County of Santa Clara
Department of Planning and Development
"People Centered Services"
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San José, CA 95110
Phone: (408) 299-5700
Website: plandev.santaclaracounty.gov

Notice of Intent to Adopt a Mitigated Negative Declaration

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

File Number	**TAZ**	**APN(s)**	**Date**
PLN23-009		678-13-012	2/6/2025
Project Name		**Project Type**	
Southridge Baptist Church		Religious Insitution	
Person or Agency Carrying Out Project		**Address**	**Phone Number**
Southridge Baptist Church		6830 Via Del Oro, Suite 100, San Jose, CA 95119	(408) 299-5759
Name of Applicant		**Address**	**Phone Number**
Amanda Musy-Verdel, Hanna-Brunetti		7651 Eigleberry Street, Gilroy, CA 95020	(408) 842-2173
Project Location			
The subject property is in a rural area of the unincorporated Santa Clara County, outside of the Urban Service Area, in the southern part of San Jose. The site is accessed from Piercy Road, approximately 0.90 miles south of Silver Creek Valley Road in San Jose. The site is surrounded by residential homes to the east, southeast and northwest. South of the site, across Piercy Road is the City of San Jose boundary and the future home of an industrial project of approximately 216,000 square feet.			
Project Description			

The application is for the approval of a Use Permit (UP), Architecture and Site Approval (ASA), and Grading Approval for the development of religious institution. The applicant, Southridge Baptist Church, is proposing a two-story church building for religious use with a multi-purpose building for worship and ancillary activities. The proposed use will include regular Sunday worship gatherings with classes for children ages 0-12 grades during Sunday worship services along with community events such as Christmas tree giveaways, backpack giveaways, trick or treat festivities and Easter celebrations.

The project consists of an 8,894 square foot (s.f.) church building and an approximately 12,100 square feet multi-purpose building, parking lot with 174 parking spaces, open courtyard, driveway, new landscaping, and on-site improvements including detention basin, new septic system and effluent collection lines. Total development will consist of 3.49 acres of a 5.84-acre site. Total estimated grading quantities for all improvements is approximately 13,960 cubic yards of cut and 5,660 cubic yards of fill.

Purpose of Notice

The purpose of the notice is to inform that the County of Santa Clara Planning and Development Department has recommended a Mitigated Negative Declaration be approved for this project. The County of Santa Clara Planning Staff has reviewed the Initial Study for the project, and based upon substantial evidence in the record, **finds that although the proposed project could initially have a significant effect on the environment, changes or alterations have been incorporated into the project to avoid or reduce impacts to a point where clearly no significant effects will occur.** The project site is not on a list of hazardous material sites as described by Government Code 65962.5 (Cortese List).

A public hearing for the proposed project is tentatively scheduled on March 27, 2025 in the County Government Center at 70 W. Hedding Street, San Jose, CA 95110. Please note that the approval of a Mitigated Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately.

Public Review Period: 20 days	**Begins:** 02/13/2025	**Ends:** 03/05/2025

Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before the above date. Such comments should be based on specific environmental concerns. Written comments should be addressed to the attention of Lara Tran, Senior Planner at the **County of Santa Clara Planning Office, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, Tel: (408) 299-5700.** A file containing additional information on this project may be reviewed at the Planning Office under the file number appearing at the top of this form. For additional information regarding this project and the Mitigated Negative Declaration, please contact Lara Tran, Senior Planner at (408) 299-5759 or lara.tran@pln.sccgov.org.

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

(1) Santa Clara County Planning Office, 70 West Hedding Street, East Wing, 7th Floor, San Jose, CA 95110
(2) Planning & Development website https://plandev.santaclaracounty.gov/services/planning-services/projects/current-planning-projects (under “Projects” > “Current Planning Projects”).

Responsible Agencies sent a copy of this document
Valley Water District Santa Clara Valley Habitat Agency
Mitigation Measures included in the project to reduce potentially significant impacts to a less than significant level:
See Attachment A on a separate page.
A reporting or monitoring program must be adopted for measures to mitigate significant impacts at the time the Negative Declaration is approved, in accord with the requirements of section 21081.6 of the Public Resources Code.

Prepared by:
Lara Tran, Senior Planner

DocuSigned by:
Lara Tran
747B96A85CB94DC...

2/6/2025

Signature **Date**

Approved by:
Robert Salisbury, Principal Planner

DocuSigned by:
Robert Salisbury
C140DFC1F718456...

