

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN22-031	Date: November 27, 2023
Project Type:	Grading Abatement	APN(s): 825-26-071
Project Location / Address:	13565 Foothill Av, San Martin	GP Designation: Rural Residential
Owner's Name:	David and Doris Bliven	Zoning: RR-5Ac
Applicant's Name:	David Bliven	Urban Service Area: None
Project Description		
<p>The project is a Grading Abatement application to partially restore and partially legalize a grading abatement area and conduct additional grading on a property containing a single-family residence and one detached garage/workshop. The property is bordered by San Martin Creek to the east and contains a drainage swale on the southern end of the property. Both the swale and the buffer area around the creek are to be restored to pre-violation conditions. The unpermitted fill spread on this property contains the toxin dieldrin, a highly controlled pesticide linked to serious health problems.</p> <p>The property is located at 13565 Foothill Avenue, San Martin (APN: 825-26-071) see Attachment 1 – Plan Set. The proposed Grading Abatement would first bring the levels of the toxins in the soil to an acceptable level through treatment processes such as intrinsic bioremediation with the oversight of the County's Department of Environmental Health, restore the drainage swale and creek-buffer areas, and redistribute some grading material around the residence. The toxic contaminated soil was deposited onsite without the County's knowledge or approval, and the proposed project seeks to use the County's Grading Abatement process to remove the soil from sensitive areas after the contaminated soil has been properly mitigated. Additional work will include relocating a wharf hydrant and waterlines to ensure that they do not interfere with the on-site wastewater treatment system (OWTS). Total grading quantities for the proposed project include 1,620 cubic yards of cut and 1,620 cubic yards of fill, with a maximum cut depth of 2 feet. The Grading Violation includes 990 cubic yards of unpermitted fill, 120 cubic yards of which is within the creek buffer zone. No alteration to the creek itself was documented in the violation, nor proposed in the Abatement. No trees are proposed for removal.</p> <p><u>Environmental Setting and Surrounding Land Uses</u></p> <p>The subject property is a rectangular shaped lot, approximately 2.5 acres in size which accesses Foothill Avenue via an easement through the property immediately to the east (13555 Foothill Av, APN 825-26-072). A 90-foot-wide easement dedicated to the Santa Clara Valley Water District protects the San Martin Creek and is partially contained within the subject property. The parcel is surrounded by single-family homes, small agricultural uses, and Coyote Lake Harvey Bear Ranch County Park located east of Foothill Avenue, which are all within unincorporated Santa Clara County. The subject property has a General Plan designation of Rural Residential and is within a Rural Residential zoning district with a 5-acre minimum lot size Combing District. The soil in this area was once considered farmland of statewide importance but was classified as "urban and built up" under the State of California's 2018 Farmland Monitoring Program.</p>		

The topography of the building site is generally flat with an approximate slope of 2.8 percent (2.8%) towards the south of the property - see Attachment 1. San Martin Creek is located along the eastern boundary of this property, which is located 2.1 miles west of Coyote Reservoir.

According to the Centers for Disease Control and Prevention (CDC), dieldrin and aldrin were related chemicals applied as a soil insecticide or seed dressing for food or commodity crops from the 1950s to the 1970s. Dieldrin was also used for mothproofing clothes and carpets. It was used in other countries to control vector-borne diseases such as Malaria. The United States Environmental Protection Agency (EPA) cancelled agricultural uses of both pesticides in 1970, and their use as a termiticide in 1987. Dieldrin volatilizes slowly, and persists in the environment and bioaccumulates in foods. Dieldrin has been detected in meats, dairy products, and crops exposed to soils which contain the toxin. Human health effects from aldrin and dieldrin at low levels are unknown. At high doses, aldrin and dieldrin can cause symptoms such as headache, confusion, muscle twitching, nausea, vomiting, and seizures. When fed to experimental animals, both aldrin and dieldrin caused liver enlargement and liver tumors; dieldrin at higher doses caused irritability, tremors, and occasionally, seizures (https://www.cdc.gov/biomonitoring/aldrindieldrin_biomonitoringsummary.html).

