

## INITIAL STUDY

### Environmental Checklist and Evaluation for the County of Santa Clara

<b>File Number:</b>	PLN22-221	<b>Date:</b> May 14, 2025
<b>Project Type:</b>	Architectural and Site Approval— Wireless Telecommunications Facility	<b>APN(s):</b> 701-33-001
<b>Project Location / Address:</b>	20350 McKean Road; San Jose	<b>GP Designation:</b> Open Space Reserve
<b>Owner's Name:</b>	Santa Clara County Horsemen's Association	<b>Zoning:</b> A-20Ac-sr
<b>Applicant's Name:</b>	Alison Cantor / Tower Engineering Professionals, Inc.	<b>Urban Service Area:</b> None
<b>Project Description</b>		
<p>This application is for an Architecture and Site Approval to establish a new 80-foot-tall wireless telecommunications facility tower at 20350 McKean Road (See Figure 1—location map). The tower will be disguised as a pine tree (monopine) to help minimize visual impacts to neighbors and passersby. The proposed improvements will be located within a 1,225 square foot leasehold area with the entirety of the proposed equipment, including the tower, will be located behind a 1,089 square foot chain-link fence enclosure. Outside of the leasehold area will be a 12-foot-wide gravel access driveway leading from McKean Road and an 18 square foot area for a future PG&amp;E transformer.</p> <p>The proposed wireless telecommunications facility will include the following components:</p> <ol style="list-style-type: none"> <li>1) Fifteen (15) tower-mounted AT&amp;T Antennas centered at the 71-foot level with adequate space to allow for similar arrays at the 47-foot and 59-foot levels,</li> <li>2) Twelve (12) tower-mounted AT&amp;T Radios centered at the 71-foot level,</li> <li>3) Three (3) tower-mounted AT&amp;T Surge Suppressor units and ancillary equipment,</li> <li>4) Five (5) ground-based equipment cabinets,</li> <li>5) One (1) ground-based 30kW AT&amp;T Diesel Generator,</li> <li>6) One (1) ground-based GPS antenna and ancillary ground-based equipment,</li> <li>7) Faux tree foliage to disguise the pole as a pine tree and “antenna socks” to disguise the individual antennas.</li> </ol>		

**Environmental Setting and Surrounding Land Uses**

The subject property is a rural-zoned, unincorporated, 10.1-acre parcel with the address of 20350 McKean Road, less than 1,000 feet east of the San Jose city limit, and approximately one-half mile east of the intersection with Harry Road in San Jose. The wireless telecommunications facility site is at the east end of the parcel away from most of the Horsemen's Association operations. This location maximizes the distance from many of the nearby residences. The immediate vicinity of the proposed location is devoid of tree cover; however, many trees of various types exist across the street and can also be viewed in the distance when looking north from McKean Road toward the project site. Several permanent structures exist on the property, which are all associated with the Horsemen's Association operations. The only structures within proximity to the proposed development are a water tank and a small accessory building located between McKean Road and the proposed site. These structures will slightly obscure the proposed equipment area when viewed from McKean Road. The proposed wireless telecommunications tower will be accessed via a new gravel driveway leading directly from McKean Road. The parcel is presently improved with the Santa Clara County Horsemen's Association operations, which include a clubhouse, arena, stable / barn, and several outbuildings, but no residential component. The surrounding area has low and medium-density residential properties in close proximity as well as a Challenger School campus for children from pre-school to eighth grade. Calero Creek lies approximately one-third mile north of the proposed wireless telecommunications facility. Alamitos Creek is approximately one-quarter mile to the south of the proposed wireless telecommunications facility. The proposed location does not lie within any geologic or flood hazard zones, nor does it contain any serpentine soils. The parcel is mostly devoid of tree coverage; as such, no trees will be removed to accommodate this proposal. Grading work for the improvements will be nominal, as little ground disturbance is necessary.

