

INITIAL STUDY

Environmental Checklist and Evaluation for Santa Clara County

File Number:	10061-00-00-09Z	Date:	September 10, 2010
Project Type:	Zoning Ordinance Update	APN(s):	Multiple
Project Location / Address	Countywide	GP Designation:	Multiple
Owner's Name	n/a	Zoning:	Multiple
Applicant's Name:	County of Santa Clara	Urban Service Area:	NONE

Project Description

This application is for County of Santa Clara Zoning Ordinance text amendment to add a use classification for Commercial Solar Energy Conversion Systems. The use classification would include two subcategories, Major and Minor. Minor Commercial Solar Energy Conversion Systems would be defined as follows:

Unstaffed facilities covering eight (8) acres or less, and involving only minor structures other than energy conversion equipment. Buildings must be 12 feet or less in height and other structures must be 35 feet or less in height. Land coverage calculations shall include the gross land area utilized by the systems (whether enclosed or unenclosed by security fences), and all areas covered by access roadways and parking used exclusively to support the facility.

Major Commercial Solar Energy Conversion Systems would include any proposed project that does not fit the definition for Minor Commercial Solar Energy Conversion Systems.

The current Zoning Ordinance does not define commercial solar systems, but a solar facility would be categorized as a power generation facility and classified as a Major Utility. Major Utilities are allowed in any zoning district except for R1S, R3S, and OS/F with a Use Permit. In R1S and R3S districts, Architectural and Site Approval (ASA) is currently required instead of a Use Permit. Major Utilities such as Commercial Solar Energy Conversion Systems would not be allowed in the OS/F district because they do not maintain the natural appearance of the foothill setting.

Under the proposed Zoning Ordinance text amendment a commercial solar systems will not be allowed in urban residential base districts (R1, R1E, RHS, R2, and R3), in commercial and industrial base districts (CN, CG, OA, ML, and MH), or in the special purpose base district RS. A Use Permit will continue to be required for Major Commercial Solar Energy Conversion Systems in rural base districts (A, AR, HS, and RR) and the general use district A1. A Use Permit will also be required for Minor Commercial Solar Energy Conversion Systems in AR and HS districts. However, minor systems will be allowed with an ASA in rural base districts A and RR, and in A1. Throughout the County, Commercial Solar Energy Conversion Systems will be prohibited within the -d Design Review (viewshed) combining district, and within the large-scale agriculture A-40 combining district.

The most substantive change introduced by this Zoning Ordinance text amendment would be to apply a less strict, more streamlined review process (ASA instead of Use Permit process) to Minor Commercial Solar Energy Conversion Systems in General Use (A1), Rural Residential (RR), and medium-scale Agriculture (A-20) districts.

Environmental Setting and Surrounding Land Uses
Environmental setting and surrounding land uses would be analyzed for proposed Commercial Solar Energy Conversion Systems under the environmental review requirements for the Use Permit or Architectural and Site Approval (ASA). The ordinance affects all unincorporated areas of Santa Clara County, including both urban and rural areas.
Other agencies sent a copy of this document:
None

The environmental factors checked below would be potentially affected by this project, involving at least one impact as indicated by the checklist on the following pages.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

- Checklist of environmental factors including Aesthetics, Agriculture / Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology / Soils, Hazards & Hazardous Materials, Hydrology / Water Quality, Land Use, Noise, Population / Housing, Public Services, Resources / Recreation, Transportation / Traffic, Utilities / Service Systems, and Mandatory Findings of Significance. 'None' is checked.

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- Options for determination: 'I find that the proposed project COULD NOT have a significant effect...' (checked), 'I find that although the proposed project could have a significant effect... there will not be a significant effect...' (MITIGATED NEGATIVE DECLARATION), 'I find that although the proposed project could have a significant effect... because all potentially significant effects...' (nothing further required), and 'I find that the proposed project MAY have a significant effect... and an ENVIRONMENTAL IMPACT REPORT is required.'

Handwritten signature of Katja Irvin over a signature line.

Signature

September 16, 2010 over a date line.

Date

Katja Irvin over a printed name line.

