Santa Clara County

Department of Planning and Development

Rural Resources Impact Study Template

(Zoning Ordinance Section 2.20.090)

File Number: XXXXX-XXP

Location: [Enter Address and APNs]

Project Name: [Enter project name]

Project Summary: [Enter brief project description]

Prepared by: [Name and contact Information]

Part I - Calculations

	Cumulative Building Size (in square feet)*	People: Daily – max at any given time	People: Special Events – max at any given time**
75th Percentile Thresholds			
Proposed Project			
Is the project above the thresholds?			

* For building size – include gross floor area of all structures related to the land use.

** Special events are defined as no more than 4 per year, 1-3 consecutive days in duration.

No further analysis is required if the answer to all three above is “no”. If any thresholds are exceeded in Part I, go to Part II.

Part II - Rural Resources Impact Study for [XXXX Project Name]

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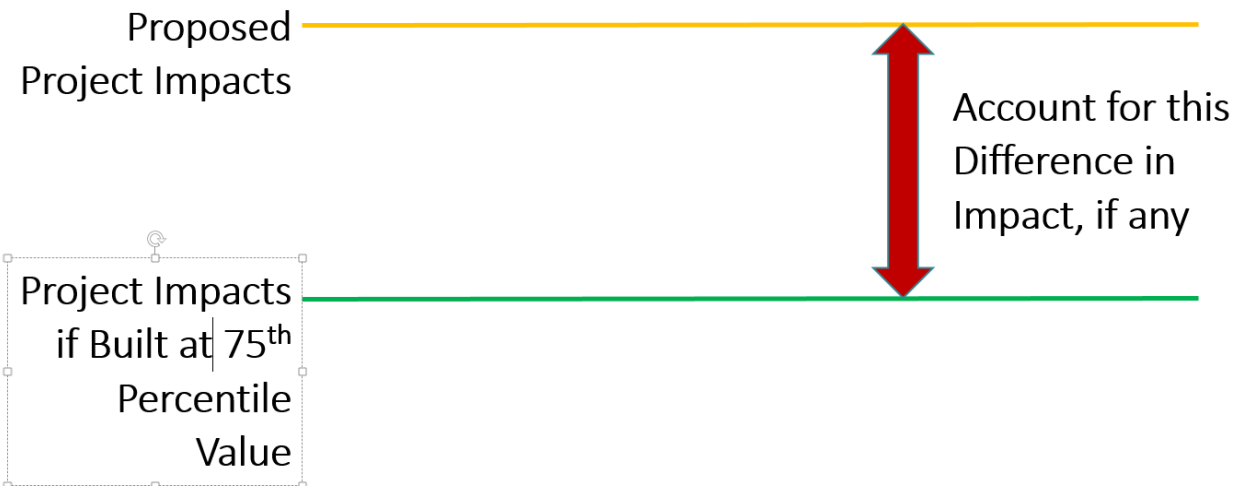
Overview: The Rural Resources Impact Study is a tool to evaluate project impacts to the six criteria identified in Table 2, to demonstrate compliance with Zoning Ordinance Section 2.20.090.

If the project is proposed at a size or intensity exceeding the thresholds in Part I of this document, then the applicant shall complete and submit this study to the County Planning and Development department. The applicant shall evaluate impacts to the six key rural resource areas identified below and demonstrate how impacts to these resources have been minimized to project at threshold levels, as demonstrated by Figure 1 below. If impacts cannot be minimized, the applicant shall provide an explanation.

Figure 1: Impact Minimization



Analysis of Project Impacts to Rural Resources
1. Aesthetics. The scale and massing of the building(s) and improvements shall be compatible with the existing rural setting, taking into consideration the surrounding open space, scenic resources, ridgelines, agricultural uses, and rural residences.
Analysis: Insert analysis here] *Recommended exhibits* – 1. A map showing all neighboring uses which surround the subject site; 2. Photos of existing rural resources; 3. Visual simulations and project plans (elevations, section drawings) that demonstrate how the proposed project is compatible with existing rural setting]

Minimization Measures: [Applicant could consider - Breaking up massing of buildings, appropriate siting, introducing architectural details and elements, landscaping, increased setback distances from neighboring properties etc.]

2. Open Space and Habitat. The use shall be sized and designed to minimize disturbance of natural landscapes and biological communities.

Analysis: [Insert analysis here-

- Identify existing natural landscapes and biological communities
- How the project avoids/minimizes any impacts to these resources in terms of its size, siting and design.

