

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN21-141	Date: May 22, 2026
Project Type:	Building Site Approval and Grading Approval for a new single-family residence and related improvements.	APN(s): 558-41-033
Project Location / Address:	0 State Highway 17, Los Gatos	GP Designation: Hillside
Owner's Name:	Bill Chiocchi	Zoning: HS-sr
Applicant's Name:	Bill Chiocchi	Urban Service Area: None
Project Description		
<p>The subject application includes Building Site Approval and Grading Approval to construct a single-family residence and related improvements on a 12.8-acre parcel (APN 558-41-033). The subject property is zoned hillside within the scenic road combining district (HS-sr) and has a General Plan designation of Hillside. The project site has a hilly, heavily wooded terrain of Oak Woodland (PRC §21083.4), with a limited building envelope due to geologic hazards, located east of Highway 17 and west of Lexington Reservoir. The parcel is surrounded by other heavily forested and sloped parcels that consist of low density single-family homes, an elementary school, water reservoir, and open space, which are all within unincorporated Santa Clara County. The applicant proposes to construct a single-family residence with an attached garage, new driveway with a fire truck turnaround, related drainage improvements, on-site wastewater treatment system, and water tanks and hydrant for fire safety (refer to Attachment A). The stormwater control measures will mitigate the projected drainage flows so as to not exceed the existing peak levels. In addition, the project will include stormwater treatment measures designed to reduce and mitigate pollutants in stormwater run-off generated because of the project.</p> <p>The total estimated grading quantities for all improvements is 920 cubic yards of cut and 191 cubic yards of fill. Domestic water is proposed to be provided by the San José Water Company, and an on-site wastewater treatment system must be installed. Retaining walls of up to 4 feet in elevation are proposed along the driveway and fire truck turnaround. No tree removal is proposed as a part of this project.</p>		

Environmental Setting and Surrounding Land Uses

The proposed building site is located within the rural unincorporated area of Santa Clara County, adjacent to Highway 17, within the Santa Cruz Mountains near the Lexington Reservoir. The access is located directly on Old Santa Cruz Highway.

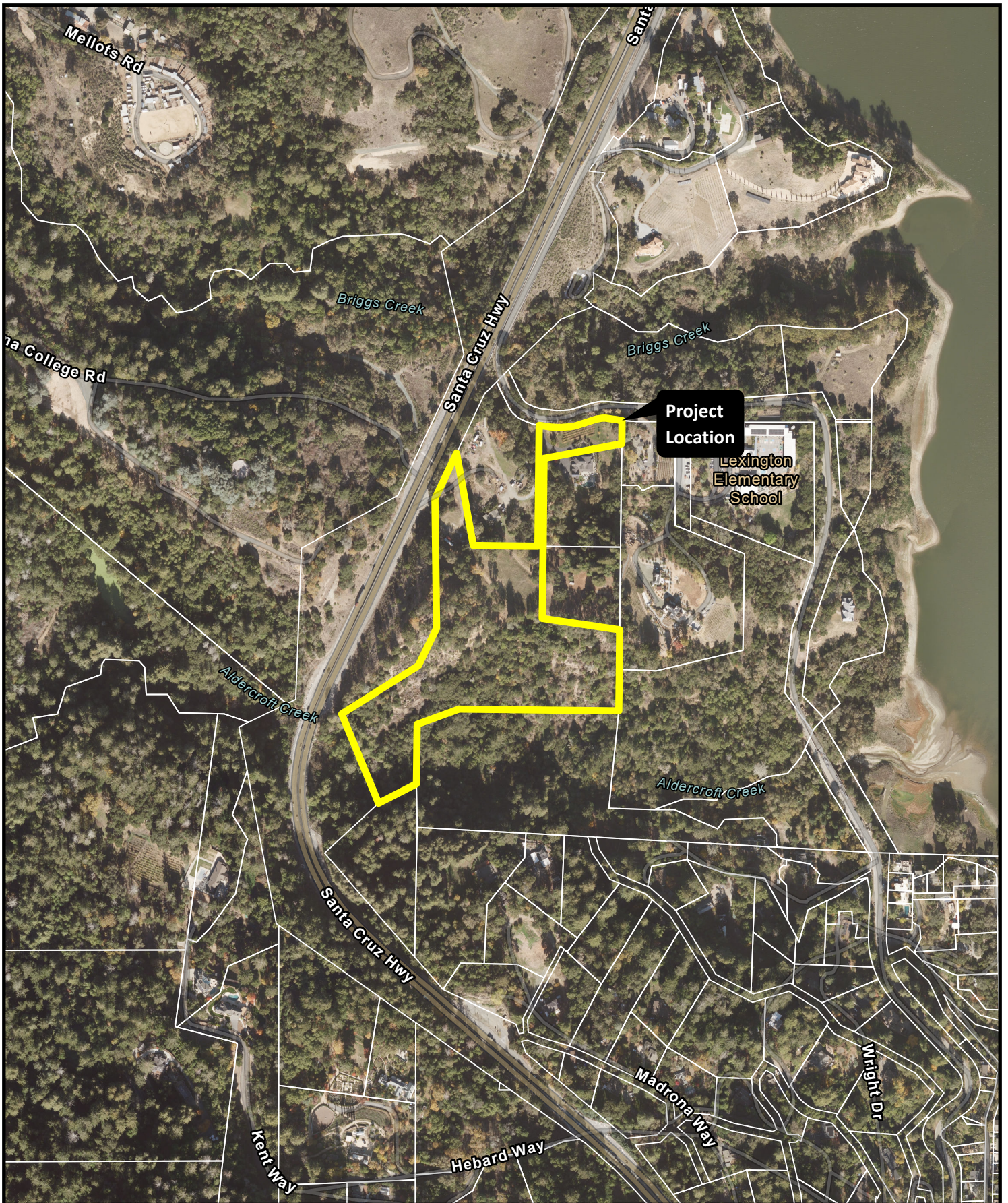
The entire project area is heavily forested. The subject property has a General Plan designation of Hillside, a resource conservation district intended to protect the natural environment and limit development in areas with a high risk of natural disasters, such as wildfires and geological hazards. According to the County of Santa Clara Geographic Information System (GIS) data, the property has an average slope of 34.5% and includes coastal Oak Woodlands. Aldercroft Creek runs through the southern portion of the property. The property is located approximately 400 feet west of the Lexington Reservoir. Surrounding land uses include open space, Lexington Elementary School, and low-density single-family homes on similarly sized lots.

There are no current records of special-status species on the parcel in the California Natural Diversity Database (CNDDB), although in the early 20th century there were sightings of California giant salamander and Zayante band-winged grasshopper in the area. A biological report prepared by Biotic Resources Group on December 20, 2021 (refer to Attachment B) confirmed the existence of mixed oak woodland on the property as well as the San Francisco dusky-footed woodrat, and the possibility of California giant salamander, Santa Cruz black salamander, white-tailed kite, olive-sided flycatcher, pallid bat, and western red bat. Additional species were found to be absent or unlikely to occur.

The property is located within the wildland/urban interface (WUI), Board of Forestry and Fire Protection identified state responsibility area (SRA), County fault rupture hazard zone, State fault hazard zone, County landslide hazard zone, State seismic hazard zone, and Federal Emergency Management Agency (FEMA) flood zone D. The property is currently classified as partially within a high fire hazard severity zone and very high fire hazard severity zone.

Other agencies sent a copy of this document:

Santa Clara Valley Water District; California Department of Fish and Wildlife; California Department of Forestry and Fire Protection; California Native American Heritage Commission; Caltrans; California Regional Water Quality Control Board



Location and Vicinity Map

Record No. PLN21-141
 APN 55841033
 STATE HWY 17 LOS GATOS

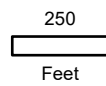


Figure 1: Vicinity Map

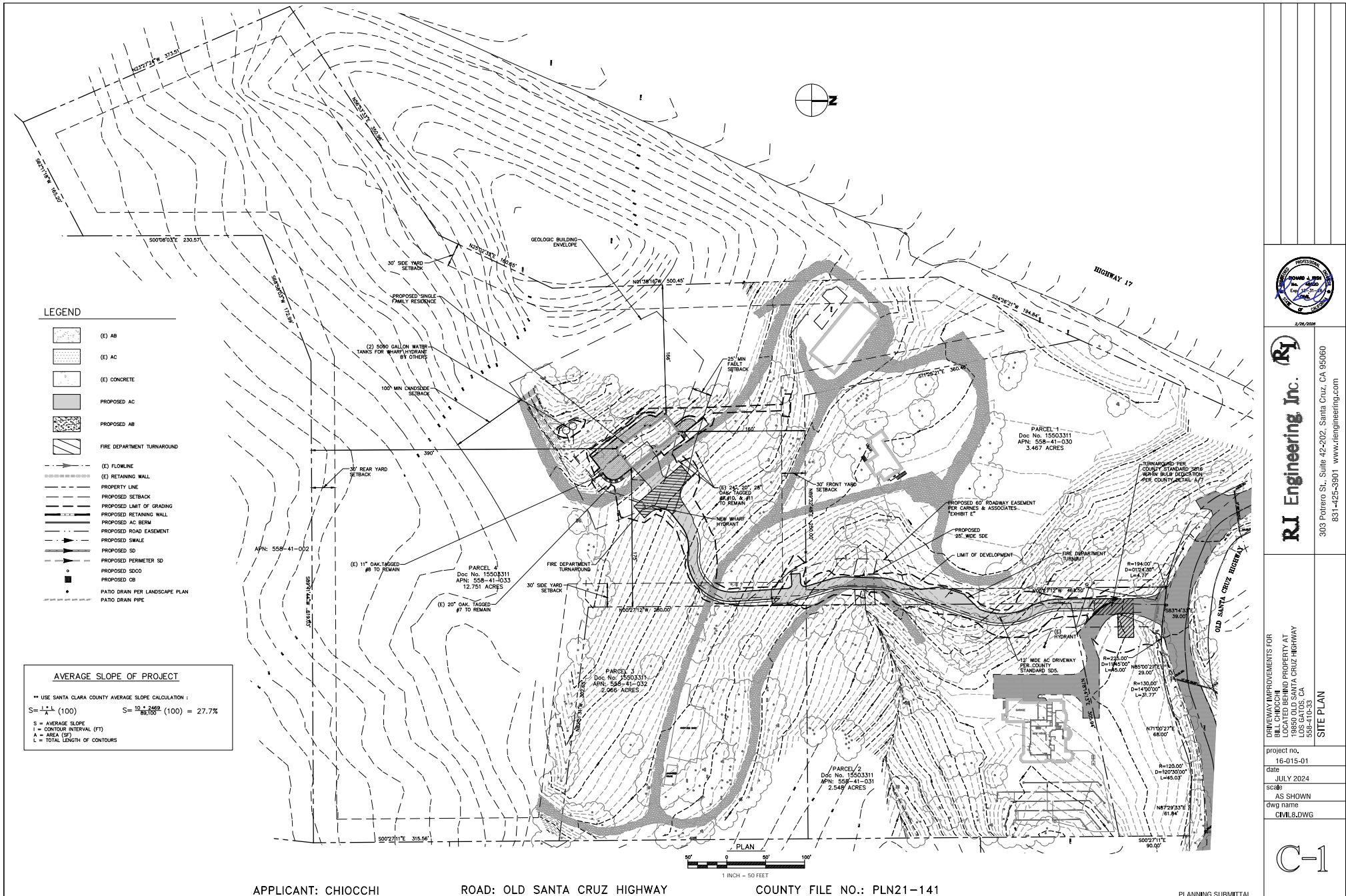


Figure 2: Site Plan



RJ Engineering Inc.
 303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
 831-425-5901 www.rjengineering.com

SITE PLAN

DRIVEWAY IMPROVEMENTS FOR
 BILL CHIOCCHI
 LOCATED BEHIND PROPERTY AT
 5850 OLD SANTA CRUZ HIGHWAY
 SAN JOSE, CALIFORNIA
 585-4105-33

project no. 16-015-01
 date JULY 2024
 scale AS SHOWN
 dwg name CIVIL8.DWG



PLANNING SUBMITTAL

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:

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resource | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> 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 _____
DocuSigned by:
 David Horwitz
 7066FCE5977A4A3...