**Other agencies sent a copy of this document:**

None

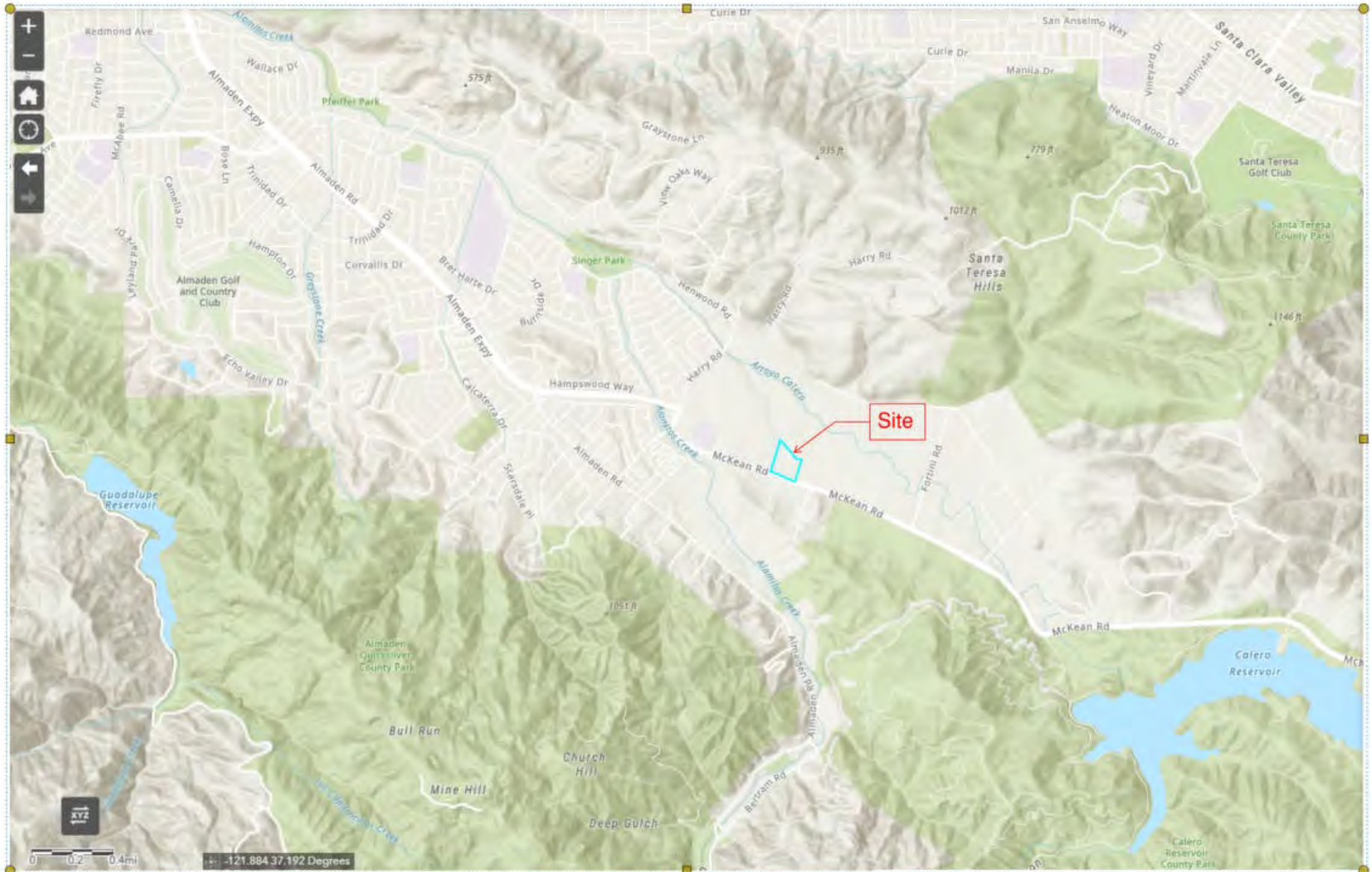


Figure 1 - Location Map

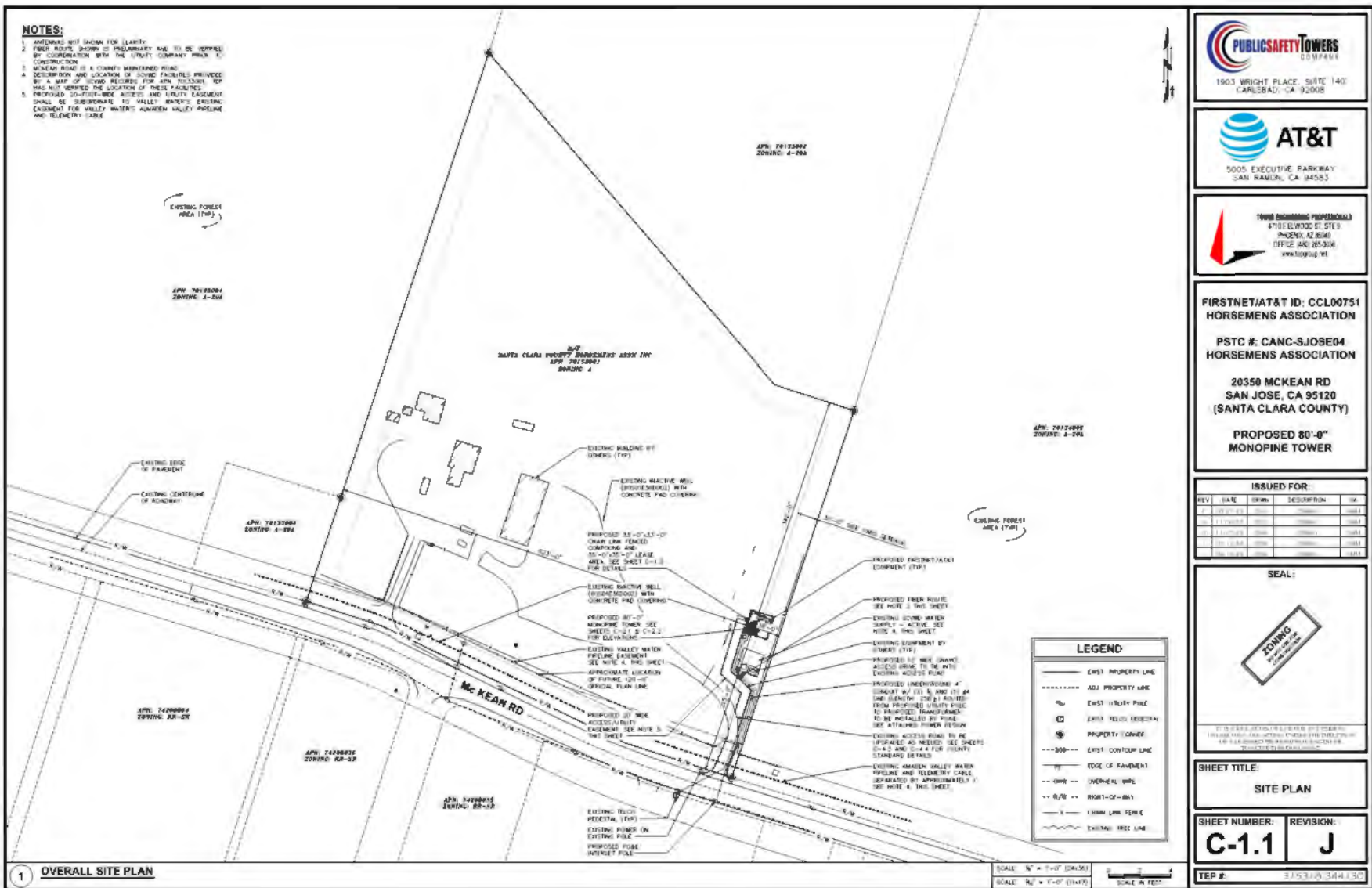


Figure 2 - Site Plan

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The proposed project could potentially result in one or more environmental effects in the following areas:

- Aesthetics
- Biological Resource
- Geology/Soils
- Hydrology / Water Quality
- Noise
- Recreation
- Utilities / Service Systems
- Agriculture / Forest Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Land Use / Planning
- Population / Housing
- Transportation
- Wildfire
- Air Quality
- Energy
- Hazards & Hazardous Materials
- Mineral Resources
- Public Services
- Tribal Cultural Resources
- Mandatory Findings of Significance

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
- I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

Signature 

May 14, 2025  
Date

Carl Hilbrants, Senior Planner

Printed name

Department of Planning and Development, Santa Clara County

## ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS					
Except as provided in Public Resources Code section 21099, would the project:	IMPACT				SOURCE
	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	No Impact	
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, 6, 17f
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, along a designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 6, 7, 17f
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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

### SETTING:

The subject property is approximately 10 acres in size and has a generally square shape. It is located on the north side of McKean Road. The neighboring parcels to the west, on the north side of McKean Road, are large parcels ranging in size from 2 to 40 acres and are either residential, agricultural or both, except for a Challenger School campus. The neighboring parcels to the east, along the north side of McKean Road, are almost exclusively large agricultural parcels ranging in size from 12 to 50 acres. The parcels on the south side of McKean Road are predominantly very low-density residential lots between 1 and 5 acres in size.

The undeveloped half of the subject property is flat with an average slope of between two (2) and three (3) percent. The subject parcel has a General Plan designation of Open Space Reserve with an A-20Ac-sr (Exclusive Agriculture with Standard Lot-Size and Setbacks Combining District and Scenic Roads Combining District overlays) zoning designation. The property is proposed to take direct access from McKean Road, a County maintained road which transitions to a City of San Jose-maintained road less than 1,000 feet to the west of the subject parcel. McKean Road in this location is a County-designated scenic road, as such, a 100-foot setback from the property line or right-of-way, whichever is more restrictive, is normally necessary; however, as this application is for an Architecture and Site Approval (ASA), the design review related to visual and / or aesthetic aspects of the project, which is normally mandated for development within 100 feet of a scenic road, will be scrutinized via the ASA process. Nevertheless, due to the proposed location being beyond the 100-foot scenic road setback, the visual and aesthetic aspects of the project will be scrutinized through the ASA process.

The subject parcel has been used as a horse training / boarding facility since at least 1939. The Santa Clara County Horsemen's Association holds monthly dinner meetings, horse shows and other events.

The proposed development will be visible to passers-by along McKean Road as well as from neighboring parcels. However, proposed landscaping and the existing water tank and accessory building will provide adequate visual screening of the ground-based equipment when viewed from McKean Road and the neighboring parcels.

To encourage quality design and to mitigate potential adverse impacts of development, the associated ASA staff report will require the following elements be integrated into the design:

- a) 8-foot fence compound enclosure fence incorporating color appropriate slats,
- b) Antenna socks for all proposed antennas, and
- c) Adherence to the supplied color / materials board.

**DISCUSSION:**

**a, b, c & d)—No Impact**

The subject property is not located within a scenic vista recognized by the County of Santa Clara General Plan and Zoning Ordinance, nor does it have a Design Review zoning overlay. However, the parcel is located within the Scenic Road zoning overlay for McKean Road. However, all development is proposed to be more than 100 feet from that right-of-way, as such, the Scenic Road zoning overlay is of no consequence for the proposed development, and, in fact, any aesthetic issues will be reviewed through the Architecture and Site Approval process.

The proposed project would not have substantial adverse effects or substantially damage scenic resources such as trees, rocks, outcroppings, or historic buildings. There are no identified rocks, outcroppings, or historic buildings on site.

The property is not located in an identified scenic vista within the County of Santa Clara nor does the parcel have a Design Review component, and the Scenic Road overlay zoning issues are moot as the proposed development is outside of the 100-foot scenic road setback for McKean Road; the aforementioned reasons, the project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings.

Additionally, the proposed development would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area as the project does not include any proposed outdoor lighting.

**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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	9
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"/>	28
d) Conflict with existing zoning 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"/>	1, 17
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"/>	1, 17
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 type="checkbox"/>	<input checked="" type="checkbox"/>	3, 4, 17, 26

**SETTING:**

The subject parcel has an Open Space Reserve General Plan designation with an A-20Ac-sr (Exclusive Agriculture with Scenic Roads Combining District overlay) zoning designation. According to the United States Department of Agriculture's (USDA) "Soils of Santa Clara County," the property consists of prime farmland soils; however, the property is not under an active Williamson Act contract. Furthermore, the parcel is devoid of vegetation with the exception of typical grasslands and decorative shade trees near the Horsemen's Association compound. No formal agricultural activities exist on the parcel.

The property is not under an active Williamson Act contract and is not within a forestland or timberland area. Surrounding uses are predominantly agricultural and / or residential except for the subject parcel which is owned and operated by the Santa Clara Valley Horsemen's Association for commercial horse and riding operations and the nearby Challenger School to the west of the subject parcel.

**DISCUSSION:**

**a, b, c, d, e & f)—No Impact.**

- a) The proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) The proposed project will not conflict with the existing zoning, as wireless telecommunications facilities on Agriculture (“A”) zoned parcels are allowed through the Architecture and Site Approval permitting process. The proposed project does not include a proposal to change the existing zoning of the project site.
- c) The proposed project will not conflict with any Williamson Act Contract as the property is not encumbered by a Williamson Act contract.
- d) Conflict with existing zoning 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))?
- e) The proposed project will not conflict with any forestland, as the subject parcel is devoid of tree cover except for approximately a dozen trees scattered around the legal non-conforming commercial horse facilities. This type of tree cover is typical in a semi-rural area and would not be out-of-line with a like-sized residential development. As such, the project site or the sounding area would not be considered forestland or timberland.
- 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?

Therefore, the proposed development would not conflict with Santa Clara County Williamson Act Guidelines, the County’s Williamson Act Ordinance, or existing zoning for forestland or timberland areas.

**MITIGATION:** None required.

<b>C. AIR QUALITY</b>					
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	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, 29, 30

**C. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 29, 30
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 29, 30
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5, 29, 30

**SETTING:**

The proposed development includes a wireless telecommunications facility that takes access from McKean Road, a county-maintained road in the unincorporated area of Santa Clara County. Surrounding uses are predominantly agricultural and / or residential, except for the subject parcel, which is owned and operated by the Santa Clara Valley Horsemen’s Association for commercial horse and riding operations, and the nearby Challenger School to the west of the subject parcel.

The proposed project is located within the San Francisco Bay Area Air Quality Management District (BAAQMD), which regulates air pollutants, including those generated by the construction and operation of development projects. These criteria pollutants include reactive organic gases, carbon monoxide, nitrogen dioxide, and particulate matter (PM). BAAQMD also regulates toxic air contaminants (fine particulate matter), long-term exposure to which is linked with respiratory conditions and increased risk of cancer. Major sources of toxic air contaminants in the Bay Area include major automobile and truck transportation corridors (e.g., freeways and expressways) and stationary sources (e.g., factories, refineries, power plants). The subject property takes access from McKean Road and is approximately 6 miles southeast of Highway 85, in the City of San Jose.

**DISCUSSION:**

**a, b & c)—No Impact**

The proposed project will have, except for infrequent emergency power outages necessitating the use of a back-up generator, and the estimated one (1) vehicle visit per month for routine maintenance, zero impacts to air quality. Therefore, there will be no cumulatively considerable net increase of any criteria pollutant.

The proposed project will not introduce any substantial pollutant concentrations to existing sensitive receptors (children, elderly, infirm) nor to any newly introduced receptors (on average one

maintenance personnel per month will visit the site). However, the proposed wireless telecommunications facility would involve temporary construction activities. Dust would be created during the construction of the proposed structures as well as site improvements. The dust generated by the construction would be controlled through standard Best Management Practices (BMPs), which will be a condition of the project. The proposed use would not expose sensitive receptors to substantial pollutant concentrations or involve criteria pollutant emissions. The proposed project would not induce population growth, locally or regionally, nor would it cause changes in daily traffic volume.

Pursuant to the information provided in the previous two paragraphs, the proposed project would not:

- a) conflict with, or obstruct implementation of, the applicable air quality plan,
- b) result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard,
- c) expose sensitive receptors to substantial pollutant concentrations, and
- d) result in other emissions—less those diesel fuel emissions associated with infrequent emergency power outages, including emissions leading to offensive odors—that have the potential to adversely affect a substantial number of people.

