Y= 50' Min. or W+32' (Driveway approach)
 Z= 110' Min. or Y+60'

METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT				STANDARD DETAILS RURAL DRIVEWAY APPROACH FOR MULTIPLE RESIDENCE		B 5	
PPF 06/02/14	WORK ORDER	DESIGNED BY	DATE	APPROVED	PROJECT NO.	CONTRACT NO.	FILE NO.



METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT				STANDARD DETAILS RURAL DRIVEWAY APPROACH FOR MULTIPLE RESIDENCE		B 5	
PPF 06/02/14	WORK ORDER	DESIGNED BY	DATE	APPROVED	PROJECT NO.	CONTRACT NO.	FILE NO.

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-24 L.S. 9212-EXPIRES 09-30-23

PLANNING LAND SURVEYING CIVIL ENGINEERING CONSTRUCTION STAKING
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 2355 De La Cruz Blvd. Santa Clara, California 95050
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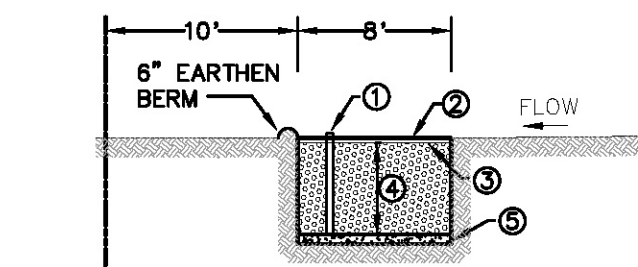
PROPOSED
 OFFSITE IMPROVEMENTS
 APN 712-07-018
 MIRAMONTE AVENUE
 IN THE CITY OF MORGAN HILL, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION	CH'KD

SCALE: 1"=10'
 DATE: 4/21/2023
 DWN: JS ME41
 CHKD:
 JOB NO. 21054
 DWG NO. L15113

SHEET
C6
 OF 9 SHEETS



- NOTES**
1. OBSERVATION WELL WITH LOCKABLE ABOVE-GROUND CAP
 2. 2" PE#4 GRAVEL FILTER LAYER
 3. PROVIDE FABRIC IF NO PRETREATMENT IS PROVIDED
 4. 4' TO 5' DEEP TRENCH FILLED WITH 1.5"-2.5" DIAMETER CLEAN STONE WITH APPROX. 35% VOIDS
 5. 6" DEEP SAND FILTER LAYER (OR FABRIC EQUIVALENT)

SECTION B-B
SCALE: 1"=10'

IMPERVIOUS/PERVIOUS TABLE

	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)
EX. BULK MATERIAL PADS TO REMAIN	4,615	0
EX. WATER TANK PADS TO REMAIN	525	0
GRAVEL SURFACE TO REMAIN	76,906	0
AGRICULTURAL AREA	0	269,354
TOTAL=	82,046	269,354

TOTAL SITE AREA = 351,400 SF = 8.0670 ACRES

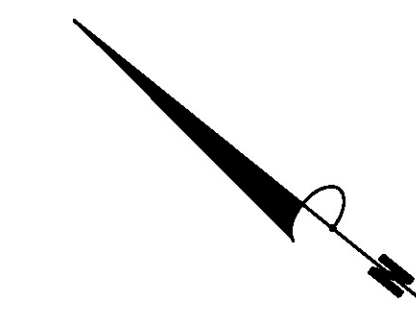
LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE/ RIGHT OF WAY LINE	---	---
CENTERLINE	---	---
ELEVATION CONTOUR	101	101
UTILITY BOX	□	□
GRAVEL	[Pattern]	[Pattern]
INFILTRATION TRENCH	[Pattern]	[Pattern]
AGRICULTURAL USE AREA (GROWING GROUNDS/ POTTED PLANTS)	[Pattern]	[Pattern]