5/21/2026

Date

David Horwitz, Associate 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>	<u>No Impact</u>	
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	3, 4

SETTING:

The property is located in the Hillside zoning district with a Scenic Road combining district in the Santa Cruz Mountains of western Santa Clara County. The property is adjacent to Highway 17, a County-designated scenic road. According to County GIS, the development area has demonstrably low visibility from the Valley Floor. The development area has an average slope of 27.7%. Given the location of the road and the varying topography and dense tree cover (oak woodland and redwood forest) of the Santa Cruz Mountains, the development area is not visible from Highway 17.

DISCUSSION:

b & c) No Impact – The subject property is adjacent to Highway 17, a County-designated scenic road. The proposed development area is not visible from Highway 17 because the site topography and on-site tree cover effectively screen it from view. The proposed project does not involve any tree removal, and would not substantially damage scenic resources including but not limited to trees, rock outcroppings, and historic buildings, along a designated scenic highway, because the subject property does not contain scenic rock outcroppings or historic buildings. As such, the project has no impact on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, along a designated scenic highway.

The subject property is in a non-urbanized area. The proposed project is not visible from any public view experienced from a publicly accessible vantage point, and therefore does not substantially degrade the existing visual character or quality of public views of the site and its surroundings.

a & d) Less Than Significant Impact – The subject property is within a County Scenic Road combining district due to its adjacency to Highway 17, which is a designated scenic road. The County Scenic Road Ordinance subjects projects within 100 feet of a Scenic Road right-of-way to the Design Review permit process, the intent of which is to protect the visual character of the scenic road. The

proposed single-family residential development is 166 feet from the scenic road right-of-way. As such, the project is not subject to Design Review. Furthermore, given the proposed development location, site topography, and dense tree cover, the proposed development is not visible from Highway 17.

Similarly, according to County GIS, the development area has demonstrably low visibility from the Valley Floor, which is located approximately three miles north of the project site. The proposed development is located below a ridgeline and is surrounded by oak trees. The foundation for the residence is designed to be cut into the hillside to minimize the structure's visibility. For all these reasons, the project has a less than significant impact on scenic vistas.

New sources of light and glare are limited to the single-family residential development. Given the limited nature of residential outdoor lighting (e.g., illumination of pathways and doors), and the fact that light sources are similar to that of other single-family residences in the vicinity, the proposed project does not create a new source of light or glare impacting day or nighttime views in the area. As such, the project has a less than significant impact of substantial light or glare adversely affecting day or nighttime views in the area.

MITIGATION: No mitigation is 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 Natural 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, 21a
c) Conflict with an existing Williamson Act Contract or the County's Williamson Act Ordinance (Section C13 of County Ordinance Code)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 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, 32
e) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17, 32
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 property has a General Plan designation of Hillside and is zoned for Hillside with a Scenic Road combining district. According to County GIS, the property consists of non-prime farmland soils and is not encumbered by a Williamson Act Contract. The property meets the definition of "forest land" (PRC 12220 (g)) as it can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and the County Zoning Ordinance allows for it to be used for timber harvesting pursuant to a Use Permit (Section 2.20.020, Table 2.20-2). However, the property is not currently used for management of forest resources. The property also contains mapped oak woodland. Surrounding land uses are predominantly non-agricultural, with most surrounding properties containing single-family residential development. Other surrounding land uses include a school (Lexington Elementary School is roughly 700 feet northeast of the project site) and open space (Midpeninsula Open Space land) is 600 feet northwest of the project site.

DISCUSSION:

a, b, c, d, & f) No Impact. The 2020 Farmland Mapping and Monitoring Program maps 'Other Land' on the subject property. Because the property does not contain 'Prime Farmland', 'Unique Farmland', or 'Farmland of Statewide Importance', the proposed project has no impact on those farmland types.

The property is not encumbered by a Williamson Act contract, and therefore the proposed project does not conflict with Williamson Act Guidelines or the County Williamson Act Ordinance.

The property is zoned for hillsides, not agriculture, nor are the surrounding properties. Therefore, the project does not conflict with existing zoning for agricultural uses. Similarly, the property is not zoned for forest land, and therefore the proposed project does not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

The proposed project does not involve any 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.

e) Less Than Significant Impact – California PRC Code Section 12220 (g) defines “forest land” as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The subject property is currently vacant and is not operated for forest resource management. Additionally, no tree removal is proposed as a part of this project. As such, the project does not result in the loss of forest land, nor does it convert forest land to a non-forest land use.

MITIGATION: No mitigation is required.

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	
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 29, 30
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 checked="" type="checkbox"/>	<input type="checkbox"/>	5, 29, 30
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	5, 29, 30

SETTING:

The subject property is located on Old Santa Cruz Highway in unincorporated Los Gatos. The closest freeway or expressway is Highway 17, which is immediately adjacent to the subject property. Surrounding land uses include open space, Lexington Elementary School, and low-density single-family homes on similarly sized lots. The project is located within the San Francisco Bay Area Air Quality Management District (BAAQMD), which regulates air pollutants, including those that may be generated by construction and operation of development projects. These so-called criteria pollutants include reactive organic gases, carbon monoxide, and particulate matter. 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, etc.).

DISCUSSION:

a, b, c, & d) Less Than Significant. The operational criteria pollutant screening size for single-family residential projects established by BAAQMD is 421 units. The proposed development of a single-family residence and ADU would require grading and construction activities. Operations would generate emissions from vehicle trips. However, emissions generated from construction and operation of the proposed development would be well below BAAQMD’s screening size level of 421 dwelling units for operational-related emissions (oxides of nitrogen) and 254 dwelling units for construction-related emissions (reactive organic gases) from residential land uses. Dust emissions would be controlled through standard Best Management Practices related to dust control measures. The proposed development would not generate significant concentrations of pollutants that sensitive receptors would be exposed to, nor would it result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. As such, the project has less than significant impacts on items a through d, listed above.

MITIGATION: No mitigation is required.

D. BIOLOGICAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	3, 7, 8a, 17b, 17e, 22d, 22e, 32
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 checked="" type="checkbox"/>	<input type="checkbox"/>	3, 7, 17n, 33, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 31, 32, 33
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 7, 17b, 17o, 32
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"/>	32, 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, 17i

SETTING:

The project site is located on an approximately 12.75-acre parcel in the Santa Cruz Mountains in western Santa Clara County. The subject property is approximately two miles south of the Town of Los Gatos, between Highway 17 and the Lexington Reservoir. The property is characterized by steep, heavily forested terrain. Surrounding properties are similarly characterized by steep, heavily forested terrain, and contain single homesites by residential hillside development to the north and east.

Aldercroft Creek is located along the subject property’s southern property line. The creek is located over 200 feet from the proposed residence and driveway. The creek is mapped as an intermittent stream by the Santa Clara Valley Water District. A natural drainage swale crosses under the proposed driveway through an existing culvert. Both Aldercroft Creek and the natural drainage swale drain to Lexington Reservoir. Reservoir waters discharge into Los Gatos Creek. Overflow from Lexington Reservoir enters Los Gatos Creek, the Vasona percolation ponds, and eventually the lower reaches of Los Gatos Creek, a perennial tributary to the Guadalupe River.

A field study conducted by the project biologist confirmed that the property contains mixed oak woodland, grassland, non-native tree groves, and scrub landcovers (refer to Attachment B). Additionally, submitted biology report states the property is unlikely or suitable to host any special status plant species of concern, including those listed by either the Federal or State resource agencies as well as those identified as rare by CNPS. The property has a possible occurrence of six special-

status wildlife species, including the California Giant Salamander, Santa Cruz Black Salamander, White-tailed Kite, Olive-sided Flycatcher, Pallid Bat, and Western Red Bat. One other special-status wildlife species, the San Francisco Dusky-footed Woodrat, was confirmed to be present on the property.

The proposed project includes the construction of a new single-family residence. The residence is proposed to be constructed in the center of the property on the north-facing slope of a ridge that runs through the property, in an open grassland area.

The project requires several ancillary improvements, including a new driveway connecting the residence site to Old Santa Cruz Highway, fire protection facilities including a firetruck turnaround, wharf hydrant, and two, 5,000-gallon water storage tanks, onsite wastewater treatment system, stormwater detention systems, and tiered retaining walls to support the single-family residence and water storage tanks.

The proposed project requires a total of 920 cubic yards (c.y.) of cut with a maximum depth of 11 feet. A majority of the cut and its depth are needed to establish the building pad. The project also requires 191 c.y. of fill with a maximum height of 6 feet. A majority of the fill is needed to construct the driveway access, whereas the fill height is needed to construct a retaining wall associated with the residence.

According to the 2015 Fire and Resource Assessment Program (FRAP), the property contains mapped oak woodland. As stated above, this landcover was also verified by the project biologist. The submitted plans indicate that six oak trees (tree nos. 1, 2, 3, 4, 5, and 6) are proposed for removal to establish the residence and driveway, and five oak trees (tree nos. 7, 8, 9, 10, and 11) are proposed to remain. The submitted biology report (refer to Attachment B) and submitted arborist report (refer to Attachment C) confirmed that those trees were removed prior to the applicant filing the application for the proposed project. The submitted arborist report also confirms that tree no. 11 succumbed to what is most likely Sudden Oak Death and was removed. As such, the removal of those trees (tree nos. 1, 2, 3, 4, 5, 6, and 11) is not evaluated in the scope of this Initial Study. No other trees are proposed to be removed for the project.

The stormwater treatment system would collect runoff contributing from the proposed project and route it downslope to the northern part of the property along the proposed driveway, where it will terminate in an outlet in a natural drainage swale. The outlet design is subject to permitting and approval by the State Regional Water Quality Control Board.

