

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

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NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE COUNTY OF SANTA CLARA RURAL ZONING AMENDMENTS AND AGRICULTURAL IMPACT THRESHOLD (STATE CLEARINGHOUSE NO. 2022030776)

July 21, 2025

A Draft Program Environmental Impact Report (PEIR) has been completed in accordance with the California Environmental Quality Act (CEQA) and is now available for review. The County of Santa Clara is the Lead Agency preparing the PEIR for the Rural Zoning Amendments and Agricultural Impact Threshold (Project). Pursuant to CEQA, the County must issue a Notice of Availability (NOA) to inform responsible, trustee and other agencies which have jurisdiction by law, as well as the public, that a Draft PEIR has been prepared, and to seek public comments on the document. Any agencies with jurisdiction over the proposed Project will need to use the PEIR prepared by the County when considering their own approval actions and should comment on information germane to the agency's statutory responsibilities. Members of the public are also encouraged to comment on the Draft PEIR. The Draft PEIR evaluates the potential environmental impacts of the project and recommends mitigation measures for any significant impacts, as required.

The proposed Project would amend the County of Santa Clara Zoning Ordinance as it pertains to the Exclusive Agriculture (A), Agricultural Ranchlands (AR), Hillside (HS), and Rural Residential (RR) zoning districts and establish a threshold of significance for evaluating impacts to agricultural resources from development proposed on farmland. The Project would clarify, simplify, and standardize the permit process for agriculture-supportive uses, align development in the Exclusive Agriculture zoning district with existing County land use policies, and replace the current "local-serving" provisions with new objective development standards. The Project would also establish a threshold of significance to evaluate agricultural impacts on a project-by-project basis under CEQA. The Draft PEIR finds that the project may result in a potentially significant impact to agricultural resources through conversion of farmland to non-agricultural uses. The Draft PEIR also evaluates potential mitigation measures to reduce these impacts.

In further compliance with CEQA Guidelines Section 15087, this notice reports that the County contains sites listed on hazardous materials databases compiled pursuant to Government Code Section 65962.5. Future projects subject to the proposed Zoning Ordinance Amendments or Agricultural Impact Threshold would be required to comply with existing federal, State, and local regulations, programs, and County General Plan policies that are intended to prevent and/or reduce potential impacts associated with hazardous conditions. Additionally, known hazardous materials sites would be required to comply with California Code of Regulations Title 22 regulations related to the inspection, remediation, and cleanup of sites representing hazardous conditions or containing hazardous materials.

The full Draft PEIR can be found online on the County Project webpage:

<https://plandev.sccgov.org/ordinances-codes/planning-studies/rural-zoning-updates>

A hard copy of the Draft PEIR can be viewed at the following locations:

- County of Santa Clara Department of Planning and Development, 70 West Hedding Street, East Wing, 7th Floor, San Jose, CA 95110
- Dr. Roberto Cruz Alum Rock Branch Library, 3090 Alum Rock Ave, San Jose, CA 95127
- Campbell Express Library, 1 West Campbell Avenue, Room E46, Campbell, CA 95008
- Cupertino Library, 10800 Torre Avenue, Cupertino, CA 95014
- Gilroy Library, 350 W. Sixth Street, Gilroy, CA 95020
- Los Altos Library, 13 S. San Antonio Road, Los Altos, CA 94022
- Milpitas Library, 160 North Main Street, Milpitas, CA 95035
- Morgan Hill Library, 660 West Main Ave., Morgan Hill, CA 95037
- Saratoga Library, 13650 Saratoga Avenue, Saratoga, CA 95070

Comments regarding the Draft PEIR's analysis are invited from all interested parties. Written comments (including emails) concerning the Draft PEIR for the proposed Project should be directed to the individual noted below. The deadline for your response is **September 4, 2025, at 5:00 p.m.**; however, an earlier response, if possible, would be appreciated. Please send your response to:

County of Santa Clara Planning Office
Attention: Charu Ahluwalia, Senior Planner
County Government Center
70 West Hedding, 7th Floor, East Wing, San José CA 95110 E-mail: Planning2@pln.sccgov.org

In addition to providing written comments, the County will provide an opportunity for the public to receive information and provide verbal comments as part of a scheduled meeting before the Planning Commission, during which the Project and the Draft PEIR findings will be presented to policymakers and the public. The meeting will be held at the following time and place.

- County Planning Commission, **August 28, 2025, starting at 6:00 p.m.** This meeting will be held at the Board of Supervisors' Chambers, County Government Center, 70 West Hedding Street, 1st Floor, San José, CA 95110. This meeting will be hybrid and can be attended virtually or in person. A link to join the meeting virtually will be published in the agenda, which will be made available in advance of the meeting at this web address: https://sccgov.iqm2.com/Citizens/Detail_Meeting.aspx?ID=16774