NOTES

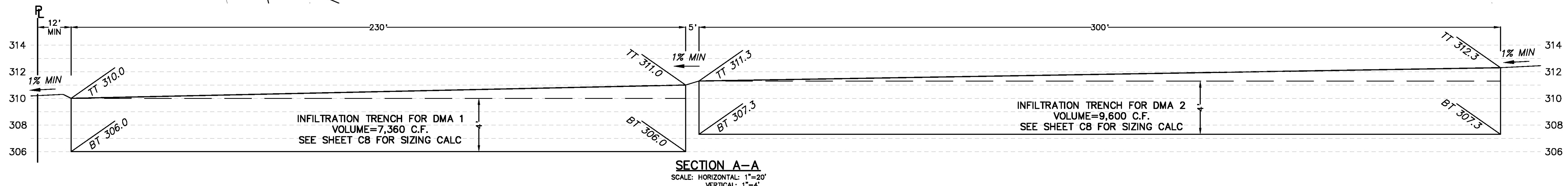
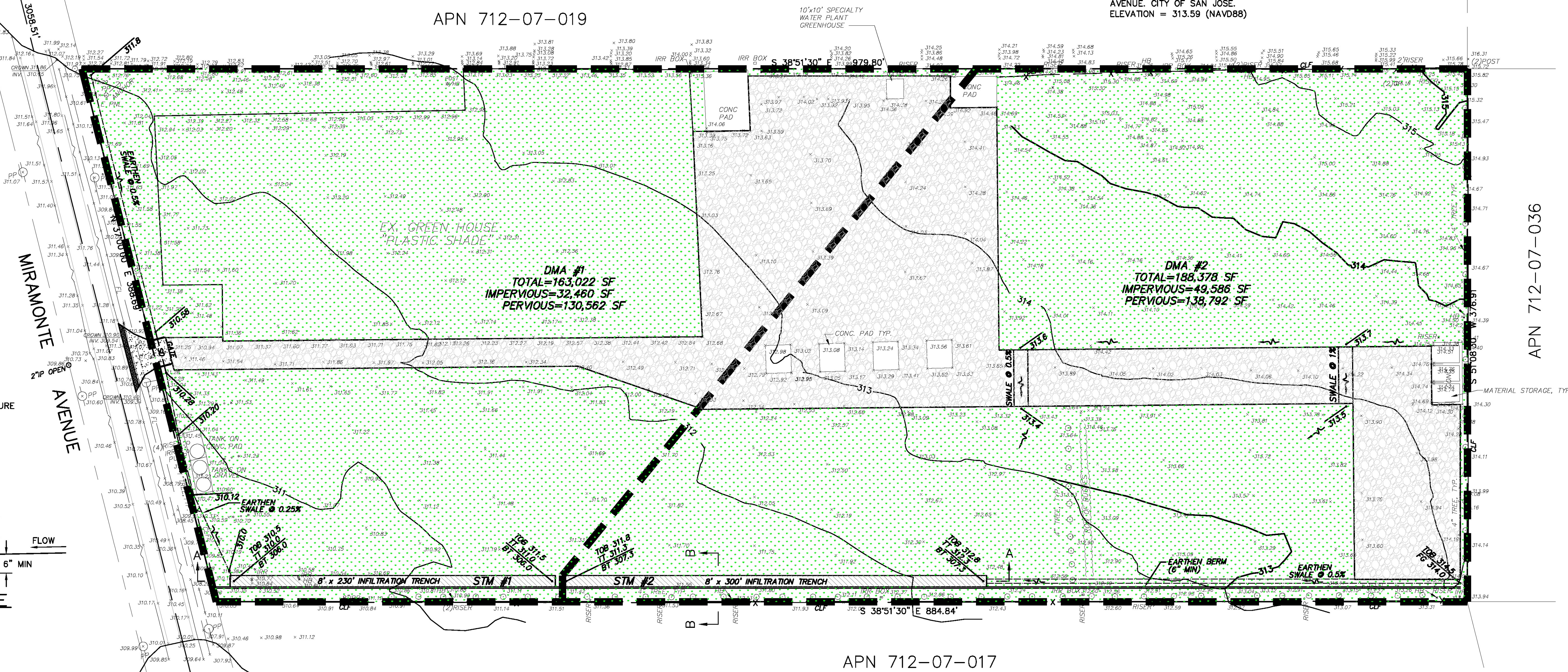
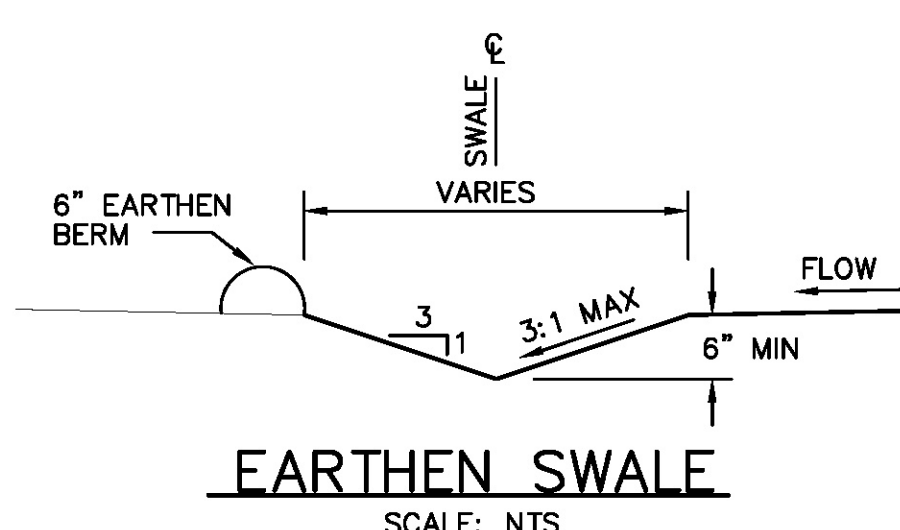
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3. DATE OF SURVEY: SEPTEMBER 3, 2021
4. BASIS OF BEARINGS: THE MONUMENT LINE OF MIRAMONTE AVENUE N 37°00'00" E PER RECORD OF SURVEY BK 417 OF MAPS PG 17, SANTA CLARA COUNTY RECORDS, AS SHOWN HEREON.
5. BENCHMARK: (BM084) BRASS DISK AT HALE AVENUE OVER FISHER CREEK; DISK IS LOCATED ON TOP OF CONCRETE "K-RAIL" TYPE HEADWALL, MIDDLE OF CREEK; 2.6 FEET HIGHER THAN THE AVENUE; 31 FEET WEST FROM A TELEPHONE POLE WHICH HAS A GUY ANCHOR; 292 NORTHWESTERLY FROM LIVE OAK AVENUE. CITY OF SAN JOSE. ELEVATION = 313.59 (NAVD88)