The property is located outside the study area of the Santa Clara Valley Habitat Conservation Plan.

f & g) No Impact – Pursuant to the County Tree Ordinance (C16 of the County Ordinance Code), a protected tree is one that has a main trunk or stem measuring 12-inches or greater in diameter in parcels zoned Hillside (three acres or less), a Design Review combining district, or a parcel within the Los Gatos Hillside Specific Plan Area. The subject property is roughly 12.75 acres in the Hillside zoning district and outside of the Los Gatos Specific Plan Area, and therefore a standalone tree permit is not required for any tree removal on this property. A tree removal permit is required by the Roads and Airports Department for any tree removal located within the County right-of-way. Building Site Approval and Grading Approval projects are subject to tree preservation measures and/or replacement ratios for trees either proposed for removal, or that are impacted by development. The plans indicate that six oak trees (tree nos. 1, 2, 3, 4, 5, and 6) are proposed to be removed for the project (refer to

Attachment A). The submitted biology report (refer to Attachment B) states that these trees have already been removed. This was also addressed in the submitted arborist report (refer to Attachment C) where the project arborist confirmed during a March 11, 2021, site visit that tree nos. 1, 2, 3, 4, 5, and 6 were removed. Relatedly, the proposed project was filed with the County on August 11, 2021. Because the subject trees were removed prior to the project filing and because tree removal on the property is not subject to a standalone tree permit, the removal of the six oak trees does not conflict with the County Tree Ordinance. Regardless, a condition will be imposed on the project subsequently protecting all remaining trees shown on the property. If the project is implemented, removal of any of those trees would be subject to a Tree Removal Permit and replanting pursuant to the County Tree Ordinance.

The property is not located within the Santa Clara Valley Habitat Conservation Plan area, Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan.

b, c, d, and e) Less than significant impact - The project biologist conducted a field visit of the subject property in November 2021, and subsequently prepared a biotic assessment described within the submitted biology report (refer to Attachment B). The assessment evaluated sensitive natural communities on the subject property, in accordance with those identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. Four habitats were observed on the property (none of which are riparian habitat or other sensitive natural communities): mixed oak woodland, grassland, scrub, and non-native tree grove.

The presence of mixed oak woodland is consistent with the FRAP 2015, which also maps Coast Oak Woodland on the property. While not designated as a sensitive natural community, Public Resources Code 21083.4 requires lead agencies to evaluate the significance of oak woodland conversions under CEQA. In response, the County of Santa Clara developed the *Santa Clara County Planning Office Guide to Evaluating Oak Woodlands Impacts* (“Guide”), which contains guidelines to determine whether a proposed project may result in a conversion of oak woodlands that will have a significant effect on the environment. The Guide states that a land development project is considered to have a significant direct impact on oak woodland if the project will result in a ½-acre (21,780 square-feet) or more decrease in native oak canopy within an oak woodland on the project site. According to the submitted biology report, the already completed removal of the six trees to establish the residence, driveway and infrastructure affected approximately 0.17 acre (approximately 7,400 square-feet) of mixed oak woodland. The proposed project would not exceed the ½-acre threshold of significance for oak woodland conversion, and therefore, the proposed project has a less than significant impact regarding substantial adverse effect on oak woodland habitat as defined by Oak Woodlands Conservation Law (conversion/loss of oak woodlands) – Public Resource Code 21083.4.

The property contains a riverine wetland type mapped by the National Wetlands Inventory, related to Aldercroft Creek. The proposed development sits on the north side of a small ridge running through the property, whereas Aldercroft Creek runs from west to east on the south side of the ridge. Given the proposed location of the work and the site geography in relation to the on-site riverine, the proposed project does not have a substantial, adverse effect on the riverine through direct removal, filling, hydrological interruption, or any other means. Regardless, because the project requires a grading and drainage permit, the project is conditioned to require an erosion and sediment control plan incorporating County best management practices, and is required to demonstrate compliance with the

County Drainage Manual. Additional mitigation measures will also be implemented to protect on-site watercourses during construction (refer to mitigation measures **HWC-MIT 1, HWC-MIT 2, and HWC-MIT 3**).

a & e) Less Than Significant with Mitigation Incorporated – Pursuant to the submitted biology report (refer to Attachment B), 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 determined to have potential occurrence on the subject property include the California Giant Salamander (State Species of Special Concern), Santa Cruz Black Salamander (State Species of Special Concern), White-tailed Kite (State Species of Special Concern; State fully-protected species), Olive-sided Flycatcher (State Species of Special Concern), Pallid Bat (State Species of Special Concern), Western Red Bat (State Species of Special Concern), and San Francisco Dusky-footed Woodrat (State Species of Special Concern).

A detailed description of the above-identified species is below:

California Giant Salamander (CGS): The California Giant Salamander could possibly occur on the subject property. The species is found in a variety of upland forested habitats, seeking cover under logs, rocks, et cetera. Cool running streams are needed for breeding. Adults have been documented in uplands far from streams. The CNDDDB lists records of this species in the project vicinity. No breeding habitat is present on the project site, but adults and juveniles could be found in the drainage swale, under cover, on the northern part of the property. Mitigation measures related to the California Giant Salamander include pre-construction surveys, construction observation, and implementation of a construction logistics plan to reduce project impacts on the species occurrence to a less than significant level (refer to mitigation measures **BIO-MIT 3a, BIO-MIT 3b, and BIO-MIT 3c**).

Santa Cruz Black Salamander (SCBS): The Santa Cruz Black Salamander could possibly occur on the subject property. The terrestrial species is found of a variety of upland habitats, with adults associated with riparian corridors, where they are encountered beneath logs, rocks, and other cover. Juveniles have been documented in uplands far from riparian habitat. The CNDDDB lists several records of the species in the vicinity of the project area. The drainage swale on the northern part of the property may provide habitat for this species. Similarly to the California Giant Salamander, mitigation measures related to the Santa Cruz Black Salamander include pre-construction surveys, construction observation, and implementation of a construction logistics plan to reduce project impacts on the species occurrence to a less than significant level (refer to mitigation measures **BIO-MIT 3a, BIO-MIT 3b, and BIO-MIT 3c**).

White-tailed Kite: The White-tailed Kite could possibly occur on the subject property. The species nests in live oak woodlands, riparian corridors, eucalyptus groves, and in ornamental landscape trees of rural areas. Area of extensive forest or shrub cover is generally avoided. The property contains oak woodlands and riparian corridors that could be utilized by the species. Additionally, the species has been sighted in the project area during the nesting season (refer to Attachment B). Mitigation measures related to the White-tailed Kite include pre-construction nesting surveys and avoidance protocols in the event that active nests are observed, to reduce project impacts on the species occurrence to a less than significant level (refer to mitigation measures **BIO-MIT 4a, BIO-MIT 4b, BIO-MIT 4c, and BIO-MIT 4d**).

Olive-sided Flycatcher: The Olive-sided Flycatcher could possibly occur on the subject property. The species nests in forest edges and eucalyptus groves, where tall trees serve as calling posts and foraging

sites. Per the submitted biology report (refer to Attachment B), nesting has been confirmed in the project vicinity, and numerous records have been catalogued in eBird. Similarly to White-tailed Kite, mitigation measures related to the Olive-sided Flycatcher include pre-construction nesting surveys and avoidance protocols in the event that active nests are observed, to reduce project impacts on the species occurrence to a less than significant level (refer to mitigation measures **BIO-MIT 4a**, **BIO-MIT 4b**, **BIO-MIT 4c**, and **BIO-MIT 4d**).

Pallid Bat: The Pallid Bat could possibly occur on the subject property. The species occurs in the San Francisco Bay Area in the winter, and is known to roost in deciduous trees and shrubs in edge habitats near streams and open fields. The species may be a winter residence within the project region and could occur onsite in evergreen trees. To reduce potential project impacts on the Pallid Bat to less than significant levels, mitigation measures include pre-construction roosting surveys, and in the event that roost sites are present, implementation of additional recommendations by a bat specialist (refer to mitigation measure **BIO-MIT 5**).

Western Red Bat: The Western Red Bat could possibly occur on the subject property. Similarly to the Pallid Bat, the species occurs in the San Francisco Bay Area in the winter, and roosts in trees and shrubs at edge habitats near streams and open fields. The species may be a winter residence within the project region and could occur onsite in evergreen trees. Similarly to the Pallid Bat, to reduce potential project impacts on the Western Red Bat to less than significant levels, mitigation measures include pre-construction roosting surveys, and in the event that roost sites are present, implementation of additional recommendations by a bat specialist (refer to mitigation measure **BIO-MIT 5**).

San Francisco Dusky-footed Woodrat: The San Francisco Dusky-footed Woodrat was observed on the subject property during a November 2021 field visit by the project biologist (refer to Attachment B). The species was observed in the drainage swale up and downstream of the dirt road crossing. Three stick houses were observed beneath a live oak woodland and California bay canopy. Occupancy status of the stick houses is unknown. To reduce potential project impacts on the San Francisco Dusky-footed Woodrat to less than significant levels, mitigation measures include pre-construction surveys to locate and flag existing woodrat houses, and to establish of a buffer around the woodrat houses. If woodrat houses continue to be present, the project biologist would coordinate with CDFW for approval of a woodrat relocation plan (refer to **BIO-MIT 6**).

While no migratory corridors are known to the project site, the Olive-sided Flycatcher is known to nest in forest edges and eucalyptus groves, and could possibly nest on the project site. The Western Red Bat is also known to winter in the San Francisco Bay Area, and could possibly migrate to the project site during the winter season. Per the submitted biology report, no other species are expected to move through the project site. With mitigation, 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 corridors, or impede the use of native wildlife nursery sites (refer to **BIO-MIT 4a**, **BIO-MIT 4b**, **BIO-MIT 4c**, **BIO-MIT 4d**, and **BIO-MIT 5**).

MITIGATION:

- **BIOMIT 1: Worker’s Environmental Awareness Training.** At start of construction activities, a workers’ environmental training shall be performed by a *qualified biologist*. The owner and/or applicant shall provide the County a brief resume of the biologist to verify the qualifications. The training should include information on species identification, natural history, the protection measures to be implemented, and the penalties for non-compliance. Each

worker should sign a certification sheet on completion of the training. All new workers should be trained prior to their involvement in construction activities.

- **BIO-MIT 2a: California Giant Salamander (CGS) and Santa Cruz Black Salamander (SCBS) – Pre-Construction Surveys.** Within 72 hours of project start, a qualified biologist should perform a pre-construction survey for CGS and SCBS. The pre-construction survey should focus on searching beneath cover objects, such as rocks, pieces of downed wood, boards, etc., especially within the grading limits surrounding the swale/culvert area. If these species are observed, individuals should be captured and moved outside of the work area in suitable habitat. In the context of this measure, a qualified biologist should possess the property authorizations from CDFW to handle this species during project construction monitoring. The results of the pre-construction survey shall be submitted to the County of Santa Clara Planning and Development Department after its completion, prior to the commencement of construction.
- **BIO-MIT 2b: California Salamander and Santa Cruz Black Salamander – Construction Observation.** The qualified biologist shall be present at the project site during tree/vegetation removal and initial (new) grading activities in and around the swale/ culvert area. Once the vegetation removal and initial grading activities in the swale area have been completed, subsequent construction monitoring can be performed by a designated monitor, generally a crew leader that will be present at the site at all times. If CGS/ SCBS are observed by the designated monitor during construction activities, all work in the immediate area must cease and the qualified biologist contacted to capture and relocate the individual out of harm's way. Work in that specific area shall not proceed until approved by the qualified biologist. Any sightings of CGS/SCBS shall be reported to the County of Santa Clara Department of Planning and Development.
- **BIO-MIT 2c: California Giant Salamander and Santa Cruz Black Salamander – Construction Logistics Plan.** Prior to the start of construction activities, the project boundary, including storage and staging areas, and access routes should be clearly delineated with orange construction fencing. No storage of equipment or materials, vegetation removal, or maintenance of equipment should be performed outside of the project work area boundaries. A delineation of these boundaries shall be shown on the building and grading permit plans submitted to the County of Santa Clara Planning and Development Department.
- **BIO-MIT 3a: White-tailed Kite, Olive-sided Flycatcher and MBTA Nesting Birds – Pre-Construction Survey.** Perform pre-construction nesting bird surveys no earlier than one week before the scheduled start of the project. The nesting survey shall be performed by a qualified biologist and cover the entire property, since potential nesting raptors require buffers at a minimum of 300 feet. Provide the results of the survey to the County of Santa Clara Planning and Development Department after the survey is performed, prior to commencement of construction.
- **BIO-MIT 3b: White-tailed Kite, Olive-sided Flycatcher and MBTA Nesting Birds – Active Nest Buffers.** In the event active nests are observed, the nest site shall be flagged and a buffer shall be established, in an effort to prevent nest failure. The buffer widths shall be determined by the qualified biologist, based on species, site conditions, and anticipated construction activities. The County of Santa Clara Department of Planning and Development (DPD) shall be informed in the event that active nests are observed.