According to the National Institute for Occupational Safety and Health (NIOSH), Dieldrin is a non-combustible solid which can produce headaches, dizziness; nausea, vomiting, malaise, sweating; myoclonic limb jerks; clonic, tonic convulsions; or coma in humans and liver and kidney damage in animals. It is a potential occupational carcinogen, with evidence of lung, liver, thyroid, and adrenal gland tumors in animals exposed to the toxin. Dieldrin targets the central nervous system, liver, kidneys, and skin when absorbed through inhalation, ingestion, eye contact, or skin absorption (<https://www.cdc.gov/niosh/npg/npgd0206.html>).

According to the County of Santa Clara Geographic Information System (GIS) data, the property does not include plant or wildlife survey areas for the Santa Clara Valley Habitat Plan, and there are no records of special status species in the California Natural Diversity Database (CNDDDB). The property is also within the coverage area of the Santa Clara Valley Habitat Plan and has a mapped landcover of Rural Residential. The property is located within FEMA flood zones D (80%) and A (20%).

Other agencies sent a copy of this document:

Santa Clara County Department of Environmental Health, Central Coast Regional Water Control Board, California Department of Toxic Substances Control, The California Native American Heritage Commission

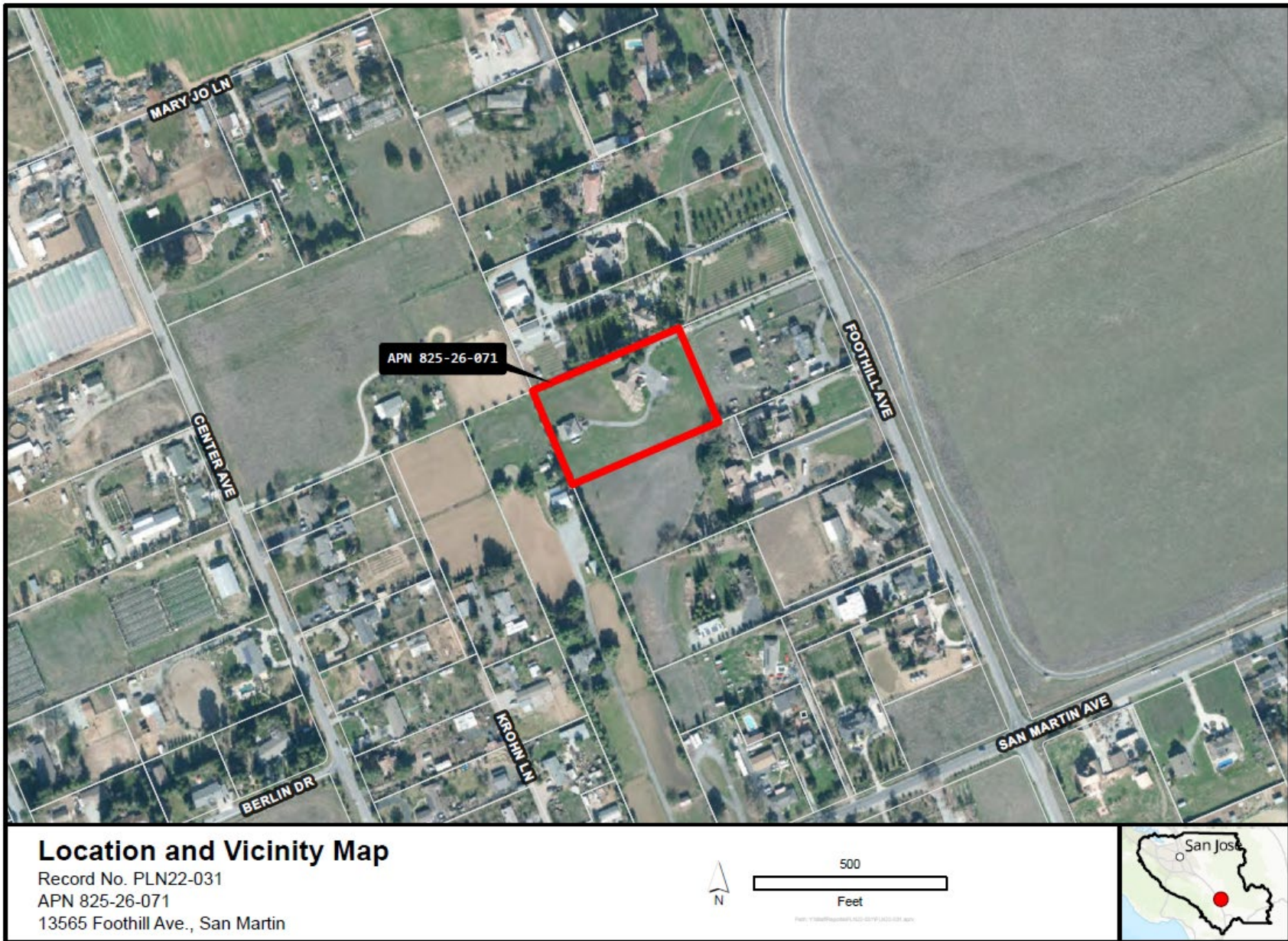
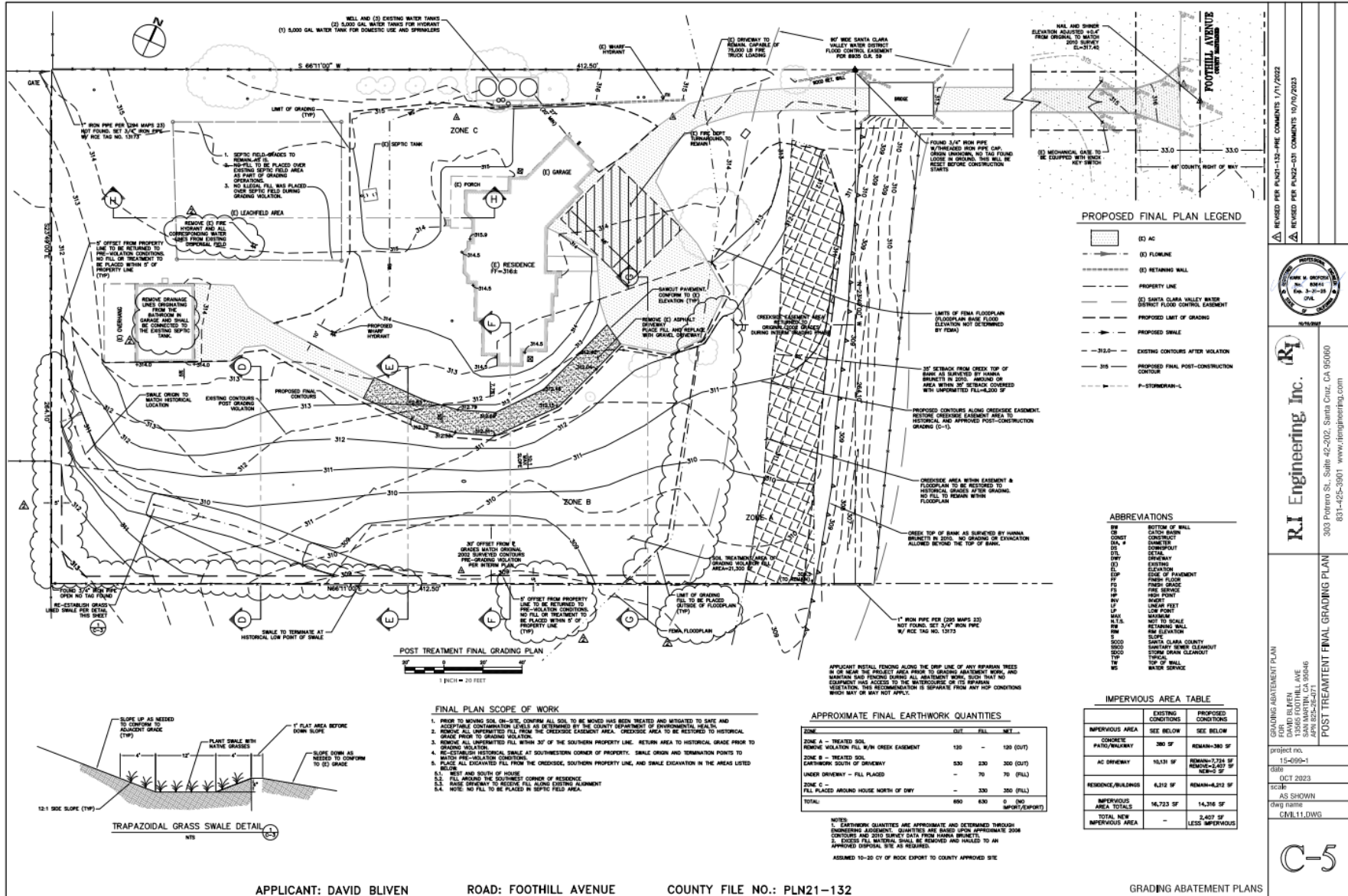