Printed name

For

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS					
WOULD THE PROJECT:	IMPACT				SOURCES
	YES			NO	
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
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, 6a,17f
b) Substantially damage scenic resources along a designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 6a, 17f
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<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
e) If subject to ASA, be generally in non-compliance with the Guidelines for Architecture and Site Approval?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11
f) If within a Design Review Zoning District for purposes of viewshed protection (d, -d1, -d2), conflict with applicable General Plan policies or Zoning Ordinance provisions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,3,4,8a, 9,12, 17f

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any impact on aesthetics or visual resources. The ordinance amendment will prohibit Commercial Solar Energy Conversion Systems in viewshed protection combining districts, thereby strengthening aesthetic regulation within the district. Any application for a commercial solar project would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of aesthetic impacts for each proposed project.

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.

WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Convert 10 or more acres of farmland classified as prime in the report <i>Soils of Santa Clara County</i> 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 checked="" type="checkbox"/>	<input 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"/>	1
d) Conflict with existing zone 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"/>	
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"/>	
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,4,26

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any direct impact on agricultural or forest resources. The amendment will allow systems covering up to eight acres on medium-scale Agriculture, Rural Residential, and General Use parcels through the Architectural and Site Approval (ASA) process rather than the Use Permit process. Although the ASA approval is generally a quicker process, any application for a commercial solar project would require discretionary approval and be subject to future project specific environmental review. Nonetheless, due to the less intensive review process, there is potential for impacts on agricultural resources in southern Santa Clara County, where a majority of suitable medium-scale Agriculture, Rural Residential, and General Use parcels are located. However, the County has strong policies to protect prime farmland and soils and the environmental review required under the ASA process should be sufficient to inform citizens and decision makers of the potential impacts. In addition, any proposed project would be subject to Williamson Act contract requirements.

Forest lands do not exist in the medium-scale Agriculture, Rural Residential, and General Use districts and will not be affected by the lower level of review proposed in the Zoning Ordinance text amendment.

MITIGATION:

None required.

C. AIR QUALITY					
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.					
WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	No Impact	
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,28
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29
e) Create objectionable odors or dust affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,21, 29, 47
f) Would the project generate greenhouse gas emissions, either directly or indirectly that may have a significant impact on the environment, or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any impact on air quality. Any application for Commercial Solar Energy Conversion Systems would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of air quality impacts for each proposed project, including impacts from fugitive dust created during construction and greenhouse gas emissions resulting from operation of the systems.

Introducing specific provisions to address renewable energy facilities such as commercial solar could serve to promote the development of such resources and help the County meet requirements introduced by the California Global Warming Solutions Act of 2006 (Assembly Bill No. 32; California Health and Safety Code Division 25.5, Sections 38500, et seq.), which limits statewide greenhouse gas (GHG) to 1990 levels and establishes a goal of achieving these emissions reductions by 2020 (representing a 25 percent reduction in emissions). AB 32 requires the California Air Resources Board (CARB) to adopt a comprehensive blueprint for limiting

greenhouse gas emissions by the end of 2008 and complete the necessary rulemaking to implement that plan by the end of 2011.

MITIGATION:

None required.

D. BIOLOGICAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCES
	YES			NO	
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
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, 33
c) Have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or tributary to an already impaired water body, as defined by section 303(d) of the Clean Water Act 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, 32
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, 30, 31
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 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
g) Conflict with any local policies or ordinances protecting biological resources:					
i) Tree Preservation Ordinance [Section C16]?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,31
ii) Wetland Habitat [GP Policy, R-RC 25-30]?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 8a
iii) Riparian Habitat [GP Policy, R-RC 31-41]?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 8a,

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any direct impact on biological resources. The ordinance amendment will allow Commercial Solar Energy Conversion Systems covering up to eight acres on medium-scale Agriculture, Rural Residential, and General Use properties through the Architectural and Site Approval (ASA) process rather than the Use Permit process. Although the ASA approval is generally a quicker process, any application for a commercial solar project would require discretionary approval and be subject to future project specific environmental review.

Santa Clara County contains numerous biological resources, including endangered species habitat, riparian and wetlands habitat. The proposed Zoning Ordinance text amendment requires a Use Permit in all rural districts except medium-scale Agriculture, Rural Residential, and General Use where ASA is required. Medium-scale Agriculture, Rural Residential, and General Use districts are generally located in areas that have less biological diversity, a consideration in the preparation of the ordinance amendment that specifies ASA approval in these districts. In addition, smaller facilities under eight acres would likely create a lesser impact.