2/6/2025

Signature **Date**

Attachment A

Notice of Intent – Adopt a Mitigated Negative Declaration (MND)
Southridge Baptist Church at Piercy Road, San Jose

MITIGATION MEASURES

AIR QUALITY

- **AIR – MIT 1:** BAAQMD Best Management Practices. The following dust control measures, as recommended by the BAAQMD, shall be included in the design of the proposed project and implemented during construction:

    - All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.

    - All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.

    - All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

    - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

    - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

    - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes, as required by the California Airborne Toxics Control Measure (ACTM) Title 13, Section 2485 of California Code of Regulations. Clear signage regarding idling restrictions shall be provided for construction workers at all access points.

    - All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

    - The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The construction contractor shall take corrective action within 48 hours. The BAAQMD's and the County of Santa Clara's phone numbers shall also be visible to ensure compliance with applicable regulations.

- **AIR – MIT 2:** Reduction of DPM and PM 2.5. The following measure shall be implemented during all construction activities to reduce potential exposure of diesel

particulate matter (DPM) and PM2.5 emissions to nearby sensitive receptors:

- Prior to the issuance of any demolition, grading or building permits (whichever occurs earliest), the project applicant and/or construction contractor shall prepare a construction operations plan that, during construction activities, requires all off-road equipment with engines greater than 50 horsepower shall meet either EPA or CARB Tier IV off-road emission standards.

- The construction contractor shall maintain records documenting compliance with this requirement, including equipment lists. Off-road equipment descriptions and information shall include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. The project applicant and/or construction contractor shall submit the construction operations plan and records of compliance to the County of Santa Clara Department of Planning and Development.

BIOLOY

- **BIO – MIT 1:** Conduct Pre-construction survey for Western Burrowing Owls. Prior to any ground disturbance related to SCVHP-covered activities, a qualified biologist will conduct pre-construction surveys in all suitable habitat areas as identified during habitat surveys. The purpose of the preconstruction survey is to document the presence or absence of burrowing owls on the project site, particularly in areas within 250 feet of construction activity.

  - The preconstruction survey will last a minimum of three hours. The survey will begin 1 hour before sunrise and continue until 2 hours after sunrise (3 hours total) or begin 2 hours before sunset and continue until 1 hour after sunset. Additional time may be required for large project sites. A minimum of two surveys will be conducted (if owls are detected on the first survey, a second survey is not needed). All owls observed will be counted and their location will be mapped.

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

- **BIO – MIT 2:** Avoidance Measures During Construction Breeding Season. If evidence of western burrowing owls is found during the breeding season (February 1–August 31), the project proponent will avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the

site following fledging). Avoidance will include establishment of a 250-foot non-disturbance buffer zone around nests. Construction may occur outside of the 250-foot non-disturbance buffer zone. Construction may occur inside of the 250-foot non-disturbance buffer during the breeding season if:

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

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

- **BIO – MIT 3:** Non-Breeding Season. During the non-breeding season (September 1–January 31), the project proponent will establish a 250-foot non-disturbance buffer around occupied burrows as determined by a qualified biologist. Construction activities outside of this 250-foot buffer are allowed. Construction activities within the non-disturbance buffer are allowed if the following criteria are met to prevent owls from abandoning important overwintering sites.

  - A qualified biologist monitors the owls for at least 3 days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).

  - The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.

  - If there is any change in owl nesting and foraging behavior because of construction activities, these activities will cease within the 250-foot buffer.
  - If the owls are gone for at least one week, the project proponent may request approval

from the Habitat Agency that a qualified biologist excavate usable burrows to prevent owls from re-occupying the site. After all usable burrows are excavated, the buffer zone will be removed, and construction may continue. Monitoring must continue as described above for the non-breeding season as long as the burrow remains active.

Monitoring must continue as described above for the non-breeding season as long as the burrow remains active.

- **BIO – MIT 4:** Construction Monitoring. Based on the avoidance, minimization, and monitoring plan developed (as required under Step 4), during construction, the non-disturbance buffer zones will be established and maintained if applicable. A qualified biologist will monitor the site consistent with the requirements described above to ensure that buffers are enforced, and owls are not disturbed. The biological monitor will also conduct training of construction personnel on the avoidance procedures, buffer zones, and protocols if a burrowing owl flies into an active construction zone.

- **BIO – MIT 5:** Passive Relocation. Passive relocation would not be allowed under the Habitat Plan until the positive growth trend described in Section 5.4.6 of the Habitat Plan is achieved. Once this occurs, passive owl relocation may be allowed, with the approval of the Wildlife Agencies, on project sites in the non-breeding season (September 1–January 31) if the other measures described in this condition do not allow work to continue. Passive relocation would only be proposed if the burrow needed to be removed, or had the potential of collapsing (e.g., from construction activities), because of the covered activity.