Recommended exhibits:
1. Biological Report and mapping;
2. Landscape plans;
3. Any design changes to minimize impacts]

Minimization Measures: Appropriate siting, on-site and/or off-site open space/habitat mitigation, conservation easements]

3. Agricultural Production. The use shall retain agricultural productivity and minimize conflicts with surrounding agricultural lands. Any loss of agricultural productivity shall be quantified and minimized to the extent feasible.

Analysis: [Insert analysis here-

- Identify existing or recent ag production on site, and active agricultural sites on surrounding lands.
- Provide details on acreage/sq .ft distance between proposed uses and active agricultural production on-site and surrounding properties.
- Demonstrate how the ag use of said land will be retained, or how the proposed use will avoid/minimize conflicts with surrounding ag lands.
- Identify if there are any shared access routes – driveways between the use and farms.
- Provide explanation of how the agricultural uses will not be significantly impacted.
- Quantify any loss of agricultural productivity and minimize as much as possible.

Recommended exhibits-
1. Table documenting agricultural production on site in last 5 years, if any;
2. Agricultural soil mapping and report (document if the lands are prime agricultural soils and show location of prime farmland).
3. Proof of outreach to surrounding agricultural uses to reduce any conflicts with them.

Minimization Measures: Appropriate siting, modifying plans to avoid conflicts with ag uses]

4. Watersheds. The use shall not create a hazard to water quality or create significant drainage, flooding, erosion or sediment impacts. Increases in impervious surface area, drainage volumes and erosion levels shall be quantified and minimized to the extent feasible.

Analysis: [Insert analysis here-

- Identify existing conditions and how the use does not create a hazard to water quality or any drainage, flooding, erosion or sediment impacts.

- Quantify increases in impervious surface area (from existing to project at 75th percentile level to proposed project level), drainage volumes and erosion levels.
- Minimize these to the extent feasible.

Recommended exhibits-
1. Table and drainage plans documenting impervious surfaces and drainage volumes.
2. Measures that minimize any drainage, flooding, erosion or sediment impacts

Minimization Measures: Could include bioswales, stormwater detention facilities, LID techniques, appropriate siting, using pervious paving, adequate landscaping]

5. Traffic. The use shall not generate significant additional traffic that creates a safety hazard or impairs local rural roads. New traffic associated with the use should not increase traffic levels significantly above existing conditions.

Analysis: [Insert analysis here-

- Analyze how the proposed use would not create a safety hazard or impair local rural roads.
- For trips generated, identify existing peak hour volumes, peak hour volumes at 75th percentile thresholds, and peak hour volumes for project.
- Demonstrate percentage increase of vehicle trips over existing, and the 75th percentile values.
- Minimize the trips over the 75th percentile thresholds to the extent feasible.

Recommended exhibits- Traffic study that includes:
1. Table 2.1 below documenting existing peak hour traffic volumes, peak hour trips at 75th percentile threshold and peak hour trips at proposed project level with percentage increases.
2. Measures that minimize the increase in trips over threshold values]

Minimization Measures: [Could include TDM measures to reduce impacts, such as shuttle parking valet plan, charging for parking, carpool programs, etc.]

6. Noise. The use shall not significantly increase noise over existing ambient levels.

Analysis: [Insert analysis here–

- Analyze how the proposed use would not significantly increase noise over existing ambient levels.

Recommended exhibits – Noise study that includes:
1. Table 2.2 documenting existing ambient levels and increases in noise levels due to proposed use.
2. Measures that minimize any noise increases]

Minimization Measures: [Could include modifying amplified noise operations to reduce noise impacts, building ventilation design, noise barriers, or other recommendations from acoustical engineers etc.]

Part II - Rural Resources Impact Study for [XXXX Project Name]

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TABLE 1.1 Traffic Volume Comparisons

	A	B	C	D	E	F	G
	Existing Volume	75th percentile Threshold	Threshold % of Existing (B/A)	Project Trips	Project Trips % of Existing (D/A)	Project Trips Above Threshold Trips (D-B)	Project % Above Threshold % (E-C)
Weekday Peak Hour (VPH)							
Sunday Peak Hour (VPH)							
Special Event Peak Hour (VPH)							

TABLE 2.2 Existing Ambient Noise Levels and Project-Generated Noise Exposures

	Proposed Project (Maximum at events)	Thresholds (People at events)	Thresholds (People on a daily Basis)
No. of Attendees	XXX	XXX	XXX
Base Noise Level			
Sound Buildup			
Bldg. Sound Reduction			
Total Noise Level			
Noise Exposure			
Lowest Ambient			
Change in Noise Exposure			