Any application for Commercial Solar Energy Conversion Systems would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of air quality impacts. Any application for such systems would also be subject to endangered species permitting through the Santa Clara Valley Habitat Conservation Plan or other means.

MITIGATION:

None required.

E. CULTURAL RESOURCES					
WOULD THE PROJECT	IMPACT				SOURCE
	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County's Historic Preservation Ordinance (Section 17 of County Ordinance Code) – i.e. 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 as defined in §15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 19, 40, 41,
c) 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
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 40,41
g) If within New Almaden Historic area, conflict with General Plan policies of this designated special policy area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8a

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any impact on cultural resources. The ordinance amendment will not change requirements within the New Almaden Historic area. Any application for a commercial solar project would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of impacts on cultural resources for each proposed project, including the potential for impacts on human skeletal remains and artifacts.

MITIGATION:

None required.

F. GEOLOGY AND SOILS					
WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Expose people or structures to 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, 17L, 43
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 18b
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, 2, 3
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 risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14, 23, 24,
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) Cause substantial compaction or over-covering of soil either on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 6
g) Cause substantial change in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 6, 42

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any geology or soils impacts. Any application for a commercial solar project would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of geology and soils impacts for each proposed project, including geologic investigations and grading considerations. Small-scale commercial solar systems that will be allowed in A-20, RR, and A1 districts under Architectural and Site Approval rather than a Use Permit are generally unmanned and therefore would not increase potential risk to life due to ground shaking, ground failure, or landslide.

MITIGATION:

None required.

G. HAZARDS & HAZARDOUS MATERIALS					
WOULD THE PROJECT	IMPACT				SOURCE
	YES			NO	
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 5
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	46
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	47
e) For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip, would the project result in a safety hazard 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 to a significant risk of loss, injury or death involving wildland fires including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4
h) Provide breeding grounds for vectors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
i) Proposed site plan result in a safety hazard (i.e., parking layout, access, closed community, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
j) Involve construction of a building, road or septic system on a slope of 30% or greater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 17n
k) Involve construction of a roadway greater than 20% slope for a distance of 300' or more?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 17n

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any hazards or hazardous materials impacts. Any application for a commercial solar project would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of hazards and hazardous material for each proposed project, including airport land use and slope considerations. Small-

scale commercial solar systems that will be allowed in A-20, RR, and A1 districts under Architectural and Site Approval rather than a Use Permit are generally unmanned and therefore would not increase potential risk to life due to wildland fires.

MITIGATION:

None required.

H. HYDROLOGY AND WATER QUALITY					
WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	34, 36
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17n
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Note policy regarding flood retention in watercourse and restoration of riparian vegetation for West Branch of the Llagas.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
e) Create or contribute increased impervious surfaces and associated runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 36, 21a
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 18b, 18d
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 18b, 18d
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 4

j)	Be located in an area of special water quality concern (e.g., Los Gatos or Guadalupe Watershed)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4, 6a,
k)	Be located in an area known to have high levels of nitrates in well water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4
l)	Result in a septic field being constructed on soil where a high water table extends close to the natural land surface?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
m)	Result in a septic field being located within 50 feet of a drainage swale; 100 feet of any well, water course or water body or 200 feet of a reservoir at capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3
n)	Conflict with Water Collaborative Guidelines and Standards for Land Uses Near Streams?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22d, 22e

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any hydrology or water quality impacts. Any application for a commercial solar project would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of hydrology and water quality impacts for each proposed project, including flood hazards, drainage, and watershed impacts. During secondary discretionary review, impacts on drainage would be thoroughly analyzed and designs that minimize changes to drainage and infiltration properties would be encouraged. In fact, the proposed ordinance amendment includes required findings to determine that construction and operation of the facility would not substantially alter drainage from the site.

MITIGATION:

None required.

I. LAND USE					
WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8a, 9, 18a
c) Conflict with special policies:					
i) San Martin &/or South County?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 8a, 20
ii) Los Gatos Specific Plan or Lexington Watershed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 8a, 22c
iii) Guadalupe Watershed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 8a
iv) Stanford?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8a, 21
v) City of Morgan Hill Urban Growth Boundary Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8a, 17a
vi) West Valley Hillside Preservation Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 8a
vii) Water Collaborative (Guidelines and Standards for Land Use Near Streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any land use impacts. Any application for a commercial solar project would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of land use impacts for each proposed project, including conformance with general plan, specific plan, and special policies such as watershed restrictions.