**MITIGATION:** None required.

<b>D. BIOLOGICAL RESOURCES</b>					
<b>WOULD THE PROJECT:</b>	<b>IMPACT</b>				<b>SOURCE</b>
	<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 checked="" type="checkbox"/>	<input 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"/>	1, 3, 7, 8, 17b, 17e, 22d, 22e
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 7, 17b, 17e, 34
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, 17b

D. BIOLOGICAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1, 7, 17o
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	33
g) 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, 17l

**SETTING:**

The subject property contains the infrastructure and operations of the Santa Clara County Horsemen’s Association. The operations and use of this property by the Santa Clara County Horsemen’s Association has existed since 1937. The proposed site will be accessed by an existing separate driveway from the main driveway used to gain access to the Santa Clara County Horsemen’s Association operations from McKean Road. McKean Road is a county-maintained and scenic designated road. The proposed development would not cross any watercourses or riparian habitat. According to the California Natural Diversity Database (CNDDDB), there is one (1) known special status plant or animal species (California Tiger Salamander) on the property. Nearby species of concern listed in the CNDDDB include the California Red-Legged Frog, Burrowing Owl, Opler’s Longhorn Moth and Steelhead Central California Coast.

The following table notes the “Special Status Species that do occur in the Project Vicinity” as well as the “Special Status Species that Could Occur in the Project Vicinity.” The species are listed as either, “absent,” “unlikely, or “possible” within the following table.

TABLE 1: SPECIAL STATUS SPECIES THAT DO OCCUR IN THE PROJECT VICINITY.			
ANIMALS (adapted from CDFW 2022 and USFWS 2022)			
<i>Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts</i>			
Common and scientific names	Status	General habitat description	*Occurrence in the study area
California tiger salamander ( <i>Ambystoma californiense</i> )	FT, CT	Breeds in stagnant pools with continuous inundation for a minimum of three months, which may include vernal pools and stock ponds of central California; adults aestivate in grassland habitats adjacent to the breeding sites.	<b>Possible.</b> Suitable upland and breeding habitat appears absent from the site and immediate vicinity for this species.

**TABLE 1: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY.**

**ANIMALS (adapted from CDFW 2022 and USFWS 2022)**

**California Species of Special Concern and Protected Species**

Common and scientific names	Status	General habitat description	*Occurrence in the study area
California red-legged frog ( <i>Rana draytonii</i> )	FT, CSC	Dense, shrubby riparian vegetation such as arroyo willow, cattails, and bulrushes with still or slow-moving water. Perennial streams or ponds are preferred, and a salinity of no more than 4.5‰.	<b>Absent.</b> Suitable habitat for this species is absent from the site and surrounding area. The closest recorded occurrences of this species are associated with Alamitos Creek across McKean Road approximately 0.5 miles to the west.
Burrowing owl ( <i>Athene cunicularia</i> )	CSC	Frequents open, dry annual or perennial grasslands, deserts, and scrublands characterized by low growing vegetation. Dependent upon burrowing mammals, most notably the California ground squirrel, for nest burrows.	<b>Absent.</b> Habitat for burrowing owls, i.e., small mammal burrows of sufficient size, is extremely limited for this species. However, should site conditions change and should ground squirrels colonize the site in the future, the site could provide nesting / roosting habitat for this species.
Opler's Longhorn Moth ( <i>Adella Oplerella</i> )	CSC	Requires Serpentine Soils for habitation.	<b>Absent.</b> A general mapped area approximately 1000 feet southeast of the subject site has been identified. However, no serpentine soil exists in the vicinity of the proposed site.
Steelhead—central California coast ( <i>Oncorhynchus mykiss irideus</i> pop. 8)	CSC	Found in perennial water courses.	<b>Absent.</b> The nearby water course is approximately 0.5 miles to the west, thereby rendering the possibility of this species occurring on the proposed site as moot.

**Explanation of Occurrence Designations and Status Codes**

**Present:** Species observed on the sites at the time of field surveys or during recent past.

**Likely:** Species not observed on the site, but it may reasonably be expected to occur there regularly.

**Possible:** Species are not observed on the sites, but it could occur there from time to time.

**Unlikely:** Species not observed on the sites, and would not be expected to occur there except, perhaps, as a transient.

**Absent:** Species not observed on the sites and precluded from occurring there because habitat requirements are not met.

FE	Federally Endangered	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
FPE	Federally Endangered (Proposed)	CR	California Rare
FC	Federal Candidate	CP	California Protected
CSC	California Species of Special Concern		

CNPS	California Native Plant Society		
CRPR	California Rare Plant Rank		
1A	Plants Presumed Extinct in California	3	Plants about which we need more

1B	Plants Rare, Threatened, or Endangered in California and elsewhere	4	information – a review list Plants of limited distribution – a watch list
2	Plants Rare, Threatened, or Endangered in California, but more common elsewhere		

As detailed in the table above, of the five species listed as “absent” all, but one, is not listed as “California Species of Special Concern, but, that same species (California tiger salamander (*Ambystoma californiense*) is listed as, “California Threatened,” and “Federal Threatened.”

The site has the possibility to be used for the migration of certain species traveling between more suitable habitats in the Santa Cruz Mountains and Diablo Range foothills.

California Tiger Salamander is shown to exist within the subject area, however, the California Tiger Salamander is ubiquitous in large swaths of land in Santa Clara County, as such, this instance is not considered to be a significant impact.

The property is also within the coverage area for the Santa Clara Valley Habitat Plan (SCVHP) and has a mapped landcover of Grain, Row-Crop, Hay, and Pasture, Disked / Short-Term Fallowed at the north end of the development site, and separately Rural Residential at the south end of the development site. The proposed development site is at the unrefined demarcation line between the two landcover designations, as such, the project has been deemed “not covered” for purposes of SCVHP review.

**DISCUSSION:**

**b, c, d, e, f & g)—No Impact**

The proposed project would have no substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or the US Fish and Wildlife Service. The parcel does not have any known wetlands and is not within any mapped Oak Woodland area. The nearest potentially suitable water course is located across McKean Road, approximately 0.5 miles to the west of the subject site.

The proposed project would have no substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. The nearest potentially suitable water course is located approximately 0.5 miles to the west of the subject site.

The proposed project would have no substantial adverse effect on any oak woodland habitat as defined by Oak Woodlands Conservation Law. The subject site is devoid of any tree cover, less one lone ornamental tree used for camouflaging an existing water tank. No forestland or timberland exists in the immediate vicinity.

There are no mapped or known migratory wildlife corridors associated with this parcel or the immediate area. Therefore, the proposed project would not 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.

The proposed project site is located within the coverage area for the Santa Clara Valley Habitat Plan (SCVHP), a programmatic Habitat Conservation Plan and Natural Communities Conservation Plan. The project will disturb approximately 0.17 acres of ground, well below the allowed 2 acres of disturbed area allowed in Area 2 of the SCVHP. However, as the site has the possibility of having a California Tiger Salamander, SCVHP fees may be imposed at the time of development and required to be paid prior to issuance of a building permit for the wireless telecommunications facility. Furthermore, the project is a covered project under the SCVHP and would obtain endangered species clearance for any potential impacts to plant and wildlife species addressed by the SCVHP, again, through payment of SCVHP fees and adherence to conditions of approval required for SCVHP coverage. The SCVHP coverage database notes the mapped landcover of Grain, Row-Crop, Hay, and Pasture, Disked / Short-Term Fallowed at the north end of the development site, and separately, Rural Residential at the south end of the development site. As part of its conservation strategy, SCVHP implementation addresses the critical wildlife corridors identified in AB948. The project must follow the conditions of approval to be in conformance with SCVHP and to avoid creating a conflict or impact on the SCVHP. However, as noted above, the proposed development site is at the unrefined demarcation line between the two landcover designations, as such, the project has been deemed “not covered” for purposes of SCVHP review. Nevertheless, if during construction activities or through further investigation of the site reveals/uncovers the presence of any sensitive species, additional SCVHP review and fees may be necessary.

**a) —Less Than Significant Impact**

The proposed project has an unlikely chance of having a substantial adverse effect on the California Tiger Salamander population or any other 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, either directly or through habitat modifications. However, if before, during, or after construction of the wireless telecommunications facility, a California Tiger Salamander is encountered, that unlikely occurrence will be appropriately identified and monitored. In this unlikely scenario, the monitoring measures must be based on a biological assessment prepared by a qualified biologist and paid for by the applicant. Doing so will ensure proper measures are incorporated which will ensure minimal harm to the California Tiger Salamander habitat and species. Additionally, if through additional review and/or due to construction activities, an occurrence of a California Tiger Salamander is noted, SCVHP fees and conditions MAY be necessary (as incorporated into the conditions of approval of the County Planning Office Architecture and Site Approval process)

**MITIGATION:** None required.

E. CULTURAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	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 (Division C17 of County Ordinance Code) – including relocation, alterations or demolition of historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 16, 19, 41, 42

E. CULTURAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 19, 41, 42
c) Disturb any human remains including, those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 19, 41, 42

**SETTING:**

The project site is located on the north side of McKean Road south-southeast of the City of San Jose and consists of approximately 10 acres. The parcel is surrounded by agricultural and rural residential uses with two exceptions:

- a) the subject parcel contains the operations of the Santa Clara Valley Horsemen’s Association, and
- b) the Challenger School lies west of the subject site.

The existing Horsemen’s Association development lies within the western half of the project site, opposite the proposed wireless telecommunications facility site at the east end of the site. The Horsemen’s Association development includes approximately one-dozen permanent structures (presumably all are legal non-conforming as most, if not all, structures were constructed prior to 1947). Most significantly, the main structure has been cataloged as being built before 1947. The proposed site, at the east end of the parcel, does have one water tank and one small shed, but is otherwise devoid of development. As alluded to above, the parcel has been used for the operations of the Santa Clara Valley Horsemen’s Association since 1937; development prior to that was most likely agricultural in nature. The project area lies within the territory of the Native American people known as the Ohlone, which have roots in the region dating back at least a millennium prior to Spanish colonization of the area in the 1700s.