- **BIO-MIT 3c: White-tailed Kite, Olive-sided Flycatcher and MBTA Nesting Birds – Active Nest Monitoring.** Active nests should be monitored at a frequency determined by the monitoring biologist, but at a minimum of once per week, until the nestlings have fledged. Results of the monitoring shall be provided to DPD once it has concluded.
- **BIO-MIT 3d: White-tailed Kite, Olive-sided Flycatcher and MBTA Nesting Birds – Active Nest Disturbance.** In the event that construction activities appear to be interfering with nest maintenance (e.g. feedings and incubation), then construction activities should be postponed until the young have fledged, as determined by the qualified biological monitor.
- **BIO-MIT 4: Pallid Bat and Western Red Bat - Pre-Construction Roosting Survey.** Although no trees (potential roost sites) are planned for removal for this project, the close proximity of construction activities adjacent to roost sites could cause abandonment. Therefore, no earlier than two weeks prior to the anticipated start of construction activities, a bat specialist should survey the trees adjacent to the work areas for roosting bats. If present, implement recommendations of the bat specialist, which could include buffer zones and/or scheduling constraints, depending on whether maternity, bachelor, wintering or night roosts are identified, or exclusion measures. Maternity roosts are most important as negative impacts can have broad, far reaching effects, since they are critical for reproduction and can support multiple generations of bats. The qualified biologist should possess the proper authorizations from CDFW to implement bat exclusion measures. Results of the roosting survey shall be provided to DPD after the survey is completed, prior to commencement of construction.
- **BIO-MIT 5: San Francisco Dusky-footed Woodrat - Pre-Construction Woodrat House Survey.** No earlier than two weeks prior to the start of project activities, a qualified biologist should perform a pre-construction survey for woodrat houses within the project work boundaries plus a 25-foot buffer around the project site perimeter. Flag and establish buffers around each woodrat house observed. The buffer width will be determined by the qualified biologist, but will not be less than 5 feet. If a woodrat house is present within the work area and cannot be avoided, then the qualified biologist shall coordinate with CDFW for approval to implement a woodrat relocation plan. This could involve live trapping, the construction of alternate houses in adjacent suitable habitat, and relocating individuals into the newly constructed houses. The woodrat relocation plan must be implemented by a qualified biologist possessing a Scientific Collection Permit authorizing the handling of woodrats. Authorization by CDFW must be obtained prior to the implementation of this measure. Post-relocation monitoring may be required by CDFW, as part of the plan. Results of the survey shall be provided to DPD after the survey is completed, prior to commencement of construction.

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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 19, 41, 42
c) Disturb any human remains including, those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 19, 41, 42

SETTING:

Total grading quantities for the proposed development are 920 cubic yards of cut and 191 cubic yards of fill with a maximum cut depth of 11 feet. The majority of the proposed grading is to establish the building foundation beneath the proposed development. No existing structures are proposed to be demolished. The project area does not contain any historic resources, nor are there any historic resources nearby.

DISCUSSION:

a) No Impact – The proposed project was routed to the Northwest Information Center (NWIC) to assess whether the proposed project could adversely affect cultural resources. NWIC identified a complex of recorded buildings or structures known as P-43-03652 (refer to Attachment D). Recorded as part of Study #12291 (Garaventa et al 1990), P-43-003652 the complex was identified during a Caltrans project in 1990, and deemed ineligible for the National Register of Historic Places. The complex included a house, barn, and shed that had been used for agriculture by the Jesuit Seminary at Alma College. The barn was used for dairying and included a large concrete milking parlor. The barn was located on the subject property. Aerial imagery, email correspondence from the property owner, and a site visit by Colin I. Busby of Basin Research Associates (refer to Attachment E) concludes that the structure collapsed in 2014 and no longer exists. The conclusion of the Basin Research Associates report notes that no historic buildings/structures are recorded within the current parcel.

The proposed project does cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County Historic Preservation Ordinance (Division C17 of the County Ordinance Code) – including relocation, alterations, or demolition of historic resources. As such, the proposed project has no impact.

b & c) Less Than Significant with Mitigation Incorporated – According to the NWIC referral response, previous cultural resource studies, including Study #24191 (Cartier 2001), Study #26162 (Cartier 2002), Study #34600 (Cartier 2006), and Study #54551 (Brady and Brewer 2019) covered approximately 100% of the proposed project area, and did not identify any additional cultural resources pursuant to §15064.5 of the CEQA Guidelines. However, given the proximity to water resources and the depth of excavation for the residence and driveway, the implementation of mitigation measures, including preconstruction training (**CR-MIT 1**) and immediate notification to the County of

Santa Clara Department of Planning and Development if archeological resources unearthed (**CR-MIT 2** and **CR-MIT 3**), will ensure that any impacts to archeological resources and human remains are less than significant. As such, the project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines, and does not disturb any human remains, including those interred outside of formal cemeteries.

MITIGATION:

- **CR-MIT 1: Preconstruction Cultural Resources and Tribal Cultural Resources Training.** The applicant shall provide a cultural resources and tribal cultural resources sensitivity and awareness training program for all personnel involved in project construction, including field consultants and construction workers. The training programs shall be developed in coordination with a Secretary of the Interior-qualified archaeologist. The County shall invite consulting Native American tribal representatives to participate. The training program shall include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating state laws and regulations. The training program shall also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and shall outline what to do and whom to contact if any potential cultural resources or tribal cultural resources are encountered. The training program shall emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans.
- **CR-MIT 2: Inadvertent Discovery of Cultural Resources.** If pre-contact or historic-era cultural materials are encountered during Project implementation, all construction activities within 100 feet shall halt, and a Secretary of the Interior-qualified archaeologist shall inspect the find within 24 hours of the discovery and notify the County of Santa Clara of their initial assessment. Pre-contact archaeological materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers, etc.) or toolmaking debris; culturally darkened soil (“midden”) containing heat-affected rocks, artifacts, or shellfish remains; stone milling equipment (e.g. mortars, pestles, hand stones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic -era materials might include building or structure footings and walls, and deposits of metal, glass, and/or ceramic refuse.

If the County determines, based on recommendations from a qualified archaeologist and a Native American representative (if the resource is Native American-related), that the resource may qualify as a historical resource or unique archaeological resource (as defined in CEQA Guidelines Section 15064.5) or a tribal cultural resource (as defined in CA Public Resource Code Section 21080.3), the resource shall be avoided if feasible. Consistent with Section 15126.4(b)(3), this may be accomplished by planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement.

- **CR-MIT 3: Inadvertent Discovery of Human Remains.** In the event that any human remains are discovered or recognized during project construction, construction activities within 100 feet of the find shall cease until the Santa Clara County Coroner has been contacted to determine that no investigation of the cause of death is required. The coroner shall contact the Native American Heritage Commission within 24 hours, if the coroner determines the remains

to be Native American in origin. The NAHC will then identify the person or persons it believes to be the Most Likely Descendant of the deceased Native American (CA Public Resource Code 5097.98), who in turn will make recommendations to the County for the appropriate means of treating the human remains and any associated funerary objects (CEQA Guidelines Section 15064.5(d)).

If avoidance is not feasible, the County shall work with the qualified archaeologist and appropriate Native American representatives (if the resource is Native American-related) to determine and implement treatment measures to avoid, minimize, or mitigate any potential impacts on the resource pursuant to CA Public Resource Code Section 21083.2 and CEQA Guidelines Section 15126.4. Measures shall include documentation of the resource and may include data recovery (according to CA Public Resource Code Section 21083.2), if deemed appropriate, or other actions for tribal cultural resources such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource (according to CA Public Resource Code Section 21084.3).

F. ENERGY					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Result in potentially significant environmental impact due 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"/>	5

SETTING:

The proposed project includes the construction of a new single-family residence with proposed gas and electric utility connections. No landscaping is proposed as a part of this project. Therefore, the Santa Clara County Sustainable Landscaping Ordinance does not apply.

DISCUSSION:

a & b) No Impact - The new single-family residence is a relatively low-impact development and does not propose to utilize energy resources, such as gas, electricity, and water, in an inefficient manner during construction or during its use as a residence. Additionally, the proposed residence and its associated energy resources does not conflict with local or state plans for energy efficiency. As such, the proposed project will not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation, and will not conflict with or obstruct a state or local plan for renewable energy or efficiency.

MITIGATION: No mitigation is 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 42, 43, 44
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 42, 43
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 17n, 42, 43
iv) Landslides	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17j, 42, 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, 42
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 17c, 42, 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"/>	14, 23, 24, 42, 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, 42, 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, 40, 41

SETTING:

The subject property is known to be susceptible to geologic hazards, per County and State mapping, and the project geologist. County GISMO shows that the subject property contains CGS Alquist Priolo fault traces, County Fault Rupture Hazard Zones, County Landslide Hazard Zones (Pike), County Landslide Hazard Zones, State Earthquake Fault Zones, and State Seismic Hazard Zones. The project geologist also confirmed that the subject property is within the Alquist-Priolo Special Study zone along the San Andreas Fault (refer to Attachment F). The site is located in a region of high seismic activity dominated by continued movement along the San Andreas Fault Zone; this is evident from the strong ground shaking that occurred in the project vicinity during the Loma Prieta Earthquake of 1989. The project vicinity is also subject to seismic-related ground failure, specifically surface rupture, which is shown on County GISMO and on previous geologic mapping of the project vicinity. The project area contains mapped landslide deposits, including the Black Road Landslide, to which the proposed building envelope is directly adjacent.

DISCUSSION:

b, c, d, e, & f) No Impact – The project geotechnical engineer does not indicate that the proposed project is 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. As such, the proposed project will not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse due to its location on a geologic unit or soil that is unstable.

The proposed project is not located on expansive soil, as defined in the report, Soils of Santa Clara County, and would not create substantial direct or indirect risks to life or property. Additionally, the project geotechnical engineer concludes that based on the laboratory testing results of the near-surface soil, the native surface soil at the project site has been found to have low expansion potential when subjected to fluctuations in moisture (refer to Attachment G). As such, the proposed project does not create a substantial direct or indirect risk to life or property due to expansive soils.