The ordinance amendment does not conflict with Santa Clara County General Plan policies adopted for the purpose of avoiding or mitigating environmental effects. Overall, the amendment supports general plan strategies and policies by restricting commercial solar systems in certain zoning districts and protecting other sensitive resources, as well as promoting energy independence. Aesthetic issues related to major electric facilities are also addressed.

The amendment likewise does not conflict per se with San Martin or South County policies. Policies and guidelines established in these areas for scenic and agricultural preservation would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of impacts related to any proposed commercial solar project. Any application for a commercial solar project within the City of Morgan Hill Urban Growth Boundary would be referred to the City for comment as part of the ASA or Use Permit process.

The quicker ASA approval process will not impact the Guadalupe Watershed because that area does not include any land within A-20, RR, or A1 districts. Stanford also does not include any

land within A-20 or Rural Residential districts. There is some Stanford land within A1 that will be subject to ASA rather than a Use Permit, but any proposed commercial solar project with Stanford lands would receive additional analysis beyond that otherwise required for these approvals, allowing for specific evaluation of impacts for each proposed project.

MITIGATION:

None Required.

J. NOISE					
WOULD THE PROJECT:	IMPACTS				SOURCE
	YES			NO	
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Result in exposure of persons to or generation of noise levels 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, 45
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 5
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 5
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 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

DISCUSSION:

The proposed Zoning Ordinance text amendment per se will not result in any noise impacts. Any application for a commercial solar project would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of noise impacts for each proposed project, including noise impacts created during grading and construction for the project and overall compliance with County Noise Ordinance maximum exterior noise levels.

Small-scale commercial solar systems that would be allowed in A-20, RR, and A1 districts under Architectural and Site Approval rather than a Use Permit are generally unmanned, and therefore would not expose people working in any project area within an airport land use plan referral area to excessive noise levels. In addition, photovoltaic technology is not mechanical and, once construction is complete, does not generate excessive noise, groundborne vibration, or

groundborne noise. Photovoltaic technology is most likely to be proposed for projects in Santa Clara County.

MITIGATION:

None required.

K. POPULATION AND HOUSING					
WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	<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 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

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any population and housing impacts. Any application for a commercial solar project would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of population and housing impacts for each proposed project, including the potential for housing displacement. Small-scale commercial solar systems that will be allowed in A-20, RR, and A1 districts under Architectural and Site Approval rather than a Use Permit are unlikely to include new homes or be sited in high-value locations suitable for housing. In addition, these systems could be designed to be compatible with existing homes.

MITIGATION:

None required.

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

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any impacts on public services. Any application for a commercial solar project would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of impacts on public services for each proposed project, including impacts on fire protection, police protection, and public roads. Since commercial solar systems do not result in increased population, impacts on school facilities and parks would be negligible.

MITIGATION:

None required.

M. RESOURCES AND RECREATION					
WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Result in the loss of availability of a known mineral resource that would be of future 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 as 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
c) 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
d) 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
e) Be on, within or near a public or private park, wildlife reserve, or trail or affect existing or future recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17h, 21a
f) Result in loss of open space rated as high priority for acquisition in the "Preservation 20/20" report?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	27

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any impacts on resources and recreation. Any application for a commercial solar project would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of resources and recreation impacts for each proposed project, including impacts on mineral resources, parks, and open space. Since commercial solar systems are generally unmanned and do not result in increased population, they will not result in increased use of parks or other recreational facilities nor create a need construct or expand recreational facilities.

If located adjacent to recreational facilities, commercial solar systems would have the potential to impact the aesthetic experience of these recreational facilities. However, the proposed ordinance amendment includes screening criteria to help mitigate such impacts. In addition, specific conditions and mitigations can be applied to each project through the secondary discretionary review process (Use Permit or ASA).

Small-scale commercial solar systems that will be allowed in A-20, RR, and A1 districts under Architectural and Site Approval rather than a Use Permit will not include any open space rated as high priority for acquisition since most of the land in these districts is currently utilized for agricultural and rural residential purposes.

MITIGATION:

None required.