SCALE: 1"=40'



ABBREVIATIONS

- BT BOTTOM OF TRENCH
- CLF CHAIN-LINK FENCE
- CONC CONCRETE
- DMA DRAINAGE MANAGEMENT AREA
- DR DOOR
- EPNL ELECTRIC PANEL
- FG FINISH GRADE
- FL FLOW LINE
- GP GUARD POST
- HB HOSE BIB
- INV INVERT
- IP IRON PIPE
- IRR IRRIGATION
- PP POWER POLE
- SF SQUARE FOOT
- STM STORMWATER TREATMENT MEASURE
- TOB TOP OF BERM
- TT TOP OF TRENCH
- TYP TYPICAL



DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-24 L.S. 9212-EXPIRES 09-30-23

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PROPOSED

STORMWATER MANAGEMENT PLAN

APN 712-07-018

MIRAMONTE AVENUE

IN THE CITY OF MORGAN HILL, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION	CH'KD

SCALE: 1"=40'

DATE: 4/21/2023

DWN: JS ME41

CHKD:

JOB NO. 21054

DWG NO. L15113

SHEET

C7

OF 9 SHEETS

INFILTRATION TRENCH SIZING FOR DMA #1

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Sizing Volume-Based Treatment Measures based on the Adapted CASQA Stormwater BMP Handbook Approach

The equation that will be used to size the BMP is:

$$\text{Design Volume} = (\text{Rain Gage Correction Factor}) \times (\text{Unit Basin Storage Volume}) \times (\text{Drainage Area})$$

Step 1. Determine the drainage area for the BMP, A = 3.742 acres

Step 2. Determine percent imperviousness of the drainage area:

- Estimate the amount of impervious surface (rooftops, hardscape, streets, and sidewalks, etc.) in the area draining to the BMP: 0.745 acres
- % impervious area = (amount of impervious area/drainage area for the BMP) x 100
% impervious area = (Step 2.a/Step 1) x 100
% impervious area = 19.9%

Step 3. Find the mean annual precipitation at the site (MAP_{site}). To do so, estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.⁶ Interpolate between isopleths if necessary.

MAP_{site} = 22.25 inches

Step 4. Identify the reference rain gage closest to the project site from Table B-2b and record the MAP_{gage}:

MAP_{gage} = 19.5 inches

Table B-2b: Precipitation Data for Three Reference Gages

Reference Rain Gages	Mean Annual Precipitation (MAP _{gage}) (in)
San Jose Airport	13.9
Palo Alto	13.7
Morgan Hill	19.5

⁶ Check with the local municipality to determine if more detailed maps are available for locating the site and estimating MAP.

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Adapted CASQA Stormwater BMP Handbook Approach (continued)

Step 5. Determine the rain gage correction factor for the precipitation at the site using the information from Step 3 and Step 4.

$$\text{Correction Factor} = \text{MAP}_{\text{gage}} (\text{Step 3}) / \text{MAP}_{\text{site}} (\text{Step 4})$$

Correction Factor = 1.14

Step 6. Identify the representative soil type for the BMP drainage area.

- Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project shown here in order of increasing infiltration capability:
 Clay (D) Sandy Clay (D) Clay Loam (D)
 Silt Loam/Loam (B) Not Applicable (100% Impervious)
- Does the site planning allow for protection of natural areas and associated vegetation and soils so that the soils outside the building footprint are not graded/compacted? (Y/N)
If your answer is no, and the soil will be compacted during site preparation and grading, the soil's infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (e.g., Silt Loam to Clay Loam or Clay).

Modified soil type: []

Step 7. Determine the average slope for the drainage area for the BMP: 0.63 %

Step 8. Determine the unit basin storage volume from sizing curves.

- Slope ≤ 1%
Use the figure at the end of this Appendix entitled "Unit Basin Volume for 80% Capture, 1% Slope" corresponding to the nearest rain gage: Figure B-2, B-3, or B-4 for San Jose, Palo Alto, or Morgan Hill, respectively. Find the percent imperviousness of the drainage area (from Step 2) on the x-axis. From there, find the line corresponding to the soil type (from Step 6), and obtain the unit basin storage volume on the y-axis.
Unit Basin Storage for 1% slope (UBS_{1%}) = 0.475 (inches)
- Slope ≥ 15%
Use the figure at the end of this Appendix entitled "Unit Basin Volume for 80% Capture, 15% Slope" corresponding to the nearest rain gage: Figure B-5, B-6, or B-7 for San Jose, Palo Alto, or Morgan Hill, respectively. Find the percent imperviousness of the drainage area (from Step 2) on the x-axis. From there, find the line corresponding to the soil type (from Step 6), and obtain the unit basin storage volume on the y-axis.
Unit Basin Storage for 15% slope (UBS_{15%}) = [] (inches)