**DISCUSSION:**

**a, b & c)—No Impact**

The proposed project will not 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 (Division C17 of County Ordinance Code) – including relocation, alterations or demolition of historic resources (see summary and recommendations immediately preceding the associated Mitigation section).

The proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines (see summary and recommendations immediately preceding the associated Mitigation section).

The proposed project will not disturb any human remains, including those interred outside of formal cemeteries (see summary and recommendations immediately preceding the associated Mitigation section). However, if human remains are encountered, all work must stop in the immediate vicinity of the discovered remains, and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and / or prehistoric, the Native American Heritage Commission should be contacted by the County Coroner so that a “Most Likely Descendant” can be designated.

This parcel is near the center of the Almaden Valley floor and is not in immediate proximity (more than 1,300 feet to the north (Calero Creek), and more than 2,100 feet to the south (Alamitos Creek)) to any natural stream courses and is therefore less likely to contain resources. Given the location of the project, combined with the history of agricultural use and results of a nearby site survey—see below—the proposed project would not have any impact upon any archaeological resources within the area. However, County standard conditions of approval require that if a concentration of artifacts is encountered during earth-disturbing activities, work should cease in that area and a qualified archaeologist should be notified and an evaluation performed.

William Turner (Tower Engineering Professionals, Inc.), a SOI Qualified Archaeologist, requested a file search on November 9, 2022, of the California Historical Resources Information System (CHRIS) database. The file search report was completed by Justin Murazzo of the Northwest Information Center on January 12, 2023, and identified zero (0) historic properties within either the direct or visual Areas of Potential Effect (APE) and six (6) previously recorded cultural resources within the 0.50-mile visual APE, and zero (0) previously recorded cultural resources within the direct APE. Forty-two (42) previous cultural resource surveys were conducted within one-half mile of the project area, twenty (20) of which overlap with the direct APE of the proposed tower project.

As noted above, the Northwest Information Center file search identified zero (0) historic properties within the direct or one-half mile visual APEs. It is the opinion of TEP that the proposed monopole communications tower will have No Effect on any historic properties, as no historic properties were identified in the APE. However, if the boundary or location of the proposed tower site changes, additional archaeological investigations may be necessary, as determined in consultation with the State Historic Preservation Officer (SHPO) per the FCC Nationwide Programmatic Agreement. All field notes and documentation will be stored at the Raleigh, North Carolina office of Tower Engineering Professionals, Inc.

Pursuant to the information provided in the previous paragraphs, the proposed project would not:

- 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 (Division C17 of County Ordinance Code) – including relocation, alterations or demolition of historic resources,
- b) cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines, and
- c) disturb any human remains, including those interred outside of formal cemeteries.

**MITIGATION:** None required.

<b>F. ENERGY</b>					
	<b>IMPACT</b>				<b>SOURCE</b>
<b>WOULD THE PROJECT:</b>	<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 potentially significant environmental impact do to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4, 5

**SETTING:**

The proposed project includes the construction of a new wireless telecommunications facility, which includes an 80-foot tower and associated ground-mounted equipment. Surrounding uses are predominantly agricultural and / or residential, except for the subject parcel, which is owned and operated by the Santa Clara Valley Horsemen’s Association for commercial horse and riding operations and the nearby Challenger School to the west of the subject parcel.

**DISCUSSION:**

**a & b)—No Impact**

The proposed project, being an unmanned wireless telecommunications facility, is considered a relatively low-impact development and does not propose utilizing energy resources, such as gas, electricity and / or water in an inefficient manner during construction or its use as a wireless telecommunications facility. The only energy being used is that energy provided by self-contained batteries located within the leasehold area, and any diesel fuel used in the diesel back-up generators used for infrequent power outages. Additionally, the proposed wireless telecommunications facility and its associated energy resources do not conflict with local or state plans for energy efficiency.

As such, the proposed project would not;

- a) result in any potentially significant environmental impact do to wasteful, inefficient, or unnecessary use of energy resources during project consumption or operation, and
- b) conflict with, or obstruct, a state or local plan for renewable energy or energy efficiency.

**MITIGATION:** None required.

G. GEOLOGY AND SOILS					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Directly or indirectly cause 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, 17c, 43,
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 43
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 43
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17j, 43
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, 10, 23, 24
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"/>	3, 17c, 43
d) Be located on expansive soil, as defined in the report, <i>Soils of Santa Clara County</i> , creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 14, 23, 24, 43
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, 43
f) 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"/>	4, 6, 41, 42

**SETTING:**

The proposed project includes the construction of a new wireless telecommunications facility, which includes an 80-foot tower and associated ground-mounted equipment. Surrounding uses are predominantly agricultural and/or residential except for the subject parcel which is owned and operated by the Santa Clara Valley Horsemen’s Association for commercial horse and riding operations and the nearby Challenger School to the west of the subject parcel.

The property is located in the Almaden Valley south-southeast of the City of San Jose. The parcel does not lie within any County mapped geologic zones, but the project site is approximately 600 feet south of a County Liquefaction Hazard Zone and approximately 1,000 feet north of a County Landslide Hazard Zone.

## **DISCUSSION:**

### **a, b, c, d, e, & f)—No Impact**

The site of the proposed improvements is not located within any designated Geologic Hazard Zones. Therefore, there are no Geology-related requirements for the proposed wireless telecommunications facility. The foundations for the proposed tower and equipment cabinets would be designed to withstand ground acceleration. Also, because the proposed facility does not include habitable structures and would not be located in densely developed residential or commercial areas, and most importantly, because the project is an unmanned facility and will have, on average—with the exception of emergency situations—one person visiting the site per month, there is essentially no increased risk of exposing people or structures to substantial adverse effects. Best management practices used during construction would prevent substantial soil erosion or the loss of topsoil. The proposed project site is not located on expansive soils and would not involve the use of on-site wastewater treatment systems. As noted above, the project site is relatively close to two (2) County Liquefaction Hazard Zones. However, the nearest, approximately 600 feet to the north, and the other, approximately 1,000 feet to the south, will not pose any threat to the proposed wireless telecommunications facility tower or ground-mounted equipment due to mandated construction guidelines, materials and requirements. Incorporating mandated construction techniques will mitigate any anticipated effects from ground disturbance. As such, the proposed project would not result in:

- a) direct or indirect potential substantial adverse effects which might include 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,
  - ii) Strong seismic ground shaking,
  - iii) Seismic-related ground failure, including liquefaction, or
  - iv) Landslides,
- b) substantial soil erosion or the loss of topsoil,
- c) improvements that would 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-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse,
- d) improvements that would be located on expansive soil, as defined in the report, Soils of Santa Clara County, creating substantial direct or indirect risks to life or property,
- e) improvements being located on 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, or
- f) direct or indirect potential destruction of a unique paleontological resource or site or unique geologic feature, as such, no additional archaeological investigation is warranted.

**MITIGATION:** None required.

H. GREENHOUSE GAS EMISSIONS					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 29, 30, 31
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 29, 30, 31

**SETTING:**

The proposed development includes a wireless telecommunications facility that takes access from McKean Road, a county-maintained road in the unincorporated area of Santa Clara County. Surrounding uses are predominantly agricultural and/or residential, except for the subject parcel, which is owned and operated by the Santa Clara Valley Horsemen’s Association for commercial horse and riding operations and the nearby Challenger School to the west of the subject parcel. The primary greenhouse gas (GHG) emissions associated with a development project are carbon dioxide, which is directly generated by fuel combustion (vehicle trips, use of natural gas for buildings) and indirectly generated by the use of electricity.

The project is required to comply with the California Green Building Standards Code (CalGreen), as detailed in Part 11, Title 24 of the California Code of Regulations and applies mandatory green building requirements for infrastructure improvements. These measures include higher energy efficiency standards and requirements to minimize water usage and the use of natural resources. Implementation of these measures will act to reduce potential GHG emissions from the proposed project.

**DISCUSSION:**

**a & b)—No Impact**

Due to the small scale of the project, by ensuring to maintain compliance with existing County and State GHG emission requirements, the proposed project will not result in any anticipated cumulatively considerable GHG emissions. The project is required to comply with CalGreen standards. The proposed use as a wireless telecommunications facility would not conflict with any applicable plan, policy or regulation having the purpose of reducing GHG emissions.

Construction would involve minor use of construction equipment, but GHG emissions would be minimal and temporary. Operation of the facility would not emit greenhouse gases. Operation of the facility would only consume electricity for powering on-site equipment which would indirectly generate GHG emissions to the extent that electricity sources on the grid would involve combustion of fuels. However, electricity consumption would be relatively minor, and operation of the proposed facility would not make a cumulatively considerable contribution to the effect of GHG emissions on the environment. A backup diesel generator would be operated exclusively for emergencies and for

routine maintenance checks, therefore the proposed wireless telecommunications facility would not significantly contribute to GHG emissions due to electricity, gasoline or diesel consumption.

Pursuant to the information provided in the previous two paragraphs; the proposed project would not result in:

- a) generation of GHS emissions, either directly or indirectly, that may have a significant impact on the environment, or
- b) improvements that would conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

**MITIGATION:** None required.

<b>I. HAZARDS &amp; HAZARDOUS MATERIALS</b>					
<b>WOULD THE PROJECT:</b>	<b>IMPACT</b>				<b>SOURCE</b>
	<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, 47
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"/>	3, 5, 47
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"/>	47
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, or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 4, 5, 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
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4, 17g

## **SETTING:**

The proposed project is not located at or adjacent to any hazardous sites. The project site is not listed on the County of Santa Clara Hazardous Waste and Substance Sites List, it is not located in the County Airport Land Use plan area and is not located in the Wildland Urban Interface Fire Area (WUI).

## **DISCUSSION:**

### **a, b, c, d, e, f, & g)—No Impact**

The proposed wireless telecommunications facility would not involve transport of hazardous materials or emit hazardous emissions. The project site is not located on a hazardous materials site and is approximately 8 miles from the nearest airport (San Jose Mineta International Airport). The site would conform to all requirements of the Santa Clara County Fire Department for emergency vehicle access. The proposed project is non-residential and would not involve the use or transportation of any hazardous materials. The only potential hazardous materials would be associated with the modestly sized 30kW diesel-fueled back-up generator and the storage of fuel. The presence of the sealed and secured vessel outside of any anticipated crash zone related to McKean Road, and being in the middle of a large area devoid of trees, and being approximately 350 feet from the nearest structure, lessens any potential hazards associated with the inclusion of the 30kW diesel back-up generator on the premises. The subject parcel is not located on a site designated as hazardous under Section 65962.5.