N. TRANSPORTATION / TRAFFIC					
WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 4, 5, 6, 7, 49, 53
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 49, 50, 53
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 6, 7, 53
d) Substantially increase hazards due to a 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, 53
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 48, 53
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8a, 21a
g) Not provide safe access, obstruct access to nearby uses or fail to provide for future street right of way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 6, 7, 53

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any impacts on transportation and traffic. Any application for a commercial solar facility would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of transportation and traffic impacts for each proposed project, including roadway design, traffic levels, and emergency access. Since commercial solar systems are generally unmanned, the operation of these systems will not result in any substantial safety risks related to air traffic. However, a temporary impact on traffic patterns and level of service measurements would be likely during construction of a commercial solar facility. These impacts would be analyzed during environmental review for each proposed project and the appropriate mitigation measures established to reduce these impacts to an acceptable level.

MITIGATION:

None required.

O. UTILITIES AND SERVICE SYSTEMS					
WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5,
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 21a, 38
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
d) Require new or expanded entitlements in order to have sufficient water supplies available to serve the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 21,
e) 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, 5
f) Not be able to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
g) Be in non-compliance with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 6

DISCUSSION:

Adoption of the proposed Zoning Ordinance text amendment per se will not result in any impacts on utilities and service systems. Any application for a commercial solar facility would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of impacts on utilities and service systems for each proposed project, including impacts on wastewater treatment, storm drainage, and landfill facilities. Small-scale commercial solar systems that will be allowed in A-20, RR, and A1 districts under Architectural and Site Approval rather than a Use Permit are generally unmanned and therefore would not significantly impact wastewater treatment infrastructure. During secondary discretionary review, impacts on storm drainage would be thoroughly analyzed and designs that minimize changes to drainage and infiltration properties would be encouraged. In fact, the proposed ordinance amendment includes required findings to determine that construction and operation of the facility would not substantially alter drainage

from the site. In addition, commercial solar systems would be subject to State hazardous waste disposal requirements.

MITIGATION:

None required.

P. MANDATORY FINDING OF SIGNIFICANCE					
WOULD THE PROJECT:	IMPACT				SOURCE
	YES			NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 to 53
b) Does the project 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1 to 53
c) Does the project 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 53

DISCUSSION:

As discussed under the sections on Biological Resources, Cultural Resources, and other areas of analysis above, the proposed Zoning Ordinance text amendment per se do not have the potential to substantially reduce habitat or wildlife population, to eliminate examples of California history or prehistory, or to cause substantial adverse effects on human beings. Since all commercial solar projects would be subject to secondary discretionary review, there will be additional opportunities to analyze and mitigate the impacts of each individual project proposed.

The cumulative impact of adopting the proposed Zoning Ordinance text amendment is difficult to assess because no commercial solar facilities have been constructed in the County of Santa Clara to date. The amendment will have unknown impact on the number of proposals for these facilities in the County. Allowing commercial solar systems under Architectural and Site Approval rather than a Use Permit in A-20, RR, and A1 districts could encourage developers to begin exploring viable options. Even where a Use Permit is still required, the introduction of specific standards, criteria and findings could encourage developers. Background research for

the proposed ordinance amendment showed that proposals are likely to cluster around existing power grid infrastructure, indicating the possibility for intensified impacts in certain areas.

On the other hand the purpose of the proposed Zoning Ordinance text amendment is to encourage commercial solar power development, while protecting the County's resources to the maximum extent feasible. The amendment will protect resources to the maximum extent feasible, taking many considerations into account that were not addressed under the previous use classification for commercial solar systems such as agricultural preservation, aesthetic considerations, wildlife migration, soil disturbance and drainage. If the potential for additional environmental impacts becomes apparent in the future, the County has the option to enact additional ordinance revisions to address those impacts. In addition, any application for a commercial solar facility would require discretionary approval through either the ASA or Use Permit process and be subject to future project specific environmental review, allowing for specific evaluation of cumulative impacts.

EARLIER ANALYSIS

- 1) Earlier Analysis Used: None
- 2) Impacts Adequately Addressed: Yes
- 3) Mitigation Measures: None