Unit Basin Storage for 15% slope (UBS_{15%}) = [] (inches)

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Adapted CASQA Stormwater BMP Handbook Approach (continued)

c) Slope > 1% and < 15%

Find the unit basin volumes for 1% and 15% using the techniques in Steps 8.a and 8.b and interpolate by applying a slope correction factor per the following formula:

$$UBS_x = UBS_{1\%} + (UBS_{15\%} - UBS_{1\%}) \times (X\% - 1\%) / (15\% - 1\%)$$

$$= (\text{Step 8.a}) + (\text{Step 8.b} - \text{Step 8.a}) \times (X\% - 1\%) / (15\% - 1\%)$$

Where UBS_x = Unit Basin Storage volume for drainage area of intermediate slope, X %

Unit Basin Storage volume (UBS_x) = [] (inches)
(corrected for slope of site)

Step 9. Determine the Adjusted Unit Basin Storage Volume for the site, using the following equation:

$$\text{Adjusted UBS} = \text{Rain Gage Correction Factor} \times \text{Unit Basin Storage Volume}$$

$$\text{Adjusted UBS} = (\text{Step 5}) \times (\text{Step 8})$$

$$\text{Adjusted UBS} = 0.54 \text{ inches}$$

Step 10. Determine the BMP Design Volume, using the following equation:

$$\text{Design Volume} = \text{Adjusted Unit Basin Storage Volume} \times \text{Drainage Area}$$

$$\text{Design Volume} = (\text{Step 9}) \times (\text{Step 1}) \times 1 \text{ foot}^2 / 12 \text{ inch}$$

$$\text{Design Volume} = 0.168 \text{ acre-feet} \times 43,560 \text{ square feet/acre} = 7,318 \text{ cubic feet}$$

INFILTRATION TRENCH SIZING FOR DMA #2

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Sizing Volume-Based Treatment Measures based on the Adapted CASQA Stormwater BMP Handbook Approach

The equation that will be used to size the BMP is:

$$\text{Design Volume} = (\text{Rain Gage Correction Factor}) \times (\text{Unit Basin Storage Volume}) \times (\text{Drainage Area})$$

Step 1. Determine the drainage area for the BMP, A = 4.325 acres

Step 2. Determine percent imperviousness of the drainage area:

- Estimate the amount of impervious surface (rooftops, hardscape, streets, and sidewalks, etc.) in the area draining to the BMP: 1.136 acres
- % impervious area = (amount of impervious area/drainage area for the BMP) x 100
% impervious area = (Step 2.a/Step 1) x 100
% impervious area = 26.3%

Step 3. Find the mean annual precipitation at the site (MAP_{site}). To do so, estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.⁶ Interpolate between isopleths if necessary.

MAP_{site} = 22.25 inches

Step 4. Identify the reference rain gage closest to the project site from Table B-2b and record the MAP_{gage}:

MAP_{gage} = 19.5 inches

Table B-2b: Precipitation Data for Three Reference Gages

Reference Rain Gages	Mean Annual Precipitation (MAP _{gage}) (in)
San Jose Airport	13.9
Palo Alto	13.7
Morgan Hill	19.5

⁶ Check with the local municipality to determine if more detailed maps are available for locating the site and estimating MAP.

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Adapted CASQA Stormwater BMP Handbook Approach (continued)

Step 5. Determine the rain gage correction factor for the precipitation at the site using the information from Step 3 and Step 4.

$$\text{Correction Factor} = \text{MAP}_{\text{gage}} (\text{Step 3}) / \text{MAP}_{\text{site}} (\text{Step 4})$$

Correction Factor = 1.14

Step 6. Identify the representative soil type for the BMP drainage area.

- Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project shown here in order of increasing infiltration capability:
 Clay (D) Sandy Clay (D) Clay Loam (D)
 Silt Loam/Loam (B) Not Applicable (100% Impervious)
- Does the site planning allow for protection of natural areas and associated vegetation and soils so that the soils outside the building footprint are not graded/compacted? (Y/N)
If your answer is no, and the soil will be compacted during site preparation and grading, the soil's infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (e.g., Silt Loam to Clay Loam or Clay).

Modified soil type: []

Step 7. Determine the average slope for the drainage area for the BMP: 0.48 %

Step 8. Determine the unit basin storage volume from sizing curves.

- Slope ≤ 1%
Use the figure at the end of this Appendix entitled "Unit Basin Volume for 80% Capture, 1% Slope" corresponding to the nearest rain gage: Figure B-2, B-3, or B-4 for San Jose, Palo Alto, or Morgan Hill, respectively. Find the percent imperviousness of the drainage area (from Step 2) on the x-axis. From there, find the line corresponding to the soil type (from Step 6), and obtain the unit basin storage volume on the y-axis.
Unit Basin Storage for 1% slope (UBS_{1%}) = 0.52 (inches)
- Slope ≥ 15%
Use the figure at the end of this Appendix entitled "Unit Basin Volume for 80% Capture, 15% Slope" corresponding to the nearest rain gage: Figure B-5, B-6, or B-7 for San Jose, Palo Alto, or Morgan Hill, respectively. Find the percent imperviousness of the drainage area (from Step 2) on the x-axis. From there, find the line corresponding to the soil type (from Step 6), and obtain the unit basin storage volume on the y-axis.
Unit Basin Storage for 15% slope (UBS_{15%}) = [] (inches)

Unit Basin Storage for 15% slope (UBS_{15%}) = [] (inches)

Section II. Sizing for Volume-Based Treatment Measures, continued

Section II.B — Adapted CASQA Stormwater BMP Handbook Approach (continued)

c) Slope > 1% and < 15%

Find the unit basin volumes for 1% and 15% using the techniques in Steps 8.a and 8.b and interpolate by applying a slope correction factor per the following formula:

$$UBS_x = UBS_{1\%} + (UBS_{15\%} - UBS_{1\%}) \times (X\% - 1\%) / (15\% - 1\%)$$

$$= (\text{Step 8.a}) + (\text{Step 8.b} - \text{Step 8.a}) \times (X\% - 1\%) / (15\% - 1\%)$$

Where UBS_x = Unit Basin Storage volume for drainage area of intermediate slope, X %

Unit Basin Storage volume (UBS_x) = [] (inches)
(corrected for slope of site)

Step 9. Determine the Adjusted Unit Basin Storage Volume for the site, using the following equation:

$$\text{Adjusted UBS} = \text{Rain Gage Correction Factor} \times \text{Unit Basin Storage Volume}$$

$$\text{Adjusted UBS} = (\text{Step 5}) \times (\text{Step 8})$$

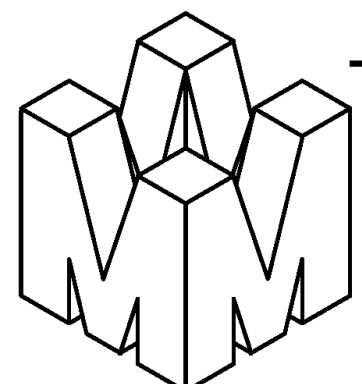
$$\text{Adjusted UBS} = 0.5928 \text{ inches}$$

Step 10. Determine the BMP Design Volume, using the following equation:

$$\text{Design Volume} = \text{Adjusted Unit Basin Storage Volume} \times \text{Drainage Area}$$

$$\text{Design Volume} = (\text{Step 9}) \times (\text{Step 1}) \times 1 \text{ foot}^2 / 12 \text{ inch}$$

$$\text{Design Volume} = 0.21365 \text{ acre-feet} \times 43,560 \text{ square feet/acre} = 9,322 \text{ cubic feet}$$