The project is located within an agricultural area and would not change the local roadway circulation pattern, access, or otherwise physically interfere with local roadways and / or emergency response plans. Access to the project site is from an existing public road and through a driveway. The development plans have been reviewed and conditionally approved by the Santa Clara County Fire Department. The proposed project would not impair or physically interfere with any emergency response or evacuation plans. Because the property is not within one-quarter mile of a school, and its location is outside of any airport Comprehensive Land Use Plan area, and because the parcel is not listed on the Hazardous Waste and Substance Sites List, it is not anticipated the proposed project will not create any impact by emitting hazardous substances within one-quarter mile of a school and therefore will not create a significant hazard to the public or the environment due to its listing as a hazardous materials site, or create a safety hazard, or excessive noise for people residing or working in the project area. As such, the proposed project would not result in:

- a) newly created significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials,
- b) newly created significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment,
- c) emission of hazardous substances or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school,
- d) location materials 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,

- e) a safety hazard, or excessive noise for people residing or working in the project area for any 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,
- f) impairing the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan, or
- g) exposure of people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires.

**MITIGATION:** None required.

<b>J. HYDROLOGY AND WATER QUALITY</b>						
<b>Would the project:</b>	<b>IMPACT</b>					<b>SOURCE</b>
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	34, 35, 36, 37, 38, 39
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 4
i) Result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17p
II) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 36
III) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
IV) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17p, 18d
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 18d
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 4, 17p

**SETTING:**

This parcel is near the center of the Almaden Valley floor, south-southeast of the City of San Jose. It is approximately 1,300 feet south of Calero Creek, and approximately 2,100 feet north of Alamos

Creek, with both creeks lying within corresponding County Liquefaction Hazard Zones. The proposed project is not located at or adjacent to any hazardous sites. The project site is not listed on the County of Santa Clara Hazardous Waste and Substance Sites List, it is not located within any County Airport Land Use Plan area, and is not located in the Wildland Urban Interface Fire Area (WUI). The proposed development site is not located within a FEMA Flood Zone. The proposed development consists of approximately 4,200 square feet of new impervious surface to accommodate the proposed driveway, parking area, and leasehold area. The parcel has an overall average slope between two (2) and three (3) percent. As shown on the “SOIL & EROSION CONTROL PLAN” page of the plans--prepared by PublicSafetyTowers Company and Tower Engineering Professionals, dated 7-24-24—the development will incorporate positive drainage, maintain a maximum of 5 percent slope, and incorporate side slopes for the compound and access driveway at 2:1.

## **DISCUSSION:**

### **a, b, c (i, ii, iii, iv), d & e)—No Impact**

The proposed project is a wireless telecommunications facility. Development of this infrastructure would have no impact on hydrology and / or water quality. No alteration of any stream, culvert, swale or streambed would occur pursuant to the construction of the wireless telecommunications facility. Grading for access will be virtually unnecessary and the foundation for the tower and equipment will incur virtually no grading work. The proposed project does not include the use of pollutants or hazardous materials that could harm water quality. Additionally, the property is not located within a FEMA flood zone, therefore, it is unlikely that pollutants from construction activities would be released due to flooding. Therefore, the project would not have any impact to hazardous materials or conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

As such, the development of the proposed project would not result in a violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The development of the project would also not result in a substantial decrease in groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No substantial alteration of the existing drainage pattern of the site or the surrounding area because of the project, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- i. Result in substantial erosion or siltation on- or off-site,
- ii. Substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on-site or offsite,
- iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
- iv. Impede or redirect flood flows,

The project also has no impact on flood hazards, tsunamis, or seiche zones, risk release of pollutants due to project inundation, nor conflicts with, or obstruct implementation of, a water quality control plan or sustainable groundwater management plan.

MITIGATION: None required.

K. LAND USE					
WOULD THE PROJECT:	IMPACT				SOURCE
	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"/>	3, 4
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7, 9

**SETTING:**

The proposed project includes the construction of a new wireless telecommunications facility which includes an 80-foot tower and associated ground-mounted equipment. Surrounding uses are predominantly agricultural and / or residential except for the subject parcel which is owned and operated by the Santa Clara Valley Horsemen’s Association for commercial horse and riding operations and the nearby Challenger School to the west of the subject parcel.

**DISCUSSION:**

**a & b)—No Impact**

Per the County’s Zoning Ordinance (Sections 2.10.040 and 4.10.400), wireless telecommunications facilities that are, “new wireless transmission facility, tower, equipment, or base station, including relocation of an existing facility” are classified as “New Facilities” and new facilities, “shall be subject to Architecture and Site Approval.”

The subject property’s general plan designation is Open Space Reserve, and its zoning designation is A-20Ac-sr. Per County General Plan Section U-LM 13, “Cities should not be expected to provide urban services, either directly or indirectly, to urban unincorporated areas unless through contractual arrangements or as part of improvements to area services or infrastructure that are of recognized benefit to both unincorporated and incorporated areas.”

County General Plan Section R-LU 46 states, “Allowable uses shall consist of agriculture and open space uses.” The proposed wireless telecommunications facility although is neither agriculture or open space, a relatively small footprint of the structures and screening of the ground-based equipment will minimize the visual effects of the ground-based improvements and the stealthing of the tower as a pine tree will minimize the visual effects of the tower and tower-mounted improvements.

County General Plan Section R-LU 47 states, “No commercial, industrial, or institutional uses shall be allowed.” However, this project involves a wireless telecommunications facility, which, although sponsored by a commercial venture (AT&T), is not strictly commercial, industrial or institutional, but is rather publicly accessed infrastructure that is vital to accessing emergency services via 911 helping to ensure the safety of residents in the area, members of general public using the County Parks’ Trail S6, and members of the public transiting by vehicle to gain access to South County from the southern

reaches of the City of San Jose as well as those using the various recreational opportunities of the immediate area (Calero Reservoir, Chesbro Reservoir, various designated open space areas, various creeks, and nearby golf courses).

Furthermore, General Plan Section R-LU 50 states, “For lands within the vicinity of the City of San Jose designated OSR [Open Space Reserve], joint studies should be conducted to define and resolve issues of mutual interest for the South Almaden Valley and nearby hillsides areas.” The safety of residents and visitors, and passers-by along the McKean Road corridor must surely be of mutual interest to all those involved, and, with lack of any such study having been performed since the adoption of the County’s General Plan, the proposed wireless telecommunications facility would not conflict with the County’s General Plan.

Additionally, General Plan Section R-LU 45 states, “Open Space Reserve (OSR) lands include rural unincorporated areas contiguous to a city Urban Service Area (USA) for which no permanent land use designation was applied pending future joint studies by affected jurisdictions of desired long-term land use patterns.” The ubiquity of cellular communications was not envisioned at the time of the County’s General Plan adoption; therefore, like the previous paragraph, the proposal for a wireless telecommunications facility on a parcel with the general plan designation of Open Space Reserve would not conflict with the purpose or spirit of the County’s General Plan.

Lastly, County General Plan Section SC 16.0 is specifically related to development in South County which is generally considered the area extending south from the Coyote Valley in the general vicinity of the intersection of US Highway 101 and Bailey Avenue. General Plan Section SC 16.0 is relevant to this project as the subject parcel has many aspects which are similar to the South County area; that is, open space areas, including the Almaden Valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, mountain areas beyond the foothills as well as large agricultural lots intermixed with large rural residential lots and large areas of open space and recreational areas. general Plan Section SC 16.0 states;

“The wide variety of open space areas in the [South] County should be preserved and maintained. Greenbelts should delineate and provide contrast to the urban areas of the [South] County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains.... A variety of methods should be used to retain open space and, at the same time, respect the needs and rights of property owners.”

The proposed wireless telecommunications facility has a relatively small footprint and the proposed screening of the ground-based equipment with the pine tree stealthing of the telecommunications tower would minimize the visual effects of the project and would be consistent with General Plan Section SC16.0. The proposed wireless telecommunications facility site plan, dated 7-24-24, shows a dedicated right-of-way for Trail S6. Trail S6, as categorized by the Santa Clara County Parks Department, is known as the West Valley Sub-Regional Trail (S6): an off-road trail for hiking, bicycling, and equestrian use, with a parallel on-street bike trail from Almaden Quicksilver County Park to the southern link of the Bay Area Ridge Trail (R5-E) (Alternative Highway 152 alignment). The aforementioned right-of-way will allow Santa Clara County Parks to implement the Countywide Trails Master Plan Map, dated December 2024, as it pertains to the subject portion of McKean Road.

As detailed above, the proposed project would not result in:

- a) a physical division of an established community,
- b) a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

**MITIGATION:** None required.

<b>L. MINERAL RESOURCES</b>					
<b>WOULD THE PROJECT:</b>	<b>IMPACT</b>				<b>SOURCE</b>
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 6, 44, 45
b) Result in the loss of availability of a locally-important mineral resource recovery site 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, 3, 6, 44

**SETTING:**

The proposed project involves the construction of a new wireless telecommunications facility which includes an 80-foot tower and associated ground-mounted equipment. Surrounding uses are predominantly agricultural and/or residential except for the subject parcel, which is owned and operated by the Santa Clara Valley Horsemen’s Association for commercial horse and riding operations and the nearby Challenger School to the west of the subject parcel.