    - If passive relocation is eventually allowed, a qualified biologist can passively exclude birds from their burrows during non-breeding season only by installing one-way doors in burrow entrances. These doors will be in place for 48 hours to ensure owls have left the burrow, and then the biologist will excavate the burrow to prevent reoccupation. Burrows will be excavated using hand tools.

    - During excavation an escape route will be maintained at all times. This may include inserting an artificial structure into the burrow to avoid having the overburden collapse into the burrow and trapping owls inside. Other methods of passive relocation, based on best available science, may be approved by the Wildlife Agencies during Habitat Plan implementation.

- **BIO – MIT 6:** Exceptions to Passive Relocation Prohibition. Due to the relatively low numbers of burrowing owls in the study area, it is not expected that the prohibition of passive relocation will result in project delays. However, it is possible that a covered activity could not proceed due to avoidance measures for burrowing owl in this condition if owls continually persist on a site where avoidance is not feasible. In such cases, a project proponent may apply for an exception based on the following process.

    - For this condition, the term exception means an allowance to conduct passive relocation of burrowing owls during the non-breeding season only when this

activity is not otherwise allowed. This exception process is necessary to allow reasonable use and development of a property based on the variety of constraints and factors that may affect the property. In situations where exceptions are granted, other portions of this condition may still apply. Exceptions will be used in a minority of cases with special circumstances that limit or restrict the ability of a landowner to fully apply the condition.

- Exceptions may be requested through the standard application process described in Section 6.8, or through a separate request process. Private applicants must apply for a passive relocation exception through their local jurisdiction. Project proponents must develop and submit with the request for exception a passive relocation plan. The passive relocation plan must document the following:

    - Owls have occupied the site for a full year without relocating voluntarily. Surveys documenting presence must be completed by a qualified biologist and results must be provided in a written report. The report should confirm that one or more individuals (i.e., unique owl[s]) were monitored for a year and that the owl(s) had used the site for a full year.
    - The proposed process for relocation, including schedule for the proposed passive relocation and name of the qualified biologist.
    - The local jurisdiction, the Habitat Agency, and the Wildlife Agencies will meet to discuss the proposed passive relocation plan. Exceptions will be considered based on, but not limited to, the following factors:
    - The parcel is equal to or less than 3 acres and is more than 1,000 feet from other suitable nesting or foraging habitat such that it is unlikely the site can sustain burrowing owls into the future.
    - If the site has historically been used for nesting (within the last 3 years).
    - If the site is a target for a burrowing owl temporary or permanent management agreement.

- As part of the review process, the Habitat Agency and Wildlife Agencies will consider the implications of an exception on the burrowing owl population and progress toward the biological goals and objective of the Habitat Plan. A passive relocation exception will not be granted if the Habitat Agency and Wildlife Agencies determine that such an exception, as mitigated, would preclude implementation of the conservation strategy of the Habitat Plan or conflict with other applicable requirements of the Habitat Plan and local policies. The local jurisdiction or the Habitat Agency must make written findings that document these considerations and the rationale for the exception.

- Additional mitigation may be required as part of an approval to implement passive relocation that is otherwise prohibited by the Habitat Plan. The need for and form of additional mitigation will be determined and approved by the Habitat Agency and Wildlife Agencies. Additional mitigation could include payment of

additional fees, or contribution of occupied lands to the Reserve System. Applicable fees may be imposed by the local jurisdiction for processing exception requests. Mitigation will be proportional to the impact occurring as a result of a specific eviction and will fully mitigate such evictions.

The above mitigation measures for burrowing owls will reduce any potential impacts to a less than significant level.

- **BIO – MIT 7:** Conduct Pre-construction Survey for American Badger. During the preconstruction surveys for other species, a qualified biologist shall also determine the presence or absence of badgers prior to the start of construction. If badgers are found to be absent, no other mitigations for the protection of badgers shall be warranted.

- **BIO – MIT 8:** Avoidance and Monitoring for American Badger. If an active badger den is identified during pre-construction surveys within or immediately adjacent to an area subject to construction, a construction-free buffer of up to 300 feet shall be established around the den. Once the biologist has determined that badger has vacated the burrow, the burrow can be collapsed or excavated and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den, and because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present onsite during construction activities in the vicinity of the burrows to ensure the buffer is adequate to avoid direct impact to individuals or natal/reproductive den abandonment. The monitor will be required to be present until it is determined that young are of an independent age and construction activities would not harm individual badgers.