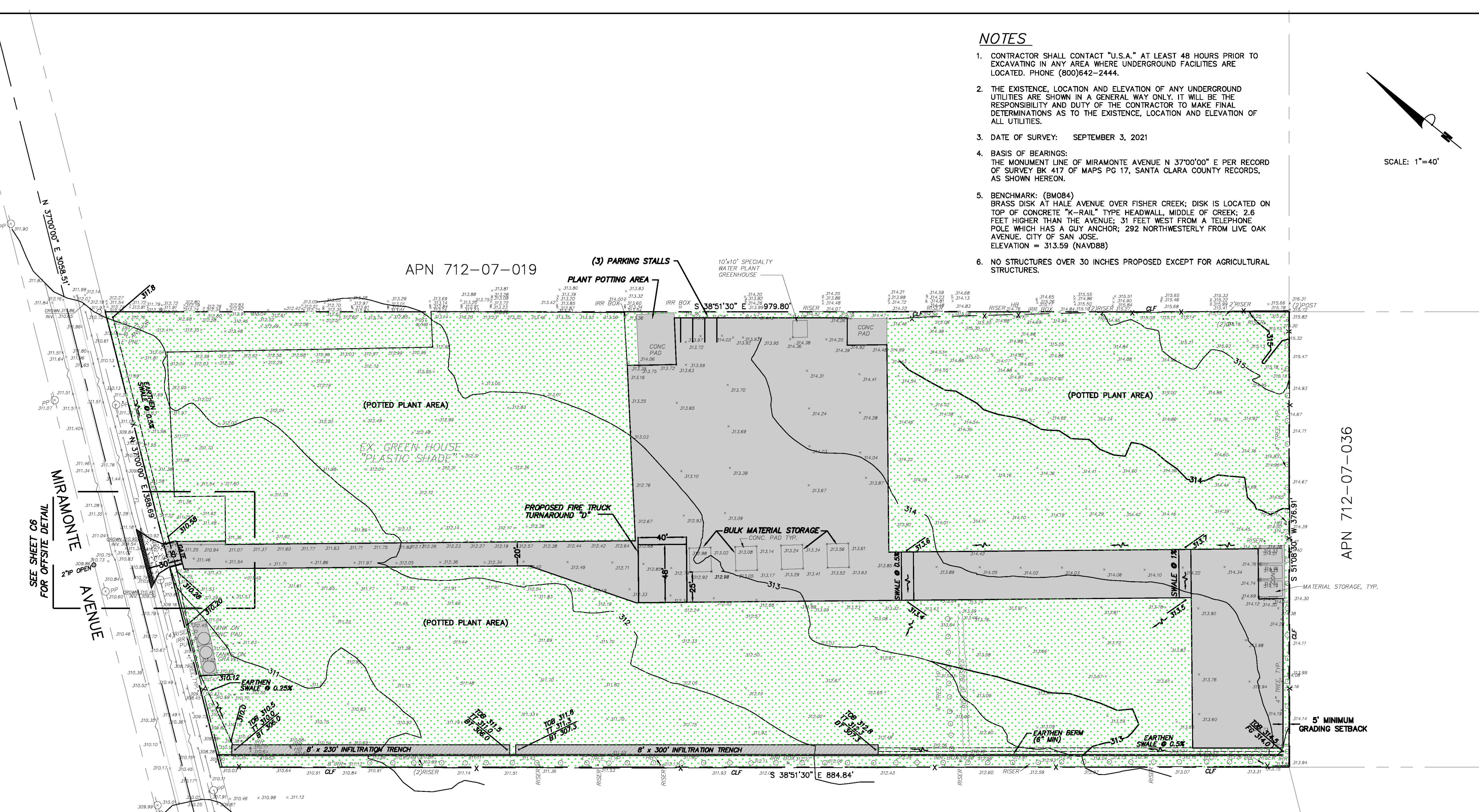
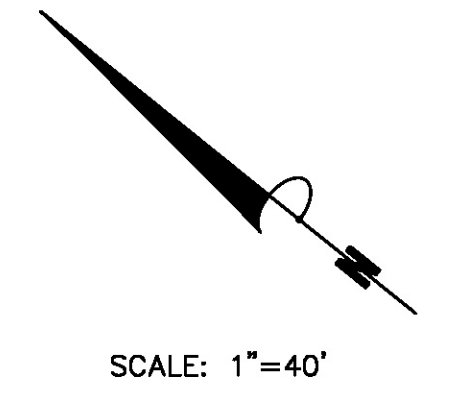


