

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022030776

Project Title: County of Santa Clara Rural Zoning Amendments and Agricultural Impact Threshold

Lead Agency: County of Santa Clara

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Project Location: Countywide, Santa Clara County

City

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Agriculture: The Project would result in significant and unavoidable impacts related to future conversion of farmland to non-agricultural uses. The Project encourages limited-scale agriculture-supportive uses in the rural zoning districts of unincorporated Santa Clara County. The Project also removes certain land uses from the Exclusive Agriculture zoning district that are not consistent with County policies to ensure the future viability of agriculture and preserve farmland. The Project would establish a threshold of significance under CEQA for conversion of farmland to non-agricultural uses. Mitigation (MM-AG-1) in the form of agricultural conservation easements, would reduce, but not avoid the effects of such development, as it cannot guarantee no net loss of farmland in the rural zoning districts. Therefore, the impact would be significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The primary areas of controversy identified by the public and agencies included the following potential issues (the PEIR section that addresses the issue raised is provided in parentheses):

- Impacts to agricultural resources (Agriculture and Forestry Resources)
- AB 52 and SB 18 consultation requirements (Cultural and Tribal Cultural Resources)
- Impacts to habitat and special status species (Biological Resources)
- Impacts to state transportation network (Transportation)
- Potential hazardous materials impacts (Hazards and Hazardous Materials)

Provide a list of the responsible or trustee agencies for the project.

N/A