Soil percolation testing was conducted on the property to demonstrate septic feasibility and found soils capable of adequately supporting a septic system, resulting in a proposed septic system design that complies with all applicable County Department of Environmental Health regulations (refer to Attachment H). As such, there is no project impact due to the subject property having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Additionally, there are no identified unique paleontological or site or unique geologic features on site that are impacted by the proposed project.

a-i, a-ii, a-iii, & a-iv) Less Than Significant with Mitigation Incorporated – The subject property is within a County Fault Rupture Zone, State Seismic Hazard Zone, and County Landslide Hazard Zones. Without mitigation, the proposed project could directly or indirectly cause potential substantial adverse effects as a result of the risk associated with the geologic hazards. The project geologist confirms that the subject property is within the Alquist-Priolo Special Study zone along the San Andreas Fault, which is mapped 1,200 feet southwest of the subject property (refer to Attachment F). The project vicinity is subject to seismic-related ground failure, specifically surface rupture, which is shown on County GISMO and on previous geologic mapping of the project vicinity. Additionally, the geology report shows that the project area contains mapped landslide deposits, including the Black Road Landslide, to which the proposed building envelope is directly adjacent (refer to Attachment F).

A geotechnical report was included with the proposed project submittal (refer to Attachment G). The geotechnical report included an on-site investigation to determine surface and subsurface soil conditions at the project site through field investigations and laboratory testing. The geotechnical report concludes with recommendations for earthwork and foundation design to adapt the proposed development to the existing soil conditions, which are also made in consideration of the aforementioned geologic hazards to which the property is susceptible. Proposed mitigation measures include the specification of and treatment of fill soil prior to and following grading operations (**GEO-MIT 1**); procedures for capping water wells proposed to be abandoned so that they do not interfere with the grading operation (**GEO-MIT 2**); grading design standards for cut and fill slopes to establish slope stability and proper drainage (**GEO-MIT 3**); building pad and retaining wall foundation design that withstands the seismic conditions of the subject property (**GEO-MIT 4** and **GEO-MIT 5**); treatment of excavation (**GEO-MIT 6**); drainage requirements to direct water away from building pad and retaining wall foundations (**GEO-MIT 7**), and; backfilling requirements for cuts to establish utilities on-site (**GEO-MIT 8**). The project geotechnical engineer concludes that the site covered by their investigation is suitable for the proposed development, provided that their recommendations are implemented (refer to Attachment G). As such, with mitigation, the proposed project will not directly or indirectly cause potential substantial adverse effects as a result of the risk associated with rupture of the San Andreas Fault, seismic shaking, seismic-related ground failure, and landslides.

MITIGATION:

- **GEO-MIT 1: Grading Operations.** The placement of fill and control of any grading operations at the site shall be performed in accordance with the recommendations of the project geotechnical engineer. All existing surface and subsurface structures, if any, which will not be incorporated in the final development, shall be removed from the project site prior to any grading operations. These objects should be accurately located on the grading plans to assist the field engineer in establishing proper control over their removal. Utility lines located in the building pad shall be removed prior to any grading at the site. The depressions left by the removal of subsurface structures shall be cleaned of all debris, backfilled and compacted with clean, native, and/or approved import soil material. This backfill must be engineered fill and shall be conducted under the supervision of the project geotechnical engineer. All organic surface material and debris, including grass and weeds, shall be stripped prior to any other grading operations, and transported away from all areas that are to receive structures or structural fills. After removing all the subsurface structures and after stripping the organic material from the soil, the building pad area shall be scarified by machine to a depth of 12 inches and thoroughly cleaned of vegetation and other deleterious. After stripping, scarifying, and cleaning operations, the subgrade soil shall be compacted to not less than 95% relative maximum density using ASTM D1557-12 procedure over the entire building pad, and 5 feet beyond the perimeter of the pad. All engineered fill or imported soil shall be placed in uniform horizontal lifts of not more than 6 to 8 inches in un-compacted thickness, and compacted to not less than 95% relative maximum density. This shall extend a minimum of 5 feet beyond the perimeter of the pad. The base rock, however, shall be compacted to not less than 95% relative maximum density. Before compaction begins, the fill shall be brought to a water content that will permit proper compaction by either; 1) aerating the material if it is too wet, or 2) spraying the material with water if it is too dry. Each lift shall be thoroughly mixed before compaction to assure a uniform distribution of water content. When fill material includes rocks, nesting of rocks shall not be allowed, and all voids shall be carefully filled by proper compaction. Rocks larger than 4 inches in diameter shall not be used for the final 2 feet of building pad. Unstable (yielding) subgrade shall be aerated or moisture conditioned as necessary. Yielding isolated area in the subgrade shall be stabilized with an excavation of the subgrade to the depth of 12 to 18 inches, lined with stabilization fabric membrane (Mirafi 500X or equivalent), and backfilled with aggregate base. The project geotechnical engineer shall be notified at least two days prior to commencement of any grading operations so that they may coordinate the work in the field with the project contractor. All imported borrows shall be approved by the project geotechnical engineer before being brought to the site. Import soil shall have a plasticity index no greater than 15 and an R-value greater than 25. All grading work shall be observed and approved by the project geotechnical engineer. The project geotechnical engineer shall prepared a final report upon completion of the grading operations.
- **GEO-MIT 2: Water Wells.** Any water wells and/or monitoring wells that are to be abandoned on the site shall be capped according to the requirements of the Santa Clara Valley Water District. The final elevation of the top of the well casing shall be a minimum of 3 feet below the adjacent grade prior to any grading operation. Evidence of any well abandonment shall be provided prior to grading and building permit issuance.
- **GEO-MIT 3: Cut and Fill Slopes.** Cut slopes shall not exceed 2 (horizontal) to 1 (vertical), with an 8-foot-wide bench for each 15 feet of vertical section. Fill slopes shall not

exceed 2 (horizontal) to 1 (vertical), with an 8-foot-wide bench. Fill slopes shall be properly and consecutively keyed into natural slopes steeper than 6:1 with a 10-foot-wide base key that has 10% downward gradient into the slope. A subdrain system shall be installed at the base key and properly discharge to the nearest catch basin and/or drain inlet. The base key shall be backfilled with native soil and compacted to no less than 95% relative maximum density. Rounding of the upper few feet of all slopes shall be implemented to reduce sloughing, as recommended by the project geotechnical engineer. Overflow of water on the surface of the slopes shall be prevented. Berms shall be constructed on the crests of all new earth slopes in a manner to divert the water away from the edge of the slope. Concrete-lined drainage ditches shall be constructed on the inside edges of the benches to collect and discharge the runoff water to property vertical drainage channels and/or drainage pipes. The surface of the slopes shall be compacted to provide a surface free of loose material. Native vegetation approved by the project biologist shall be promptly planted on the surface of the slope after the completion of the grading operation. Proper maintenance on these slopes shall be required at all times. The grading plans shall be reviewed by the project geotechnical engineer prior to the submission of a development permit application to the County of Santa Clara Department of Planning and Development.

- **GEO-MIT 4: Foundation Design Criteria.** The proposed residence shall be supported on skin friction drilled concrete pier and grade beam and/or mat foundation. Skin friction piers shall have a minimum diameter of 18 inches and penetrate a minimum of 20 feet below adjacent grade and a minimum of 3 feet into bedrock. These piers can be designed with an allowable skin friction value of 800 psf. This value is dead plus live loads and may be increased by 1/3 for short-term seismic and wind loads. All piers shall be reinforced with at least four No. 5 rebars, which shall run the entire length of the piers, with the perimeter piers tied at least 12 inches into the grade beam's upper section. The grade beams width shall be limited to 10 inches and be founded a minimum depth of 6 inches below adjacent pad grades and shall be reinforced with a minimum of two No. 4 rebars, one near the top and one near the bottom. Grade beams shall be kept to the described recommended width to minimize any effect of uplift pressures. The mat foundation shall have a minimum thickness of 10 inches, with an allowable contact pressure of 2,200 psf. The modulus of subgrade reaction shall be taken as 150 pci in the design of the mat foundation. The previously described bearing values are for dead plus live loads, and may be increased by 1/3 for short-term seismic and wind loads. The design of the structure/foundation utilizing this design shall meet all County of Santa Clara Ordinance requirements. A minimum of 5 inches of ¾-inch crushed rock (recycled, crushed asphalt concrete is not acceptable) shall be underlain the concrete mat slab. The rock shall be placed on the compacted subgrade. The subgrade soils shall be compacted to not less than 95% relative maximum density. Use of a vapor barrier (Stego 15 mil) under the concrete slab shall be required if a floor covering would be applied. The membrane shall be placed between the rock and the concrete slab. The previously described bearing values are for dead plus live loads, and may be increased by 1/3 for short-term seismic and wind loads. The design of the structure/foundation utilizing this design shall meet all County of Santa Clara Ordinance requirements. For the concrete slab-on-grade construction of the garage, a minimum of 5 inches of ¾-inch crushed rock (recycled crushed asphalt concrete is not acceptable) shall be placed on the subgrade soil. The subgrade soil shall be compacted to not less than 95% relative maximum density. The concrete garage slab shall have a minimum thickness of 5 inches and reinforced with No. 4 rebar with maximum spacing of 18 inches on-center both ways. If the concrete garage slab is proposed to receive floor covering, a Stego 15-mil vapor barrier shall be placed on the rock section. The project structural engineer responsible for the foundation design shall

determine the final design of the foundations and reinforcing that is required. The foundation plans shall be reviewed by the project geotechnical engineer prior to submission of a development permit application to the County of Santa Clara Department of Planning and Development.