**DISCUSSION:**

**a & b)—No Impact**

Due to the proposed use as a new low ground-disturbance wireless telecommunications facility project, and the lack of known valuable mineral resources within the proposed development area, the project would not result in:

- a) the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or
- b) the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

**MITIGATION:** None required.

<b>M. NOISE</b>					
<b>WOULD THE PROJECT RESULT IN:</b>	<b>IMPACT</b>				<b>SOURCE</b>
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	

a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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"/>	4, 6, 49
b)	Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 49
c)	For a project located within the vicinity of a private airstrip or an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport, 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"/>	3, 4, 5, 22a

**SETTING:**

The proposed project includes the construction of a new wireless telecommunications facility which includes an 80-foot tower and associated ground-mounted equipment. Surrounding uses are predominantly agricultural and / or residential except for the subject parcel which is owned and operated by the Santa Clara Valley Horsemen’s Association, which conducts commercial horse and riding operations, and the nearby Challenger School to the west of the subject parcel. Local ambient noise comes from the nearby residences and uses and traffic noise generated by vehicles traveling on McKean Road. The project is not located in an airport land use plan area.

**DISCUSSION:**

**a, b & c)—No Impact**

a) Construction of the proposed wireless telecommunications facility would temporarily elevate noise levels in the immediate project area due to the use of construction equipment. Construction noise could have a three-month or less temporary impact on the Santa Clara Valley Horsemen’s Association operations as well as nearby residents. Implementation of noise abatement measures and best management practices (BMPs) would reduce construction impacts to a temporary less-than-significant level. Generated noise levels must conform to the County Noise Ordinance. The temporary generated noise is not anticipated to exceed County Noise Ordinance standards. Noise impacts (including noise generated by construction-related traffic to and from the project site) are regulated by time-of-work restrictions and decibel maximums specified in the County Noise Ordinance. Thus, it is anticipated that short-term noise resulting from the construction would not present a significant impact to neighboring property owners or to members of the Santa Clara Valley Horsemen’s Association. Therefore, the proposed project would not create any permanent noise impacts.

b) Groundborne vibrations and groundborne noise may occur during construction of the foundation. The construction will only occur during times allowed under the County Noise Ordinance and will not exceed the limits outlined therein. Nevertheless, due to the use of construction equipment, it is anticipated that groundborne vibrations and associated groundborne noise resulting from that construction would occur over a projected three-months or less window of time. Due to the location of the proposed construction, being at least 350 feet from the nearest development, it is anticipated that any groundborne vibrations or noise will fully dissipate before reaching the nearest development, thereby having **no** impact on neighboring property owners or to members of the Santa Clara Valley Horsemen’s Association. Additionally, implementing County Noise Ordinance mandated abatement

measures and best management practices (BMPs) will further ensure that possible construction impacts will be essentially zero.

c) The property is not located within the vicinity of a private airstrip or an airport land use plan or, within two miles of a public airport, therefore there are no impacts (including no noise impacts) affecting people near any private airstrip or public or private airport operations.

**MITIGATION:** None required.

<b>N. POPULATION AND HOUSING</b>					
<b>WOULD THE PROJECT:</b>	<b>IMPACT</b>				<b>SOURCE</b>
	<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 unplanned population 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, 3, 4

**SETTING:**

The proposed project includes the construction of a new wireless telecommunications facility which includes an 80-foot tower and associated ground-mounted equipment. Surrounding uses are predominantly agricultural and / or residential except for the subject parcel which is owned and operated by the Santa Clara Valley Horsemen’s Association for commercial horse and riding operations and the nearby Challenger School to the west of the subject parcel.

**DISCUSSION:**

**a & b)—No Impact**

a) The proposed wireless telecommunications facility, being infrastructure, and in no way being considered housing, would not induce population growth or displace existing housing or people. Under the County of Santa Clara General Plan and Housing Element, any possible population growth induced by the development of a telecommunications facility within the Agriculture zoning district has already been planned and accounted for, thereby effectively eliminating the likelihood of any substantial new housing being located on this parcel or any nearby parcel under the jurisdiction of Santa Clara County due to the construction of the proposed telecommunications facility.

b) The County Zoning Ordinance requires the establishment of a new wireless telecommunications facility to be approved via securing an Architecture and Site Approval from the County Planning Office. McKean Road is a county-maintained road. The construction of a wireless telecommunications facility would not directly or indirectly require extensions of roads or other infrastructure. The parcel, being developed solely on a parcel owned and operated by the Santa Clara County Horsemen’s

Association, would not, be virtue of the addition of an unmanned wireless telecommunications facility on the parcel, displace existing housing or people, nor necessitate the construction of replacement housing elsewhere.

**MITIGATION:** None required.

O. PUBLIC SERVICES					
WOULD THE PROJECT:	IMPACT				SOURCE
	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 following public services:					
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 6, 7, 17g
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 17h
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, 6, 17h
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5

**SETTING:**

The proposed project includes the construction of a new wireless telecommunications facility which includes an 80-foot tower and associated ground-mounted equipment. Surrounding uses are predominantly agricultural and / or residential, including the subject parcel, which is owned and operated by the Santa Clara Valley Horsemen’s Association for commercial horse and riding operations.

The proposed wireless telecommunications facility would require minimal improvements for fire and / or police protection. These improvements would consist solely of CalFire / Santa Clara County Fire Department access and turnaround along with adequate paving of the new access road.

The project site is in the State Response Area (SRA) with CalFire (State Fire) as first responders for fire protection. The project site is in the Moderate Fire Hazard Severity Zone. Emergency calls would be dispatched through CalFire communications operators. The project is an unmanned wireless telecommunications facility; as such, there is no need for domestic water for the installation, therefore obviating the need for water tanks. There is, though, a water tank for the use of the Horsemen’s Association in immediate proximity to the proposed site; whether that tank remains post-construction, is outside of the scope of the proposed project.

**DISCUSSION:**

**a) —No Impact**

The proposed project is to establish a new wireless telecommunications facility; no commercial, industrial, or institutional uses are proposed. Because the proposed project is unmanned and has, on average, one maintenance visit per month, the proposed project would not result in substantial adverse physical impacts nor require new or physically altered governmental facilities. The proposed wireless telecommunications facility will not induce any increase in the overall neighborhood population and would not increase the need for additional fire or police protection in the area. Other public services, such as those provided by schools or parks, would not be impacted.

**MITIGATION:** None required.

P. RECREATION					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) 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, 3, 4, 5, 17h
b) 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, 17h

**SETTING:**

The proposed project includes the construction of a new wireless telecommunications facility, which includes an 80-foot tower and associated ground-mounted equipment. Surrounding uses are predominantly agricultural and/or residential, including the subject parcel, which is owned and operated by the Santa Clara Valley Horsemen’s Association for commercial horse and riding operations.

“The wide variety of open space areas in the [South] County should be preserved and maintained. Greenbelts should delineate and provide contrast to the urban areas of the [South] County cities. A system of city and regional parks should be linked by pedestrian ways, trails and streamside park chains.... A variety of methods should be used to retain open space and, at the same time, respect the needs and rights of property owners.” The proposed wireless telecommunications facility site plan, dated 7-24-24, shows a dedicated right-of-way for Trail S6. Trail S6, as categorized by the Santa Clara County Parks Department, is known as the West Valley Sub-Regional Trail (S6): an off-road trail for hiking, bicycling, and equestrian use, with a parallel on-street bike trail from Almaden Quicksilver County Park to the southern link of the Bay Area Ridge Trail (R5-E) (Alternative Highway 152 alignment). The aforementioned dedicated right-of-way will allow Santa Clara County Parks to implement the Countywide Trails Master Plan Map, dated December 2024, as it pertains to the subject portion of McKean Road.

**DISCUSSION:**

**a & b)—No Impact**

The proposed project is to establish a new wireless telecommunications facility. As an unmanned facility with a relatively small development footprint, there will be no:

- a) increased usage of existing neighborhood and regional parks or other recreational facilities, and
- b) need for additional recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

The proposed project would not involve either the use, or construction, of recreational facilities, nor cause a substantial physical deterioration of existing recreational facilities.

**MITIGATION:** None required.

Q. TRANSPORTATION					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 6, 7, 50, 51
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? <sup>1</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 6, 50, 51
c) Substantially increase hazards due to a geometric 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, 50, 51
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 48, 50, 51

**SETTING:**

The proposed project includes the construction of a new wireless telecommunications facility, which includes an 80-foot tower and associated ground-mounted equipment. Surrounding uses are predominantly agricultural and/or residential, except for the subject parcel, which is owned and operated by the Santa Clara Valley Horsemen’s Association for commercial horse and riding operations, and the nearby Challenger School to the west of the subject parcel.

Construction of the proposed telecommunications facility would involve a small number of construction vehicle trips related to the delivery of materials and workers visiting the site, with a projected construction timeframe typically less than three months. Recurring vehicle trips will be, on average, one visit per month for routine and emergency maintenance. The proposed project will comply with Santa Clara County Zoning Ordinance *Section 4.30.040—Parking Spaces Required—Nonresidential Uses* parking requirements, as the project includes one (1) off-street parking area

<sup>1</sup> The provisions of this section shall apply prospectively as described in section 15007.

sufficiently distant from McKean Road (approximately 150 feet). This area will provide an off-street location which will be sufficient to accommodate necessary staging for construction and construction materials, equipment, and vehicles on-site, removing the need for road closures.

In summary, the proposed project, consisting of a wireless telecommunications facility, would typically, on average, generate one (1) visit per month—with the exception of emergency maintenance situations. As such, according to the Santa Clara Valley Transportation Authority Transportation Impact Analysis Guidelines, a transportation impact analysis is not required to be performed for projects that would generate fewer than 100 net new weekday (AM or PM peak hour) or weekend peak hour trips, including both inbound and outbound trips. The project was reviewed and conditionally approved by the Santa Clara County Fire Department and reviewed and approved by CalFire. Both reviews ensure the project, as proposed, would meet County and State requirements related to adequate fire safety access.

**DISCUSSION:**

**a, b, c, & d)—No Impact**

The proposed project is to establish a new wireless telecommunications facility. As an unmanned facility, there will be no:

- a) conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities,
- b) conflict or inconsistency with CEQA Guidelines Section 15064.3, subdivision (b),
- c) substantial increase in hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment),
- d) result in inadequate emergency access.

**MITIGATION:** None required.

R. TRIBAL CULTURAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	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 tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 52

5020.1(k), or

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

41, 42, 52

## SETTING:

The proposed project includes the construction of a new wireless telecommunications facility which includes an 80-foot tower and associated ground-mounted equipment on a parcel with development on site within the unincorporated area of the County of Santa Clara.