REVISIONS

DATE	BY	DESCRIPTION	CH'KD

NOTES

- CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- DATE OF SURVEY: SEPTEMBER 3, 2021
- BASIS OF BEARINGS:
THE MONUMENT LINE OF MIRAMONTE AVENUE N 37°00'00" E PER RECORD OF SURVEY BK 417 OF MAPS PG 17, SANTA CLARA COUNTY RECORDS, AS SHOWN HEREON.
- BENCHMARK: (BM084)
BRASS DISK AT HALE AVENUE OVER FISHER CREEK; DISK IS LOCATED ON TOP OF CONCRETE "K-RAIL" TYPE HEADWALL, MIDDLE OF CREEK; 2.6 FEET HIGHER THAN THE AVENUE; 31 FEET WEST FROM A TELEPHONE POLE WHICH HAS A GUY ANCHOR; 292 NORTHWESTERLY FROM LIVE OAK AVENUE, CITY OF SAN JOSE.
ELEVATION = 313.59 (NAVD88)
- NO STRUCTURES OVER 30 INCHES PROPOSED EXCEPT FOR AGRICULTURAL STRUCTURES.



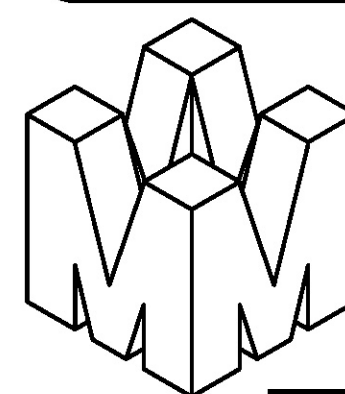
LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE/ RIGHT OF WAY LINE	---	---
CENTERLINE	---	---
ELEVATION CONTOUR	101	101
UTILITY BOX	□	□
DEVELOPMENT USE AREA		(1.98 ACRES/86,286 SF) = 24.6%
AGRICULTURAL USE AREA (POTTED PLANT AREA)		(6.087 ACRES/265,114 SF) = 75.4%

TOTAL DEVELOPED AREA

	AREA (SF)	AREA (ACRE)
EX. BULK MATERIAL PADS TO REMAIN	4,615	0.1059
EX. WATER TANK PADS TO REMAIN	525	0.0121
GRAVEL SURFACE TO REMAIN	76,906	1.7655
INFILTRATION TRENCHES	4,240	0.0973
TOTAL=	86,286	1.9808

*ALL STRUCTURES OVER 30 INCHES IN HEIGHT ARE AGRICULTURAL AND THEREFORE EXEMPT FROM LOT COVERAGE CALCULATIONS.



DANIEL NUNES, R.C.E. 76449--EXPIRES 12--31--24 L.S. 9212--EXPIRES 09--30--23

PLANNING LAND SURVEYING CIVIL ENGINEERING CONSTRUCTION STAKING
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 2355 De La Cruz Blvd. Santa Clara, California 95050
 Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

PROPOSED
SITE PLAN
 APN 712-07-018
 MIRAMONTE AVENUE
 IN THE CITY OF MORGAN HILL, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION	CH'KD

SCALE: 1"=40'
 DATE: 4/21/2023
 DWN: JS ME41
 CHKD:
 JOB NO. 21054
 DWG NO. L15113

SHEET
C9
 OF 9 SHEETS