- **GEO-MIT 5: Retaining Walls.** The basement retaining walls shall be designed for seismic loading condition. The pseudostatic method by Seed and Whitman shall be used ($PE = (3/8)(0.45amax/g)(H^2)Wt$ where $amax = 0.75g$; H = height of the retaining wall; Wt = total unit weight of retained soil). This pseudostatic force shall be added to the active pressure for seismic loading condition. Any facilities that will retain a soil mass such as retaining walls, shall be designed for a lateral earth pressure (active) equivalent to 45 pounds equivalent fluid pressure for horizontal backfill, 50 pounds equivalent fluid pressure for 3:1 sloped backfill, and 55 pounds for 2:1 sloped backfill. If the retaining walls are restrained from free movement at both ends, they shall be designed for the earth pressure resulting from 55 pounds equivalent fluid pressure, to which shall be added surcharge loads. The surcharge loads shall be discussed between the project structural engineer and the project geotechnical engineer prior to designing the retaining walls. In designing for allowable resistive lateral earth pressure (passive) of 300 pounds equivalent fluid pressure shall be used with the resultant acting at the third point. The top foot of subgrade soil shall be neglected for computation of passive resistance. A friction coefficient of 0.3 shall be used for retaining wall design. This can be increased by 1/3 for short-term seismic and wind loads. Drainage shall be provided behind the retaining wall. The drainage system shall consist perforated (subdrain) pipe placed at the base of the retaining wall and surrounded by 4-inch drain rock wrapped in a filter fabric. The drain rock wrapped in fabric shall be at least 12-inches-wide and extend from the base of the wall to within 1.5 feet of the ground surface. The upper 1.5 feet of backfill shall consist of compacted native soil. The retaining wall drainage system shall be sloped to outfall to a discharge facility. The entire basement retaining walls shall be waterproofed to prevent seepage water intrusion with Paraseal LG or equivalent. The project geotechnical engineer shall review all designs pertaining to facilities retaining a soil mass.
- **GEO-MIT 6: Excavation.** Any vertical cuts deeper than 5 feet shall be properly shored. The minimum cut slope for excavation to the desired elevation shall be one horizontal to one vertical (1:1). The cut slope shall be increased to 2:1 if the excavation is conducted during the rainy season or when the soil is highly saturated with water. The basement can be excavated to the desired elevation with a one horizontal to one vertical (1:1) cut slope. The cut slope shall be increased to 2:1 if the excavation is conducted during the rainy season or when the soil is highly saturated with water. Temporary trench and/or subdrain shall be required to intercept seepage groundwater and drain to sump pump area, if necessary. If there is a space constraint, shoring shall be required during the excavation of the new basement adjacent to the existing foundation or property boundary. The excavation shall be supported with steel "H" beams and a 3 x 12 wood lagging or equivalent. Prior to any excavation, the steel "H" beams shall be placed in pre-drilled minimum 12-inch diameter holes to a minimum depth of 24 feet. The holes shall be filled with concrete to one foot below the bottom of the excavation. At this point, excavation can begin. As the excavation operation proceeds, the 3 x 12 wood lagging shall be placed between the steel "H" beams. The "H" beams shall be placed a maximum distance of 8 feet apart. There shall be no voids between the soil wall excavation and wood lagging. However, if a void occurs, the void shall be filled with sand slurry or pressure-grouted. The shoring shall be designed by the project structural engineer or shoring design engineer, and the project geotechnical engineer shall review the shoring plan for approval, along with the

County of Santa Clara Department of Planning and Development. The project geotechnical engineer and the County of Santa Clara Department of Planning and Development shall review all designs pertaining to facilities retaining a soil mass. Alternately, stitch piers may support the basement excavation. The stitch piers can be used as shoring along the property line for the excavation of the basement. Piers should be founded at a minimum depth of 24 feet at 12 inches diameter and 3 feet on-center.

- **GEO-MIT 7: Drainage.** Positive drainage shall be provided during construction and be maintained throughout the life of the proposed structure. The final exterior grade adjacent to the proposed structure shall be such that the surface drainage will flow away from the structure. Rainwater discharge at downspouts shall be directed onto pavement sections, splash blocks, or other acceptable facilities which will prevent water from collecting in the soil adjacent to the foundations. Utility lines that cross under or through perimeter footings shall be completely sealed to prevent moisture intrusion into the areas under the slab and/or footings. The utility trench backfill shall be of impervious material and this material shall be placed at least 4 feet on either side of the exterior footings. Consideration shall be given to collection and diversion of roof runoff and the elimination of planted areas or other surfaces which could retain water in areas adjoining the building. In unpaved areas, protective slopes shall be stabilized adjoining perimeter building walls. These slopes shall be extended to a minimum of 5 feet horizontally from building walls. They shall have a minimum outfall of 2 percent. These drainage measures shall be shown on the drainage permit plans submitted to the County of Santa Clara Department of Planning and Development.
- **GEO-MIT 8: Trenching.** All on-site utility trenches shall be backfilled with native on-site material or imported fill and compacted to at least 95% relative maximum density. Backfill shall be placed in 6 to 8 inch lifts and compacted. The project geotechnical engineer shall be notified at least 48 hours before the start of any utility trench backfilling operations. The utility trenches running parallel to the building foundation shall not be located in an influence zone that will undermine the stability of the foundation. If the utility trenches were encroaching the influence zone, the encroached area shall be stabilized with cement sand slurry. If utility trench excavation is to encounter groundwater, the project geotechnical engineer shall be notified for dewatering recommendations. A note of backfill requirements shall be shown on the development permit plans submitted to the County of Santa Clara Department of Planning and Development.

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
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

SETTING:

Given the overwhelming scope of global climate change, it is not anticipated that the proposed development would have an individually discernible effect on global climate change. It is more appropriate to conclude that the greenhouse gas emissions generated by a proposed project would combine with emissions across the state, nation, and globe to cumulatively contribute to global climate change. The primary GHG associated with a development project is carbon dioxide, which is directly generated by fuel combustion (vehicle trips, use of natural gas for buildings) and indirectly generated by use of electricity. The proposed project includes the construction of a new single family residence.

DISCUSSION:

a & b) No Impact. – Due to the relatively small scale of the project (a single-family residence and related improvements) and compliance with existing County and State requirements listed below that will minimize greenhouse gas emissions, it is anticipated that the proposed project will not impact GHG emissions or emissions reduction plans.

The single-family residence will have minimal greenhouse gas emission impacts and will involve GHG emissions through the operation of construction equipment and from worker/builder supply vehicles, which typically use fossil-based fuels to operate. Project excavation, grading, and construction will be temporary, occurring only over the construction period, and will not result in a permanent increase in operational GHG emissions. The single-family residence will consume electricity; however, the amount will be minimal, and therefore will not make a cumulatively considerable contribution to the effect of GHG emissions on the environment. The project is required to comply with the CalGreen, which applies mandatory green building requirements to the construction of new single-family residences. 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 greenhouse gas emissions from the proposed project.

As such, the project has no impact on greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and does conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

MITIGATION: No mitigation is required.

I. HAZARDS & HAZARDOUS MATERIALS					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 5
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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"/>	48
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, 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, 49
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, and it is not located in the County Airport Land Use plan area. The project site is located in the Wildland Urban Interface Fire Area (WUI), State Responsibility Area (SRA), and the High Fire Hazard Severity Zone (HFSZ); however, the new maps generated by the Fire and Resource Assessment Program (FRAP) of the California Department of Forestry and Fire Protection (Cal Fire) show the property to be in the High and Very High Fire Hazard Severity Zones.

DISCUSSION:

a, b, c, d, e, & f) No Impact – The proposed project is residential and does not involve the use or transportation of any hazardous materials, and is not located on a site designated as hazardous under Section 65962.5, as verified on EnviroStor, accessed on October 30, 2023.

The project is located within a forested area and does not change the local roadway circulation pattern, access, or otherwise physically interfere with local emergency response plans. The access to the project site is from an existing public road, and through a shared driveway. The development plans were reviewed and conditionally approved by the County Fire Marshal’s Office. The property is roughly

700 feet west of Lexington Elementary School. However, given that the proposed project is residential and does not involve the use or transportation of any hazardous materials, the project does not emit any hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste that impact the school.

As the property is within one quarter-mile of a school but does not involve any hazardous materials or substances, its location outside of the County Airport Land Use plan area, and because it is not listed on the Hazardous Waste and Substance Sites List, the proposed project does not have an impact on emitting hazardous substances within one quarter-mile of a school, creating 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 due to its proximity to an airport.

g) Less Than Significant with Mitigation Incorporated – The project is located within the WUI area and within a fire hazard severity zone (high very high fire hazard severity zones). The proposed project was reviewed and conditioned by the Santa Clara County Fire Marshal’s Office and CALFIRE. The project has access to Highway 17, which meets all the requirements of the State Minimum Fire Safe Regulations, via Old Santa Cruz Highway, a County-maintained Road which also meets all of the requirements of the State Minimum Fire Safe Regulations. The new residence is also required to meet all onsite requirements of the State Minimum Fire Safe Regulations, all WUI requirements within the California Building Code Chapter 7A, and create and maintain defensible space as outlined in the California Public Resources Code section 4291. Still, as discussed in Section T below, the location of the project in relation to wildfire hazard zones requires mitigations to reduce exposure of people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires to a less than significant level.

MITIGATION: Refer to **WF-MIT1 through WF-MIT6.**

J. HYDROLOGY AND WATER QUALITY					
Would the project:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 17n
i) Result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 36, 21a
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17p, 18b, 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 checked="" type="checkbox"/>	3, 18b, 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 checked="" type="checkbox"/>	2, 3, 4, 17p

SETTING:

The subject property is located within the Santa Cruz Mountains in western Santa Clara County and within the San Francisco Bay Watershed. A ridge runs west to east through the property. Areas south of the ridge drain to Aldercroft Creek. Aldercroft Creek, mapped by the Santa Clara Valley Water District and National Hydrography Data set, is an intermittent stream that runs from west to east through the southwest corner of the property. The National Wetlands Inventory classifies it as a riverine wetland type. Areas north of the ridge drain to a natural drainage swale running through the northern portion of the subject property. Aldercroft Creek and the natural drainage swale drain to Lexington Reservoir, which is roughly one-third mile east of the property. Water from Lexington Reservoir eventually drains to Los Gatos Creek, then the Guadalupe River, and ultimately into San Francisco Bay.

The proposed project involves the construction of a single-family residence, which requires several improvements including a new driveway, retaining walls, and water storage tanks for fire protection. Runoff from the proposed fire tanks at the high point of the development will be directed down a gravel-lined swale and into a catch basin, where it will terminate into a level spreader trench. Runoff from building pad and driveway will be directed into a catch basin, where it will be intercepted by a detention basin, and terminate at an existing culvert in a natural drainage swale on-site. Runoff would then travel to Lexington Reservoir, and ultimately to San Francisco Bay.

DISCUSSION:

b, c-iv, d, & e) No Impact – The proposed project will receive domestic water from San Jose Water Company, and not a traditional well system, and therefore the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

The property is not within any mapped FEMA Flood Hazard Zone, Special Flood Hazard Area, Regulatory Floodway, tsunami zone, or seiche zone, and therefore the proposed project would not risk release of pollutants due to project inundation in a flood hazard, tsunami, or seiche zone, nor would it impede or redirect flood flows.

The subject property and proposed project are not related to any water quality control plan or sustainable groundwater management plan. As such, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

a, c-i, c-ii, & c-iii) Less Than Significant with Mitigation Incorporated – The proposed project includes establishing a residence, which requires the construction of a building pad with retaining walls, driveway with firetruck turnaround, water storage tanks for fire protection, and an on-site wastewater treatment system (OWTS). The proposed OWTS has been reviewed and approved by the Department of Environmental Health, ensuring that the OWTS could be designed and sized to meet all applicable water quality standards, soil requirements, and groundwater standards. Therefore, the project does not violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water. The building pad with retaining walls, driveway with firetruck turnaround, and water storage tanks for fire protection introduce additional impervious area to the subject property, which may result in increased runoff that could degrade surface water quality. The County requires erosion control standards to be incorporated into project design in order to avoid erosion on- and off-site that could violate water quality standards during construction (**HWC-MIT 1**). As such, project impacts to surface water quality are reduced to less than significant levels with mitigation incorporated.

Additionally, the increased impervious area resulting from the proposed project, unmitigated, could result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flood on- or off-site, and create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water. The project design includes a drainage plan to address the impacts of the additional surface runoff. All surface runoff resulting from the proposed project will be captured in a catch basin and terminate at level spreader trench or detention basins, and would be conditioned to comply with the Santa Clara County Drainage Manual and NPDES Municipal Regional Permit requirements (**HWC-MIT 1**). During construction, the project is also required to incorporate creek protection measures to minimize impacts from erosion and siltation, and polluted runoff (**HWC-2, HWC-3**). As such, with mitigation incorporated, the project would have a less than significant impact on surface water quality and the altering of the existing drainage pattern, erosion or siltation, increase in surface runoff, and additional sources of polluted runoff.