- **BIO – MIT 9:** Tailgate Training. All workers on the project shall attend a tailgate training that includes a description of the species, a summary of its biology, and minimization measures and instructions on what to do if an American badger is observed.

- **BIO – MIT 10:** Nesting Raptors and Other Nesting Migratory Birds Potential Impact. Suitable nesting habitat is absent on the site for tree-nesting raptors and tree-nesting migratory birds. However, the site does provide potential nesting habitat for several special status and non-special status bird species that are known to nest on the ground in grassland habitats. This includes special status birds such as the short-eared owl and grasshopper sparrow; and non-special status birds such as western meadowlarks (Sturnella neglecta).

    - Should any birds nest on the site during project construction activities, including ground disturbance and vegetation removal, such activities could result in nest abandonment and in harm or mortality to unfledged young. This would be considered a potentially significant impact of the project as well as a violation of state and federal laws. Mitigation measures provided below would reduce any potentially significant impacts to a less-than-significant level.

    - To the extent possible, any project-related ground disturbance or vegetation removal activities should occur outside of the bird breeding season, i.e. during the period from

September 1st through January 31st.

- Project-related activities that occur during the bird breeding season (from February 1st through August 31st) could be constrained in the vicinity of any active nests. If tree removal or ground disturbance activities are scheduled to commence during the breeding season, pre-construction nesting bird surveys will be conducted by a qualified biologist to identify possible nesting activity no more than 15 days prior to such activities.

- A construction-free buffer of suitable dimensions as determined by a qualified biologist must be established around any active raptor or migratory bird nest for the duration of the project, or until it has been determined that the young have fledged and are foraging independently from their parents.

GREEN HOUSE GAS (GHG)

- **GHG – MIT 1:** Design Elements to Reduce GHG. Prior to issuance of building permits, the project applicant shall provide documentation (e.g., site plan) to the County of Santa Clara Department of Planning and Development to demonstrate project compliance with electric vehicle (EV) off-street parking requirements in the most recently adopted version of CALGreen Tier 2.

NOISE

- **GHG – MIT 1:** The following actions shall be applied to use of construction equipment:
  - Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the daytime hours of 7 AM and 7 PM daily.

  - Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.

  - When not in use, motorized construction equipment shall not be left idling for more than 5 minutes.

  - Stationary equipment (power generators, compressors, etc.) shall be located at the furthest practical distance from nearby noise-sensitive land uses or sufficiently shielded to reduce noise-related impacts.

  - The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.

  - Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.

- The required construction-related noise mitigation plan shall also specify that haul truck deliveries are to occur within the same range of hours specified for construction equipment.

- The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.

WILDFIRE

- **WF – MIT 1:** Standards for Defensible Space (within 100 feet all structures, bounded by the property line).

  - A minimum of five-foot wide zone (the Non-Combustible Zone) nearest the structure shall be kept free of all woody plants and combustible materials.
  - The ground shall be kept free of dead leaves, mulch, needles or other plant debris. In addition, the ground surface shall be composed of inorganic, non-combustible, material such as decomposed granite, pebbles, or rock/flagstone.
  - Vegetation in the non-combustible zone shall include irrigated lawns and succulents but would exclude woody plants.
  - Dead material that drapes over ground cover shall be removed. This includes leaves, bark, and branches.
  - Dead plants and dry vegetation shall be removed.
  - Grass and weeds shall be kept to less than four inches in height.
  - Leaves, bark, and humus under trees and shrubs (including vines and semi-woody species) shall not exceed two inches in depth anywhere in a defensible space within a year. However, do not expose bare earth in over 50 percent of the site.
  - Remove all dead branches from within live ground covers, vines, shrubs (including semi-woody species), and immature trees.
  - Prune trees and large tree-form shrubs.
  - All lower tree branches, under three inches in diameter, shall be removed to provide vertical clearance of three times the height of the understory plants, or eight feet above understory plants, whichever is greater. Retention of short understory shrubs provides aesthetic benefits and wildlife habitat without sacrificing fire safety; alternatively, trees will be pruned to a higher height in order to allow for screening from the understory shrubs.
  - In young trees, remove the branches on the lower one-third of the height of the tree. Example: if a tree is 10 feet tall, prune the lower 3-4 feet and keep the understory plant material to less than one feet in height. As the tree grows to 24 feet in height, it can achieve the eight-foot distance from the ground, and the understory plant material can reach 2.5 feet in height.