### Background of Santa Clara County:

The earliest recorded inhabitants of the region that would become Santa Clara County were the Ohlone, a Native American group with roots in the region dating back at least a millennium prior to Spanish colonization of California in the 1700s. Spanish settler colonists established the first mission in Santa Clara and the first pueblo in San Jose during the eighteenth century. For a brief period from the 1820s to the 1840s, the region was controlled by Mexico after winning independence from Spain. As a result of the Mexican American War, California was admitted to the Union in 1850. Santa Clara County was established via statehood and was one of California's original twenty-seven counties. The county derives its name from the mission, originally including parts of Alameda County. Cattle and sheep ranchers transitioned to cultivating hay and grain in the years from 1850 to 1870. Mercury mining and viticulture flourished in the mid to late eighteenth century. The advent of railroad access at this time saw a real estate boom in the region. Grain fields and vineyards began to be displaced by orchards after 1870, and the Santa Clara Valley became the world's leading producer of processed dried fruit and canned fruit. By the end of the nineteenth century, wealthy San Francisco elites began buying farms and summer homes in the area. Until World War II, the county remained relatively pastoral; however, war-related industries brought a population boom to the area. Subsequently, a concentration of electronics firms developed in the area, fueling a dramatic population influx. Today, much of the Santa Clara Valley has been developed with mass-produced housing.

A search of the California Historical Resources Information System's (CHRIS) database was completed by the Northwest Information Center on January 12, 2023. The file search of the one-half mile radius found zero (0) historic properties listed or eligible for the NRHP within the visual or direct Areas of Potential Effect (APE). The file search found six (6) previously recorded cultural resources within the 0.5-mile visual APE and none (0) within the direct APE. Forty-two (42) previous cultural resource surveys have been conducted within the 0.5-mile visual APE, twenty (20) of which overlapped with the proposed project's direct APE. This document is being submitted in compliance with the Federal Communications Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (FCC 2004).

The County Planning Office sent a separate referral to the Northwest Information Center on September 19, 2023, and a response was received on October 17, 2023. The following are the results of their review:

- a) Study #5251 (Cartier et al. 1979) and Study # 39009 (Hill et al. 2006) included all or parts of the proposed project area in their maps. However, the reports are unclear as to whether the researchers surveyed the proposed area a field study by a qualified professional archaeologist was recommended prior to the commencement of project activities.

A site-specific Archaeology and Visual Assessment Report was prepared by SOI Qualified Archaeologist Garrett Johnson of Tower Engineering Professionals and dated February 14, 2024 for this project. The assessment included research and file search by the Northwest Information Center along with an archaeological investigation. The Assessment Report included research done by TEP's William Turner, SOI Qualified Archaeologist, who requested a file search on November 9, 2022, of the California Historical Resources Information System (CHRIS) Database. As detailed above the search identified zero (0) historic properties within either the direct or visual APEs and six (6) previously recorded cultural resources within the one-half mile visual APE, and zero (0) previously recorded cultural resources within the direct APE. Forty-two (42) previous cultural resource surveys were conducted within 0.5-mi of the project area, twenty (20) of which overlap with the direct APE of the proposed tower project. The archaeological investigation was conducted on January 18, 2024, and found that there are no historic properties in the APE. The ultimate results of the assessment report was that no effect on any historic properties, as no historic properties were identified in the APE.

#### **DISCUSSION:**

a)—No Impact – Given the location of the project on land that has been developed for equestrian uses and or possibly has been used for agricultural purposes in the past, and the results of Study #5251 (Cartier et al. 1979) and Study # 39009 (Hill et al. 2006), the proposed project should have no impact upon any archaeological resources within the area. However, County standard conditions of approval require that if a concentration of artifacts is encountered during earth disturbing activities, work should cease in that area and a qualified archaeologist should be notified and an evaluation performed. If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and/or prehistoric, the Native American Heritage Commission should be contacted by the Coroner so that a “Most Likely Descendant” can be designated.

The proposed project is to establish a new wireless telecommunications facility. The development of this unmanned facility will not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public

Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

**MITIGATION:** None required.

<b>S. UTILITIES AND SERVICE SYSTEMS</b>					
<b>WOULD THE PROJECT:</b>	<b>IMPACT</b>				<b>SOURCE</b>
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 6, 7
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 6, 7
c) 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, 6
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 6
e) Be in non-compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 5, 6

**SETTING:**

The proposed project includes the construction of a new wireless telecommunications facility which includes an 80-foot tower and associated ground-mounted equipment.

**DISCUSSION:**

**a, b, c, d, & e)—No Impact**

The proposed wireless telecommunications facility would not require wastewater treatment or additional water supply. Construction at the proposed site would involve minimal amounts of debris that would need to be removed and disposed of at a county-approved site. Existing landfill capacity at several sites within Santa Clara County would be sufficient to accommodate any debris that needs to be disposed of.

As a standard condition of approval, the applicant must submit a completed Hazardous Materials Clearance Form (available at [www.EHinfo.org/hazmat](http://www.EHinfo.org/hazmat)) to the Hazardous Materials Compliance Division of the Department of Environmental Health at 1555 Berger Drive, Suite 300, San Jose, CA

95112. Complying with Hazardous Materials Compliance Division requirements will ensure there is no impact on the above items d) and e).

The proposed project is to establish a new wireless telecommunications facility. The development of this unmanned facility will not:

- a) require, or result in, the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects,
- b) preclude the existence of sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years,
- c) result in a determination by the wastewater treatment provider that serves, or may serve, the project that inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments,
- d) generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and,
- e) result in any non-compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

**MITIGATION:** None required.

<b>T. WILDFIRE</b>					
	<b>IMPACT</b>				<b>SOURCE</b>
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
<b>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 6, 7, 48, 53, 54
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 6, 7, 53, 54
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 4, 5, 17g, 53, 54
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 53, 54

**SETTING:**

The proposed project includes construction of a new wireless telecommunications facility which includes an 80-foot tower and associated ground-mounted equipment.

The project site is in the State Response Area (SRA) with CalFire (State Fire) as first responders for fire protection. The project site is in the Moderate Fire Hazard Severity Zone. Emergency calls would be dispatched through CalFire communications operators. The proposed development area is flat, with an average slope of between 2 and 3 percent. The entire property is presently devoid of agricultural activities and has no tree cover on the eastern half of the parcel (the proposed half of the parcel where the desired wireless telecommunications facility will be located). The proposed project includes all components being constructed with metal and nothing constructed with wood or other combustible materials. The only potential hazardous materials would be associated with the modestly sized 30kW diesel back-up generator. The presence of the sealed and secured vessel outside of any anticipated crash zone related to McKean Road and being in the middle of a large area devoid of trees, and being approximately 350 feet from the nearest structure, lessens any danger associated with the inclusion of the 30kW diesel back-up generator on the premises.

**DISCUSSION:**

**a, b, c, & d)—No Impact**

The project was reviewed and conditionally approved by the Santa Clara County Fire Department and reviewed and approved by CalFire. Both reviews ensure the project, as proposed, would meet County and State requirements related to adequate fire safety access.

The proposed wireless telecommunications facility would not generate substantial new traffic, impair existing transportation facilities, or result in inadequate emergency access. The proposed wireless telecommunications facility is conditionally approved in accordance with the Santa Clara Santa Clara County Fire Department and approved by CalFire.

The project includes adequate fire safety access and emergency evacuation, as such the project will not:

- a) substantially impair an adopted emergency response plan or emergency evacuation plan,
- b) exacerbate wildfire risks due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire,
- c) require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, and
- d) expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

**MITIGATION:** None required.

U. MANDATORY FINDING OF SIGNIFICANCE		
	IMPACT	SOURCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Have the potential to substantially 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, substantially 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) 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 type="checkbox"/>	<input checked="" type="checkbox"/>	1 to 53
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 to 53

**DISCUSSION:**

**a, b & c)—No Impact**

a) The project does not have the potential to substantially 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, substantially 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. As noted in the Biological Resources section of this Initial Study, the California Tiger Salamander is the only endangered or threatened species that MAY exist on the subject parcel. However, the project has an unlikely chance of having a substantial adverse effect on the California Tiger Salamander population or any other 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, either directly or through habitat modifications. Noting that, if before, during, or after construction of the wireless telecommunications facility, a California Tiger Salamander is encountered, that unlikely occurrence will be appropriately identified and monitored. In this unlikely scenario, monitoring measures would be based on a biological assessment prepared by a qualified biologist and paid for by the applicant. Doing so will ensure proper measures are incorporated, which will ensure minimal harm to the California Tiger Salamander habitat and the California Tiger Salamander species itself. Additionally, if through additional review and / or due to construction activities an occurrence of a California Tiger Salamander is noted, SCVHP fees and conditions MAY be necessary (as incorporated into the conditions of approval of the County Planning Office Architecture and Site Approval process). The California Tiger Salamander is considered both Federally Threatened (FT) and California Threatened (CT). The species breeds in stagnant pools with continuous inundation for a minimum of three months, which may include vernal pools and stock ponds of central California; adults aestivate in grassland habitats adjacent to the breeding sites. The species is considered "possibly existent," but unlikely to occur, at the proposed project site. However, suitable upland and breeding habitats for the California Tiger Salamander appears absent from the site as well as the immediate vicinity. Because of the

unlikely event of an occurrence of the species on the project site, there is no anticipated impact on California Tiger Salamander habitat or the California Tiger Salamander species itself.

b) The addition of a telecommunication facility to the McKean Road area will not induce any additional development that could have impacts to the environment 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).

c) The project would not induce any potential permanent environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. As described in the Noise Section of this initial study, the proposed project would have no permanent environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. The project will not:

a) have impacts to the environment 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).