MITIGATION:

- **HWC-MIT 1: Drainage**. The applicant will be required to submit grading plans with their permit applications which include an erosion and sediment control plan that outlines

seasonally appropriate erosion and sediment controls during the construction period. These plans must include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2, a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage must be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The project is required to incorporate stormwater treatment improvements in compliance with the NPDES Municipal Permit. If stormwater treatment is required, the project would require a Stormwater Management Plan, sizing calculation for treatment measures, and an Operations and Maintenance Agreement for Stormwater Quality improvements.

- **HWC-MIT 2: Ground Disturbing Prohibition during Wet Season.** To avoid potential erosion material from impacting Aldercroft Creek, construction is prohibited during the wet season. Ground disturbing activities shall be limited to the dry season (April to October).
- **HWC-MIT 3: Protection of Stream during Construction.** The landowner shall secure any required permits/agreements with regulatory agencies prior to building and grading permit issuance, and prior to placement of the storm drain pipe and energy dissipater within the seasonal drainage. The landowner shall implement standard erosion control BMPs to prevent construction materials from entering the seasonal drainage, except for those materials required for the storm drain pipe and energy dissipater. The landowner shall install silt fencing and construction area limit-of-work fencing (i.e. orange construction fencing), where necessary to ensure inadvertent impacts are not incurred to the seasonal drainage (Refer to **HWC-MIT 1**). Areas disturbed by the placement of the storm drain and energy dissipater shall be revegetated with native grasses and forbs. All staging of equipment and materials, and refueling or equipment, shall be located outside of the seasonal drainage. The contractor shall prepare and implement a fuel spill and clean-up plan.

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"/>	2, 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"/>	8a, 9, 18a

SETTING:

The subject property is bound by Highway 17 to the west and is entirely within the County of Santa Clara. Surrounding land uses include single-family residential development directly to the north and east, and vacant, privately-owned forested land to the south. Bear Creek Redwoods Open Space Preserve is west of the subject property and abuts the southbound side of Highway 17. Lexington Elementary School is located 700 feet northeast of the project site. Lexington Reservoir is one-third mile east of the project site. The subject property has a General Plan designation of Hillsides and is zoned hillside within a scenic road combining district.

DISCUSSION:

a & b) No Impact – The proposed project is over 200 feet from the nearest residence, and 166 feet from the Highway 17 right of way. Due to the proposed project’s distance from existing neighborhoods, the project does not physically divide an established community.

The intent of the Hillsides General Plan designation is to support and enhance rural character, protect and promote wise management of natural resources, avoid risks associated with the natural hazards characteristic of those areas, and protect the quality of reservoir watersheds critical to the region’s water supply. Allowable land uses within a Hillsides General Plan designation include very low density residential development, such as the proposed project. Additionally, the proposed project meets the Hillsides development standards detailed within the County Zoning Ordinance. Given the proposed project’s conformance with the County General Plan and Zoning policies, the proposed project would not cause a significant environmental impact due to a conflict with any land use, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

MITIGATION: No mitigation is required.

L. MINERAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	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, 2, 3, 6, 8a, 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, 2, 3, 6, 8a

SETTING:

The proposed project consists of a single-family residence and does not include mining the subject property. No known valuable mineral resources are located on the subject property, which are delineated on a local general plan, specific plan, or other land use plan.

DISCUSSION:

a & b) No Impact – Due to the project’s use of the property as a single-family residence, and the lack of known valuable mineral resources within the proposed development, the project does not 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, or 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.

MITIGATION: No mitigation is required.

M. NOISE					
WOULD THE PROJECT:	IMPACT				SOURCE
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	8a, 13, 22a, 49
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13, 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"/>	1, 5, 22a

SETTING:

Local ambient noise comes from the nearby residences, recreational activities, and traffic noise from Highway 17. The project is not located in an airport land use plan referral area. The County General Plan Noise Element measures noise levels in Day-Night Average Sound Level (DNL), a 24-hour time weighted average, as recommended by the Environmental Protection Agency (EPA) for community noise planning. Noise Compatibility Standards for exterior noise specify three (3) classifications of compatibility between ambient noise levels at the site and various land uses: satisfactory, cautionary, and critical. According to the Noise Element Noise Compatibility Standards for Land Use in Santa Clara County, the satisfactory exterior noise compatibility standard for residential land uses is 55 dB (Ldn value in dBs).

County Noise Ordinance restricts exterior noise limits, for a cumulative period not to exceed more than 30 minutes in any hour, for one- and two- family residential land uses at 45 dBA between 10:00 p.m. to 7:00 a.m., and 55 dBA between 7:00 a.m. to 10:00 p.m. In addition, specifically prohibited acts include amplified sound, such as musical instruments, radios, and loudspeakers, between 10:00 p.m. to 7:00 a.m., or construction activity during weekdays and Saturday hours from 7:00 p.m. to 7:00 a.m., or at any time on Sundays or holidays.

DISCUSSION:

c) No Impact – The property is not located within the vicinity of a private airstrip or an airport land use plan referral area or within two miles of a public airport. As such, there is no impact.

a & b) Less Than Significant Impact – Construction of the proposed single-family residence will temporarily elevate noise levels in the immediate project area from the use of construction equipment. Construction noise could have an impact on the nearest sensitive receptors (residential uses). Noise impacts on the residential uses near the project site would be minimal and temporary, as they are located over 200 feet away from the subject property.

The County General Plan Noise Element measures noise levels in Day-Night Average Sound Level (DNL), a 24-hour time weighted average, as recommended by the Environmental Protection Agency

(EPA) for community noise planning. Noise Compatibility Standards for exterior noise specify three (3) classifications of compatibility between ambient noise levels at the site and various land uses: satisfactory, cautionary, and critical. According to the Noise Element Noise Compatibility Standards for Land Use in Santa Clara County, the satisfactory exterior noise compatibility standard for residential land uses is 55 dB (Ldn value in dBs).

The County Noise Ordinance restricts exterior noise levels, for a cumulative period not to exceed more than 30 minutes in any hour, for one- and two- family residential land uses to 45 dBA between 10:00 p.m. to 7:00 a.m., and 55 dBA between 7:00 a.m. to 10:00 p.m. In addition, specifically prohibited acts include amplified sound, such as musical instruments, radios, and loudspeakers, between 10:00 p.m. to 7:00 a.m., as well as construction activity during weekdays and Saturdays from 7:00 p.m. to 7:00 a.m., or at any time on Sundays or holidays.

The noise levels created during the grading and construction of this project could create a temporary disturbance. The project is required to conform to the County Noise Ordinance at all times during construction. Construction noise (including noise generated by truck traffic to and from the project site) is regulated by time-of-work restrictions and decibel maximum specified in the County Noise Ordinance. Thus, it is anticipated that short-term noise resulting from the grading and construction will create a temporary disturbance, but will not create a significant impact to neighboring property owners. Therefore, the project would create less than significant noise impacts.

MITIGATION: No mitigation is required.

N. POPULATION AND HOUSING					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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, 2, 3, 4

SETTING:

The proposed project includes the development of a single-family residence on a vacant lot. San Jose Water Company will provide domestic water to the subject property. The property is zoned hillside within a scenic road combining district and has a Hillside General Plan designation, which allows for the development of single family residential uses.

DISCUSSION:

a & b) No Impact – Under the County of Santa Clara’s General Plan and Housing Element, the population within the Hillside (HS) district have already been planned and accounted. The County’s Zoning Ordinance allows the construction of a single-family residence ‘by-right’ in the HS zone. Old Santa Cruz Highway is a County-maintained road that is already built. The construction of the single-family residence will require the improvement and extension of a common driveway, which already serves one other property sharing the easement, and therefore would not directly or indirectly contribute to additional development. Additionally, no commercial, industrial, or institutional uses are proposed. The proposed project includes an on-site wastewater treatment system (OWTS) which consists of a leach field and a septic tank. The proposed project would be served by San Jose Water Company for domestic water. Water infrastructure would be extended from Old Santa Cruz Highway to serve the proposed residence and water storage tanks, but would not indirectly induce growth as the extended water line would only serve the proposed property, and would not involve any other undeveloped property. As such, the proposed project would not directly or indirectly induce substantial unplanned population growth in the area. The parcel is surrounded by single-family residences and recreational uses. As such, the project will not displace substantial numbers of existing housing or people, nor necessitate the construction of replacement housing elsewhere.

MITIGATION: No mitigation is 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
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
iii) School facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 17h
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5

SETTING:

The project is in the State Response Area (SRA) with the California Department of Forestry and Fire Protection (Cal Fire) as first responders for fire protection. The property is located within the high and very high fire hazard severity zones. Emergency calls would go to the Santa Clara County Sheriff's Office communications. The property will be served by San Jose Water Company for domestic water and water tanks for domestic water, fire sprinklers, and hydrant. The project includes the creation of a fire truck turnaround which meets County and State requirements.

DISCUSSION:

a) No Impact – The proposed project includes a single-family residence, and no commercial, industrial, or institutional uses are proposed. The proposed single-family residence has a minimal increase in the overall neighborhood population and would not increase the need for additional fire or police protection to the area. Other public services, such as those provided by schools or parks, will not be impacted.

MITIGATION: No mitigation is 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, 2, 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

SETTING:

The project, a single-family residence, is low-density and does not include the use of the project area for recreational purposes.

DISCUSSION:

a & b) No Impact – The proposed project is for a new single-family residence and does not result in an impact to existing parks or recreational facilities due to the minimal increase in population to the neighborhood. As such, the project does not cause a substantial physical deterioration of existing recreational facilities.

Additionally, the proposed single-family residence does not include any recreational uses or structures, nor does the addition of a new single-family residence require an expansion to existing recreational facilities. As such, the project does not have an impact on recreation.

MITIGATION: No mitigation is 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, 4, 5, 6, 7, 50
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? ¹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 50, 51, 53
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, 53
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, 53

SETTING:

The proposed single-family residence takes access from Old Santa Cruz Highway (a County-maintained road) through adjacent parcels via a driveway located in an access corridor. Access to the single-family residence utilizes a 12-foot-wide asphalt driveway that includes a fire truck turnouts and turn around.

VMT

Senate Bill 743 (SB 743), which became effective September 2013, initiated reforms to the CEQA Guidelines to establish new criteria for determining the significance of transportation impacts that “*promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses.*” Specifically, SB 743 directed the Governor’s Office of Planning and Research to update the CEQA Guidelines to replace automobile delay—as described solely by LOS or similar measures of vehicular capacity or traffic congestion—with VMT as the recommended metric for determining the significance of transportation impacts. The Office of Planning and Research has updated the CEQA Guidelines for this purpose by adding a new section 15064.3 to the Guidelines, which became effective statewide July 1, 2020. CEQA Guidelines section 15064.3, subdivision (b), establishes criteria for evaluating a project’s transportation impacts under CEQA. The lead agency has discretion to choose the most appropriate methodology to evaluate VMT.