Initial Study Source List*

- 4) 1. Environmental Information Form
2. **Field Inspection**
3. **Project Plans**
4. **Planner's Knowledge of Area**
5. **Experience With Other Projects of This Size and Nature**
6. **County Expert Sources: Geologist, Fire Marshal, Roads & Airports, Environmental Health, Land Development Engineering, Parks & Recreation, Zoning Administration, Comprehensive Planning, Architectural & Site Approval Committee Secretary**
7. **Agency Sources: Santa Clara Valley Water District, Santa Clara Valley Transportation Authority, Midpeninsula OpenSpace Regional District, U.S. Fish & Wildlife Service, CA Dept. of Fish & Game, Caltrans, U.S. Army Core of Engineers, Regional Water Quality Control Board, Public Works Depts. of individual cities, Planning Depts. of individual cities,**
- 8a. **Santa Clara County (SCC) General Plan**
- 8b. **The South County Joint Area Plan**
9. **SCC Zoning Regulations (Ordinance)**
10. **County Grading Ordinance**
11. **SCC Guidelines for Architecture and Site Approval**
12. **SCC Development Guidelines for Design Review**
13. **County Standards and Policies Manual (Vol. I - Land Development)**
14. **Table 18-1-B of the Uniform Building Code [1994 version]**
15. **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. **Natural Habitat Areas & Riparian Plants**
 - c. **Relative Seismic Stability**
 - d. **Archaeological Resources**
 - e. **Water Resources & Water Problems**
 - f. **Viewshed and Scenic Roads**
 - g. **Fire Hazard**
 - h. **Parks, Public Open Space, and Trails**
 - i. **Heritage Resources**
 - j. **Slope Constraint**
 - k. **Serpentine soils**
 - l. **State of California, Alquist-Priolo Earthquake Fault Zones, and County landslide & fault zones**
 - m. **Water Problem/Resource**
 - n. **USGS Topo Quad, and Liquefaction**
 - o. **Dept. of Fish & Game, Natural Diversity Data**
 - p. **FEMA Flood Zones**
18. **Base Map Overlays & Textual Reports (GIS)**
 - a. **Paper Maps**
 - b. **Barclay's Santa Clara County Local 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**

19. CEQA Guidelines [Current Edition]

Area Specific: San Martin, Stanford, and Other Areas

San Martin

20a. **San Martin Integrated Design Guidelines**

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)**

21b. Stanford Protocol and Land Use Policy Agreement

Other Areas

22a. **ALUC Land Use Plan for Areas Surrounding Airports [1992 version]**

22b. Los Gatos Hillside Specific Area Plan

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 the Santa Clara Valley Water Resources Protection Collaborative, August 2005 – Revised July 2006.

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

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"**

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

Air Quality

28. BAAQMD Clean Air Plan (1997)

29. **BAAQMD Annual Summary of Contaminant Excesses & BAAQMD, "Air Quality & Urban Development - Guidelines for Assessing Impacts of Projects & Plans" [1999]**

Biological Resources/

Water Quality & Hydrological Resources/ Utilities & Service Systems"

30. **Site-Specific Biological Report**

31. **Santa Clara County Tree Preservation Ordinance Section C16, Santa Clara County Guide to Evaluating Oak Woodlands Impacts**

32. Clean Water Act, Section 404

33. Riparian Inventory of Santa Clara County, Greenbelt Coalition, November 1988

Initial Study Source List*

34. CA Regional Water Quality Control Board, Water Quality Control Plan, San Francisco Bay Region [1995]
35. Santa Clara Valley Water District, Private Well Water Testing Program [12-98]
36. SCC Nonpoint Source Pollution Control Program, Urban Runoff Management Plan [1997]
37. County Environmental Health / Septic Tank Sewage Disposal System - Bulletin "A"

38. County Environmental Health Department Tests and Reports

39. Calphotos website:
<http://www.elib.cs.berkeley.edu/photos>

Archaeological Resources

40. State Archaeological Clearinghouse, Sonoma State University
- 41. Site Specific Archaeological Reconnaissance Report**

Geological Resources

- 42. Site Specific Geologic Report**
43. State Department of Mines and Geology, Special Report #42
44. State Department of Mines and Geology, Special Report #146

Noise

45. County Noise Ordinance

Hazards & Hazardous Materials

46. Section 21151.4 of California Public Resources Code
47. State Department of Toxic Substances, Hazardous Waste and Substances Sites List
- 48. County Office of Emergency Services Emergency Response Plan [1994 version]**

Transportation/Traffic

49. Transportation Research Board, "Highway Capacity Manual", Special Report 209, 1995.
50. SCC Congestion Management Agency, "2000 Monitoring and Conformance report"
- 51. Official County Road Book**
- 52. County Off-Street Parking Standards**
- 53. Site-specific Traffic Impact Analysis Report**

*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 indicate a potential environmental impact.