- Prune branches to a height of 8 feet above the ground. In young trees, prune branches on the lower one-third of the height of the tree. Do not disturb or thin the tree canopy. This promotes growth in the understory, which is more easily ignited.
- All dead branches smaller than three inches in diameter shall be removed. All dead limbs greater than three inches in diameter shall be retained where they do not pose a public safety of fire risk.
- Maintain at least eight feet of vertical clearance between roof surfaces and overhanging portions of trees.
- Remove and safely dispose of all cut vegetation and hazardous refuse, using a gasifier or air curtain type burner wherever possible.
- Chipped materials may remain on site, provided the mulch layer is no greater than three inches in depth.

- **WF – MIT 2:** Standards for Roadside Treatments (within 10 feet of road pavement edge):

  - Grassland vegetation and invasive weeds shall be mowed to a 4-inch height or treated with herbicide annually before the grass grows to an average of four inches in height. In unusual circumstances when rains occur after grass is mowed, grass may be allowed to regrow or need to be re-mowed.
  - Understory shrubs shall be removed under trees or shortened to create a vertical distance between the top of the shrub and the bottom of the tree canopy of three times the shrub height.
  - Trees shall be pruned of lower branches (to 8 feet in height, or the lower third of branches).
  - All tree branches extending over roadway surfaces shall be pruned to ensure at least 15 feet of vertical clearance.
  - In evacuation support treatment areas, Southridge Church shall remove lower branches of all trees to a minimum height of 8 feet.

- **WF – MIT 3:** Access for Emergency Responders and Evacuation
  - The portions of gravel road (on the southwest boundary) within the subject property shall be maintained as an all-weather access route that connects to a fire a fire road northeast of the parcel.

- **WF – MIT 4:** Emergency Planning and Notification. The portions of gravel road (on the southwest boundary) within the subject property shall be maintained as an all-weather access route that connects to a fire a fire road northeast of the parcel. The Evacuation Plan shall include the following:

  - A contingency plan for events held during conditions of high fire danger. The highest priority is to provide safe evacuation routes in case of fire.

  - Identified safe access routes for emergency vehicles, including firefighting equipment, to access the scene of the fire.

- During on-site events, the applicant shall monitor Red Flag fire conditions. If an event occurs on a Red Flag Day, a shuttle system shall be included to reduce the number of vehicles that will be required to evacuate if a wildfire were to occur.

- During on-site events, all shuttle buses shall stay on site to facilitate evacuation in case of emergency.

- **WF – MIT 5:** The property owner shall coordinate with adjacent landowners to share notification systems and practice their evacuation and emergency plan together annually. In all cases, evacuation should be done under guidance of the Santa Clara County Sheriff Department and its designee. Evacuation should be initiated earlier than required and considered whenever a wildfire is reported in the broader area. Verification of notification to adjacent landowners (invitation to practice annual evacuations) and any agreements shall be provided to the Planning Department every year for the first five-years and then made available upon request thereafter.

- **WF – MIT 6:** Fire Protection Equipment. The property owner shall have a set of radios on-site at all times to coordinate both evacuation and to support emergency response.

- **WF – MIT 7:** Fire Protection Equipment. The property owner shall ensure that a water hose is connected during events.

- **WF – MIT 8:** Wildland Fire Response Training. Wildfire training shall be provided to all staff present during on-site events. Verification of employee training shall be provided to the Planning Department for the first five-years and thereafter upon request. Training shall include the following:

  - Procedures for what to do if a wildfire starts including detection, reporting, operations (extinguisher training) and evacuation (i.e., what protocols are there for notifying guardians of minors, site residents, other employees and visitors). Participation of at least one staff member in a local Community Emergency Response Team is advisable.
  - Procedures for use of radios and other means of communication during an evacuation, including how staff is to use the visual/audio system during emergencies.
  - Training on how to use fire extinguisher and location of a connected water hose.
  - Pre-attack planning protocol and location of fire trails and resources during a fire event shall be included.
  - Detection procedures for when to mobilize emergency response and evacuate in an emergency.
  - Training on use of radio and procedures for notification of wildfire to Santa Clara County Fire Department and other emergency responders.

- **WF – MIT 9:** The property owner shall conduct pre-emergency planning which includes the preparation of site-specific maps with building locations, nonobvious blockages or narrow or steep paths, fire trails that lead off property, water sources and fire department connections, and locations of hazards. Verification of pre-emergency planning shall be provided to the Planning Department for the first five-years and thereafter upon request.

- **WF – MIT 10:** The property owner shall invite the Santa Clara County Fire Department or other responding agencies to the premise for familiarization of emergency access locations on an annual basis, if not more frequently. Verification that Santa Clara County Fire Department or other responding agencies were invited to review the emergency access plans shall be provided to the Planning Department for the first five-years and thereafter upon request.