Figure 1 - Location Map



APPLICANT: DAVID BLIVEN

ROAD: FOOTHILL AVENUE

COUNTY FILE NO.: PLN21-132

GRADING ABATEMENT PLANS

Figure 2 - Site Plan

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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


- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <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 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.

DocuSigned by:


B5CCEA7685054B6

Signature

11/27/2023

Date

Robert Cain, Senior Planner

Printed name

**Department of Planning and
 Development, Santa Clara County**
For

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 type="checkbox"/>	<input checked="" type="checkbox"/>	2,3,4, 6,17f
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, along a designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 6,7 17f
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,3
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4

SETTING:

The subject property is a 2.5-acre rectangular shaped lot, one parcel removed from Foothill Avenue between E. San Martin Avenue and E. Middle Avenue. Immediately adjacent to the parcel are single-family residences, small-scale agricultural lands, and Coyote Lake Harvey Bear Ranch County Park on the opposite side of Foothill Avenue. San Martin Creek roughly follows the eastern boundary of the property.

The subject property is relatively flat, with an average slope of 2.8%. In addition to the creek bank on the east edge of the property, there was a swale at the southern end of the property that was filled in with the unpermitted fill. This swale is proposed to be restored as part of the Grading Abatement. The subject property has a General Plan designation of Rural Residential with a Rural Residential zoning designation and a five-acre minimum lot size combining district (RR-5Ac). The property takes access from Foothill Avenue, which is a County maintained road, via an easement through the neighboring property. Foothill Avenue is not a County-designated scenic road nor is the property in a Design Review Viewshed area identified in the County General Plan or Zoning Ordinance. The property is not visible from the road.

DISCUSSION:

a, b, c & d) No Impact – The subject property is not located within a scenic vista recognized by the County of Santa Clara General Plan and Zoning Ordinance, nor does it have a Design Review zoning overlay or Scenic Road zoning overlay. The property takes access from Foothill Avenue via an easement, which is not designated as a scenic road or highway. The proposed project will not have substantial adverse effect or substantially damage scenic resources such as trees, rocks, outcroppings, or historic buildings. The property is 0.9 miles east from the nearest scenic highway, U.S. 101.

Additionally, the proposed development does not include any proposed outdoor lighting. Due to these circumstances, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area with the required condition of approval.

MITIGATION:

- None required.

B. AGRICULTURE / FOREST RESOURCES					
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 23, 24, 26
b) Conflict with existing zoning for agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9, 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 type="checkbox"/>	<input checked="" 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 is a rectangular shaped lot, 2.5 acres in size and one parcel removed from Foothill Avenue between E. San Martin Avenue and E. Middle Avenue. Immediately adjacent to the parcel are single-family residences, small-scale agricultural lands, and Coyote Lake Harvey Bear Ranch County Park on the opposite side of Foothill Avenue. San Martin Creek roughly follows the eastern boundary of the property. The soil in this area was once considered farmland of statewide

importance but was classified as “urban and built up” under the State of California’s 2018 Farmland Monitoring Program.