DISCUSSION:

a, b, c, & d) No Impact – The project was reviewed and conditionally approved by the County Fire Marshal’s Office and Cal Fire to ensure adequate fire safety access is proposed. Therefore, the project does not generate substantial new traffic, impair existing transportation facilities, or result in inadequate emergency access. Construction activities for the proposed structures involves a small number of vehicle trips related to delivery of materials and workers commuting to the site. Because the number of trips is temporary and small in number, and road use in the vicinity is relatively light, the

¹ The provisions of this section shall apply prospectively as described in section 15007.

proposed project does not have impacts on traffic and circulation. Onsite parking for the proposed single-family residence is in conformance with the County parking requirements.

The Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA² recommends a method for screening out small projects that are presumed to have less-than-significant VMT impacts. The method uses a daily trip rate as a screening level threshold based on the Class 1 and 3 Categorical Exemptions (Sections 15301 and 15303 of the CEQA Guidelines). For rural areas, this daily trip rate screening level is 24.³ The projected vehicle trips for the proposed single-family residence is approximately 20 daily vehicle trips for single family residence, according to the Institute of Traffic Engineers Trip Generation Manual, 10th edition data (20 trips/day) for a single-family residential use.⁴ This is below the screening level of 24. Similarly, emissions generated from construction and operation of the proposed single-family residence are well below the BAAQMD's screening size level of 56 dwelling units for operational and construction-related GHG emissions as this project consists of one single-family residence. Therefore, the proposed project does not conflict with CEQA Guidelines Section 15064.3, subdivision (b).

MITIGATION: No mitigation is required.

²Office of Planning and Research. December 2018. Technical Advisory on Evaluating Transportation Impacts in CEQA.

³According to OPR's analysis, typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact. However, the 10,000 square-foot limit examples in the Class 1 and 3 applies to urban areas. Outside of urban areas, the example limit is 2,500 square feet, which would yield a trip rate of 24, which is the rate that would be considered not to lead to a significant VMT impact.

⁴ITE Trip Generation, 10th Edition, 2018.

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 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	41, 42
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41, 42, 52

SETTING:

The subject property is not listed in the California Register of Historic Resources, or in a local register of historic resources as defined in Public Resources Code section 5020.1(k). Additionally, previous cultural resource studies, including Study #24191 (Cartier 2001), Study #26162 (Cartier 2002), Study #34600 (Cartier 2006), and Study #54551 (Brady and Brewer 2019) covered approximately 100% of the proposed project area, and did not identify any additional cultural resources.

DISCUSSION:

a-i) No Impact – The subject property is not listed in the California Register of Historic Resources, or in a local register of historic resources as defined in Public Resources Code section 5020.1(k) (refer to Attachment E). As such, the proposed project would not cause a substantial adverse change on any listed or eligible for listing historical resources.

a-ii) Less Than Significant with Mitigation Incorporated – According to the NWIC referral response, previous cultural resource studies, including Study #24191 (Cartier 2001), Study #26162 (Cartier 2002), Study #34600 (Cartier 2006), and Study #54551 (Brady and Brewer 2019) covered approximately 100% of the proposed project area, and did not identify any additional cultural resources pursuant to §15064.5 of the CEQA Guidelines. However, given the proximity to water resources and the depth of excavation for the residence and driveway, mitigation measures, including preconstruction training (**CR-MIT 1**) and immediate notification to the County of Santa Clara Department of Planning and Development (Department) if tribal cultural resources are unearthed (**CR-MIT 2** and **CR-MIT 3**), would be implemented. The mitigation measures would ensure that any discovered tribal cultural resource is assessed by the County, and further treated with consideration of recommendations provided by a Secretary of the Interior-qualified archaeologist and Native American representative (if the resource is determined to be of Native American origin). As such, with

mitigation, the proposed project would have a less than significant impact on 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.

MITIGATION:

- **Refer to CR-MIT 1, CR-MIT 2, and CR-MIT 3**

S. UTILITIES AND SERVICE SYSTEMS					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
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"/>	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, 24b
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, 7, 39
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, a single-family residence, would have electrical utility services provided by PG&E and potable water is provided by the San José Water Company. Wastewater treatment is provided via on-site septic systems on individual parcels. The proposed project includes two 5,000-gallon water tanks, a proposed leach field, and a septic tank.

DISCUSSION:

a, b, c, d, & e) No Impact – The surrounding area of the project site is within the PG&E service area and the project would be served by PG&E electrical utility service via an underground extension of electrical service lines to the project site. Water for the proposed project is provided by the San José Water Company, and wastewater is treated by a new onsite wastewater treatment system (OWTS) consisting of new subterranean piping that connects to a septic tank and leach field. Water used for fire suppression will be stored in the two 5,000-gallon water tanks on-site. The proposal for the new well, water tanks, and OWTS was reviewed, approved, and conditioned by the Department of Environmental Health to confirm that the septic system is adequate and sufficient to serve the residential use of the project. The septic system is sufficient to serve the project, and as proposed, there is no impact to items a, b, and c listed above.

As a standard condition of approval for all projects within the County of Santa Clara, property owners are to provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory. As such, there is no impact to item d and e listed above.

MITIGATION: No mitigation is required.

T. WILDFIRE					
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 4, 5, 17g, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 8a, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5, 53, 54

SETTING:

The subject property is located within the Santa Cruz Mountains in western Santa Clara County on Old Santa Cruz Highway, directly east of Highway 17. It is located in the High Fire Hazard Severity Zone, Very High Fire Hazard Severity Zone, and the State Response Area. The proposed project would include the construction of a new driveway to provide access from Old Santa Cruz Highway to the proposed residence. The proposed driveway, including fire truck turn outs and turnaround, is designed to comply with all applicable County Fire and CALFIRE minimum access standards.

DISCUSSION:

a, b, c, & d) Less Than Significant with Mitigation Incorporated – The project does not impair an adopted emergency response plan or emergency evacuation plan. The project will not prevent people at other existing developments from evacuating or being serviced by emergency responders. Parked vehicles, including construction vehicles, could impact the ability of fire responders to reach the property or of neighbors to evacuate. This impact will be reduced to a less than significant level with the inclusion of **WF-MIT 5**, which prohibits vehicles parking on the County-maintained road, the driveway leading to the proposed residence, or in the proposed fire truck turnaround.

California has seen a dramatic increase in the number, size, longevity, and destructiveness of wildfires since 2016. Steeply sloped and densely wooded areas are particularly susceptible to fires that burn hot and are fast moving. Fire spread and structure loss is more likely to occur in low- to intermediate-density developments. Although wildfire ignitions are primarily human-caused in California, wildfire behavior is largely driven by topography, fuel, climatic conditions, and fire weather (such as low humidity and high winds). The project occupants will be exposed to an increased risk to life and property from wildfires due to these factors which must be mitigated. As such, the project will be required to provide additional water dedicated to fire suppression on site. The occupants of the two single-family residences located down slope from the project would be exposed to significant risks of downslope flooding or landslides if not mitigated. **HWC-MIT 1** will mitigate for runoff from water

used to suppress a fire on this site from impacting neighboring properties or the adjacent watercourses. **GEO-MIT 1, 2, 3, 4, 5, 6, 7, and 8** mitigate landslide impacts.

The project was reviewed and conditionally approved in accordance with the Santa Clara County Fire Marshal's Office and CALFIRE. The new residence is also required to meet all onsite requirements of the State Minimum Fire Safe Regulations, all WUI requirements within the California Building Code Chapter 7A, and create and maintain defensible space as outlined in the California Public Resources Code 4291. Emergency vehicles would travel Highway 17, a Caltrans-maintained road which sufficiently meets the County Fire Marshall and State Minimum Fire Safe Regulations requirements, to Old Santa Cruz Highway, an existing, County-maintained road which complies with the requirements. The project includes adequate fire safety access including sufficient breaks from steep slopes, a fire truck turn out and turnaround, wharf hydrant, water tanks, and fire sprinklers complying with CFMO-SP6 throughout the residence.

MITIGATION:

- **WF-MIT 1: Defensible Space.** The area within 5 horizontal feet of the structure, including attached decks of stairs, shall not contain any combustible decorative structures, attached gates or fences made of combustible materials, storage structures, wood piles, woody mulch, combustible boards, combustible landscape materials (including but not limited to lumber, railroad ties, creosote- or pressure-treated wood), potted plants in combustible pots, or synthetic lawns. Mature trees shall only be allowed within 5 feet of the structure if the branches are 10 feet above the roof and 10 feet from any chimney. Irrigated and mowed grass shall be kept below a maximum height of 3 inches. All plants within 5 feet of the structure shall be irrigated, non-woody, and/or herbaceous, and are not to exceed 2 feet in height. All pots for potted plants within 5 feet of the structure shall be made of ceramics, metals, or cement. In the area from 5 feet to 30 feet horizontally from the structure (within the property boundaries), all dead plants, grass, and weeds will be removed. Dead or dry leaves will be removed on an ongoing basis. Trees shall be trimmed on an ongoing basis to keep 10 feet of distance between branches of different trees. Dead tree limbs which overhang the roof are to be removed on an ongoing basis. Grasses are to be cut to a maximum of 4 inches on an ongoing basis.
- **WF-MIT 2: Utilities.** All utilities, including powerlines, shall be undergrounded.
- **WF-MIT 3: Home Hardening.** The project is required to comply with all WUI requirements within the California Building Code (CBC) Chapter 7A. The applicant shall also propose building materials, windows, and vents which exceed these requirements. Communication equipment, including high-speed internet service, shall be fire-hardened. Compliance with CBC Chapter 7A shall be demonstrated on the building permit plans submitted to the County DPD.
- **WF-MIT 4: Parking.** Parking of vehicles along the fire access route, including the driveway, fire department turnout, and fire department turnaround, shall be prohibited at all times.
- **WF-MIT 5: Water Supply.** At a minimum, one additional 5,000-gallon water tank beyond what is required by County and State fire regulations shall be provided on site. All water tanks and piping to the wharf hydrant shall be made of steel or similar material approved

by the County Fire Marshal prior to installation. A note of the water tank material shall be noted on the building and grading permit plans submitted to the County DPD.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 54
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 54
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 to 54

DISCUSSION:

a) **Less Than Significant with Mitigation Incorporated.** As discussed in the Biological Resources section, impacts of the proposed project on special-status species or habitat would either be less than significant or would be reduced to a less than significant level through incorporation of the mitigation measures. The proposed project would not have the potential to substantially reduce the habitat of any fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of, 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 with the incorporation of **BIO-MIT 1 -5**

b) **No Impact.** No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analysis provided in this Initial Study, project impacts were found to be less than significant. The incremental effects of the proposed project are not cumulatively significant when viewed in the context of the past, current, and/or probable future projects. No cumulative impacts would occur.

c) **No Impact.** The proposed project is a new single-family residence. As described in the environmental topic sections of this Initial Study, the proposed project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

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
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
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
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

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 Palo Alto Airport Comprehensive Land Use Plan [November 19, 2008]

https://stgenpln.blob.core.windows.net/document/ALUC_E16_CLUP.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.

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

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

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
- Section C16, Santa Clara County Guide to Evaluating Oak Woodlands Impacts
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
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

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

*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.