Specifically, construction of the proposed wireless telecommunications facility, occurring exclusively during normal business hours would ONLY temporarily elevate noise levels in the immediate project area due to the use of construction equipment, and b) it is anticipated that short-term groundborne vibrations and associated groundborne noise resulting from the construction could TEMPORARILY elevate groundborne vibrations and groundborne noise due to the use of construction equipment. Additionally, because the proposed construction is at least 350 feet from the nearest structure, the short-term noise and short-term vibrations would not present a significant impact to neighboring property owners or to members of the Santa Clara Valley Horsemen’s Association. The construction noise and groundborne vibrations and groundborne noise will occur no longer than the anticipated construction time of approximately three (3) months. During this time, the implementation of County Noise Ordinance mandated abatement measures and best management practices (BMPs) will reduce potential construction impacts.

## Initial Study Source List\*

1. Environmental Information Form  
<https://plandev.santaclaracounty.gov/codes-and-policies/environmental-review/california-environmental-quality-act-ceqa/ceqa-procedures>
2. Field Inspection
3. Project Plans
4. Working knowledge of site and conditions
5. Experience with other Projects of This Size and Nature
6. County Expert Sources:
  - Geologist  
<https://plandev.santaclaracounty.gov/services/development-services/land-development-engineering/hazards/geologic-hazard-review>
  - Fire Marshal  
<https://plandev.santaclaracounty.gov/services/development-services/fire-marshals-office>
  - Roads & Airports  
<https://roads.santaclaracounty.gov/home>
  - Environmental Health  
<https://deh.santaclaracounty.gov/home>
  - Land Development Engineering  
<https://plandev.santaclaracounty.gov/services/development-services/land-development-engineering>
  - Parks & Recreation  
<https://parks.santaclaracounty.gov/home>
  - Zoning Administration, Comprehensive Planning,
7. Agency Sources:
  - Santa Clara Valley Water District  
<https://www.valleywater.org/>
  - Santa Clara Valley Transportation Authority  
<http://www.vta.org/>
  - Midpeninsula Regional Open Space District  
<https://openspace.org/>
  - U.S. Fish & Wildlife Service  
<https://www.fws.gov/>
  - CA Dept. of Fish & Game  
<https://www.wildlife.ca.gov/>
  - Caltrans  
<https://dot.ca.gov/>
  - U.S. Army Corps of Engineers  
<https://www.usace.army.mil/>
  - Regional Water Quality Control Board  
<https://www.waterboards.ca.gov/>
  - Public Works Depts. of individual cities
8. Planning Depts. of individual cities:
  - Santa Clara County (SCC) General Plan  
<https://www.sccgov.org/sites/dpd/PlansOrdinance/GeneralPlan/GP/Pages/GP.aspx>
  - The South County Joint Area Plan  
[https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP\\_Book\\_B.pdf](https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf)
9. SCC Zoning Regulations (Ordinance)  
<https://plandev.santaclaracounty.gov/codes-and-policies/zoning-ordinance>
10. County Grading Ordinance  
[https://library.municode.com/ca/santa\\_clara\\_county/codes/code\\_of\\_ordinances?nodeId=TITCCODE\\_LAUS\\_DIVC12SULADE\\_CHIIIGRDR#TOPTITLE](https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODE_LAUS_DIVC12SULADE_CHIIIGRDR#TOPTITLE)
11. SCC Guidelines for Architecture and Site Approval  
<https://plandev.santaclaracounty.gov/services/planning-services/policies-and-guidelines>
12. SCC Development Guidelines for Design Review  
<https://plandev.santaclaracounty.gov/services/planning-services/policies-and-guidelines>
13. County Standards and Policies Manual (Vol. I - Land Development)  
<https://plandev.santaclaracounty.gov/codes-and-policies/land-development-engineering/land-development-standards-and-policies>
14. Table 18-1-B of the Uniform Building Code (expansive soil regulations) [1994 version]  
[http://digitalassets.lib.berkeley.edu/UBC/UBC\\_1994\\_v2.pdf](http://digitalassets.lib.berkeley.edu/UBC/UBC_1994_v2.pdf)
15. SCC 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. USFWS Critical Habitat & Riparian Habitat
  - c. Geologic Hazards
  - d. Archaeological Resources
  - e. Water Resources
  - f. Viewshed and Scenic Roads
  - g. Fire Hazard
  - h. Parks, Public Open Space, and Trails
  - i. Heritage Resources - Trees
  - j. Topography, Contours, Average Slope
  - k. Soils
  - l. HCP Data (habitat models, land use coverage, etc)
  - m. Air photos
  - n. USGS Topographic
  - o. Dept. of Fish & Game, Natural Diversity Data
  - p. FEMA Flood Zones
  - q. Williamson Act
  - r. Farmland monitoring program
  - s. Traffic Analysis Zones
  - t. Base Map Overlays & Textual Reports (GIS)
18. Paper Maps
  - a. SCC Zoning

## Initial Study Source List\*

- b. Barclay's Santa Clara County Locaide 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. 2025 CEQA Statute Guidelines [Current Edition]

[https://www.califaep.org/docs/CEQA\\_Handbook\\_2025combined.pdf](https://www.califaep.org/docs/CEQA_Handbook_2025combined.pdf)

#### Area Specific: San Martin, Stanford, and Other Areas

##### San Martin

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

<https://plandev.santaclaracounty.gov/codes-and-policies/zoning-ordinance/san-martin-planning-area>

#### 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)

<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

#### 21b. Stanford Protocol and Land Use Policy Agreement

<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

##### Other Areas

#### 22a. South County Airport Comprehensive Land Use Plan and Mineta San Jose International Airport Airport Land Use Compatibility Plan

[https://stgenpln.blob.core.windows.net/document/ALUC\\_SJC\\_ALUCP.pdf](https://stgenpln.blob.core.windows.net/document/ALUC_SJC_ALUCP.pdf)

#### 22b. Los Gatos Hillside Specific Area Plan

<https://www.losgatosca.gov/1146/Los-Gatos-Hillside-Specific-Plan>

#### 22c. County Lexington Basin Ordinance Relating to Sewage Disposal

[https://files.santaclaracounty.gov/exjcpb1761/migrated/LU\\_OWTS\\_FAQS.pdf?VersionId=QXOkv8wfSCA.yJgYuOZJfELut65VQmNO#:~:text=The%20new%20ordinance%20eliminates%20the,be%20implemented%20for%20alternative%20systems.](https://files.santaclaracounty.gov/exjcpb1761/migrated/LU_OWTS_FAQS.pdf?VersionId=QXOkv8wfSCA.yJgYuOZJfELut65VQmNO#:~:text=The%20new%20ordinance%20eliminates%20the,be%20implemented%20for%20alternative%20systems.)

#### 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 Valley Water Resources Protection Collaborative, August 2005 – Revised July 2006.

<https://www.valleywater.org/contractors/doing-business-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams>

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

#### 22f. Monterey Highway Use Permit Area

[https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin\\_GeneralPlanInformation.pdf](https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_GeneralPlanInformation.pdf)

##### 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"

<https://www.conservation.ca.gov/dlrp/Documents/TOC%20and%20Intro.pdf>

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

#### 28. Williamson Act Ordinance and Guidelines (current version)

<https://cob.santaclaracounty.gov/williamson-act-and-fsz/forms-and-information>

##### Air Quality

#### 29. BAAQMD Clean Air Plan

[http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a\\_proposed-final-cap-vol-1-pdf.pdf?la=en](http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_proposed-final-cap-vol-1-pdf.pdf?la=en)

#### 30. BAAQMD CEQA Air Quality Guidelines (2022)-

<https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>

#### 31. BAAQMD Annual Summary of Contaminant Excesses & BAAQMD, "Air Quality & Urban Development - Guidelines for Assessing Impacts of Projects & Plans" [current version]

##### Biological Resources/ Water Quality & Hydrological Resources/

# Initial Study Source List\*

## Utilities & Service Systems"

32. Site-Specific Biological Report
33. Santa Clara County Tree Preservation Ordinance  
[https://library.municode.com/ca/santa\\_clara\\_county/codes/code\\_of\\_ordinances?nodeId=TITCCODELAUS\\_DIVC16TRPRRE](https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_DIVC16TRPRRE)
- Section C16, Santa Clara County Guide to Evaluating Oak Woodlands Impacts  
[https://www.sccgov.org/sites/dpd/DocsForms/Documents/Oakwoodlands\\_Guide.pdf](https://www.sccgov.org/sites/dpd/DocsForms/Documents/Oakwoodlands_Guide.pdf)
- Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications  
[https://stgenpln.blob.core.windows.net/document/Brochure\\_TreePreservation.pdf](https://stgenpln.blob.core.windows.net/document/Brochure_TreePreservation.pdf)
34. Clean Water Act, Section 404  
<https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>
35. Santa Clara Valley Water District – GIS Data:  
<https://www.valleywater.org/learning-center/watersheds-of-santa-clara-valley>
36. CA Regional Water Quality Control Board, Water Quality Control Plan, San Francisco Bay Region [1995]
37. Santa Clara Valley Water District, Private Well Water Testing Program [12-98]
38. SCC Nonpoint Source Pollution Control Program, Urban Runoff Management Plan [1997]
39. County Environmental Health / Septic Tank Sewage Disposal System - Bulletin "A"
40. County Environmental Health Department Tests and Reports

## Archaeological Resources

41. Northwest Information Center, Sonoma State University
42. Site Specific Archaeological Reconnaissance Report

## Geological Resources

## **43. Site Specific Geologic Report**

44. California Geological Survey, Special Publication #42
45. State Division of Mines and Geology, Special Report #146  
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]

## Noise

49. County Noise Ordinance  
[https://library.municode.com/ca/santa\\_clara\\_county/codes/code\\_of\\_ordinances?nodeId=TITBRE\\_DIVB11ENHE\\_CHVIIIICONOVI](https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITBRE_DIVB11ENHE_CHVIIIICONOVI)

## Transportation/Traffic

50. Official County Road Book
51. **Site-specific Traffic Impact Analysis Report**

## Tribal Cultural Resources

52. Office of Planning and Research. 2017. Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA

## Wildfire

53. Office of Planning and Research. 2020. Fire Hazard Planning Technical Advisory
54. Office of the Attorney General. 2022. Best Practices for Analyzing and Mitigating Wildfire Impacts of Development Projects Under the California Environmental Quality Act

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\*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 indicates a potential environmental impact.

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