DISCUSSION:

a, b, c, d, e, & f) No Impact. The property is not encumbered by a Williamson Act contract, or within a forestland/timberland area, and therefore the proposed development would not conflict with County Williamson Act Guidelines, the County’s Williamson Act Ordinance, or existing zoning for forestland or timberland areas. No trees are proposed for removal, and the property is not within a forestland area, and therefore the proposed development does not result in the loss of forest land. The County’s existing zoning allows for a single-family residence ‘by-right’ in Rural Residential zoning districts, which have no expectation to be active agriculture or timberland sites. As noted above, the soil in this area is classified as “urban and built up” under the State of California’s 2018 Farmland Monitoring Program, so the grading work on this property will not impact state-designated farmlands.

MITIGATION:

- None 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
	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
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 a rectangular shaped lot, 2.5 acres in size and is one parcel removed from Foothill Avenue between E. San Martin Avenue and E. Middle Avenue. Immediately adjacent to the parcel are single-family residences, small-scale agricultural lands, and Coyote Lake Harvey Bear Ranch County Park on the opposite side of Foothill Avenue. San Martin Creek roughly follows the eastern boundary of the property.

The proposed project is located within the San Francisco Bay Area Air Quality Management District (BAAQMD), which regulates air pollutants, including those generated by construction and operation

of development projects. These criteria pollutants include reactive organic gases, carbon monoxide, nitrogen dioxide, and particulate matter (PM). BAAQMD also regulates toxic air contaminants (fine particulate matter), long-term exposure to which is linked with respiratory conditions and increased risk of cancer. Major sources of toxic air contaminants in the Bay Area include major automobile and truck transportation corridors (e.g., freeways and expressways) and stationary sources (e.g., factories, refineries, and power plants).

The operational criteria pollutant screening size for evaluating air quality impacts for single-family residential projects established by BAAQMD is 325 dwelling units, and the construction-related screening size for single-family residential projects is 114 dwelling units. Emissions generated from grading related to one single-family residence would be below the BAAQMD operational-related emissions and construction emission thresholds. Per the BAAQMD screening criteria, for single-family residential uses, construction emissions impacts are less than significant for projects of 114 dwelling units or less.

The Grading Abatement requires treating soil contaminated with the toxin dieldrin, which could become airborne in dust particles, prior to moving the soil.

DISCUSSION:

a, b, c & d) Less Than Significant Impact – The movement of contaminated soil on site could create dust particles that have the toxin dieldrin bound to them. These particles could be carried by the wind, and later inhaled by humans or animals in the vicinity of the project. Dust emissions must be controlled through standard Best Management Practices (BMPs) dust control measures that would be a condition of the project and overseen by the appropriate toxic waste remediation authority. The Project must be submitted to the Santa Clara County Department of Environmental Health (DEH), the Central Coast Regional Water Quality Control Board, or the California Department of Toxic Substances Control for oversight of the project, and follow all directions provided through that program. The project has already begun a remediation of the toxic soil with oversight from DEH. DEH shall clear the soil as treated and mitigated to safe and acceptable contamination levels prior to any movement of the soil.

As such, the proposed development could conflict with or obstruct implementation of an applicable air quality plan, 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, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people in regards to the handling of the toxin dieldrin. Mitigation measures in the Hazardous Materials section will ensure that these air quality impacts will be less than significant.

MITIGATION:

- See Section I, **HAZ-MIT 1** and **HAZ-MIT 2**.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 7, 17b, 17o
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 7, 17b, 17o
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	3, 4, 17i

SETTING:

The subject property is a rectangular shaped lot, 2.5 acres in size and is one parcel removed from Foothill Avenue between E. San Martin Avenue and E. Middle Avenue. Immediately adjacent to the parcel are single-family residences, small-scale agricultural lands, and Coyote Lake Harvey Bear Ranch County Park on the opposite side of Foothill Avenue. San Martin Creek roughly follows the eastern boundary of the property.

There is no evidence of species identified as a candidate, sensitive, or special status species on this property according to the California Natural Diversity Database (CNDDDB). There are no state or federally protected wetlands on this property.

The property is also within the coverage area for the Santa Clara Valley Habitat Plan (SCVHP) and has a mapped landcover of Rural Residential. This project would not require coverage by the SCVHP, due to being located in Private Development Area 3 with less than 0.25 acres to be impacted within the stream setback area, and that area to be fully restored to pre-violation conditions. No work within the stream itself is required or proposed.

The property is not within any mapped Oak Woodland area and the property has a number of trees located along the driveway and the northern and western property lines. It is currently vacant with a row of trees located along the western property line to the south of the property, which are to remain. Additionally, the parcel is not located in any sensitive landcovers such as serpentine or known habitat for sensitive species. There is no riparian vegetation on this property along San Martin Creek.

DISCUSSION:

a, b, c, d, e, f, & g) Less Than Significant Impact – The property is not within any mapped Oak Woodland area and no trees are proposed to be removed. Additionally, the parcel is not located in any sensitive landcovers such as State or Federally protected wetlands, serpentine, or known habitat for sensitive species. There is no riparian vegetation on this property along San Martin Creek.

The project does not conflict with any Federal, State, or local policies related to protecting biological resources, and is not a covered project under the SCVHP. There are no mapped sensitive natural communities on the property, as mapped by the SCVHP, nor any documented sensitive species in the CNDDDB. There will be no work within the creek itself, and therefore not impairment of wildlife using the creek to pass through the property.

No grading or excavation is authorized within the creek, as identified by the top of bank as surveyed by Hann Brunetti in 2010. The entire area within a 35’ buffer from the top of bank will be restored to its pre-violation conditions.

MITIGATION:

- None required.

E. CULTURAL 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) 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 19, 41, 42

SETTING:

This property is located off of Foothill Avenue and consists of 2.5 acres. It is surrounded by agricultural and rural residential uses. This area was largely agricultural in nature through the 1970s.

At the time, this lot and the neighboring lot to the east at 13555 Foothill Avenue were one lot which formed the western portion of Lot 107 of the San Martin Ranch Map No. 3, as recorded in Map Book G, Page 69 from March of 1898. What is now the neighboring lot to the east was developed with a single-family residence in the 1970s, and the two lots were split roughly along the boundary of the San Martin Creek in the 1990s or early 2000s. A single-family residence and detached garage were constructed on the subject lot in 2005.

The project area lies within the territory of the Native American people known as the Costanoan or Ohlone. The parcel was part of the 9,000-acre San Martin Ranch owned by Hiram Morgan Hill in the late 19th century. There are no previously recorded prehistoric or historic resources located within the project area, nor any reported evidence of archaeological resources at this site. However, when resources in the broader area have been identified they are typically closer to the hillsides or along creeks. This parcel is bordered by San Martin Creek and near the foothills surrounding Coyote Lake (to the east of Foothill Avenue and New Avenue), so it is possible that this site contains unidentified resources, but further investigation is not warranted at this time because the project seeks to disturb soil which was relatively recently added to the property which is unlikely to contain cultural resources.

The Department solicited information from the Amah Mutsun and the Tamien Nation, two of the Tribes and Tribal Bands active in Santa Clara County, about this project on February 14, 2023, with an offer to consult with the County. The Department has received no responses at the time of this report.

If human remains are encountered, Section B6-18 and B6-19 of the County of Santa Clara Ordinance Code require that all work must stop on the site and that the County Coroner be notified immediately. If the County Coroner determines the remains are Native American, the Coroner must notify the California Native American Heritage Commission and the County Coordinator of Indian Affairs so that an inspection can be conducted, “most likely descendants” can be notified, and proper permits can be obtained pursuant to state law.

DISCUSSION:

a) **No Impact.** There is no reported evidence of historic resources at this site, and therefore no impacts to such resources.

c) **Less Than Significant Impact** - The Project site has a moderate sensitivity for buried Native American archaeological deposits and cultural materials, which could include human remains, based on its proximity to the San Martin Creek and nearby foothills of the Diablo Range. If human remains were uncovered during demolition activities, the procedures in County Ordinance Code Sections B6-18 through B6-20 would be followed, which would reduce potential impacts to less than significant.

b) **Less Than Significant with Mitigation Incorporated** – There is no record of archeological resources on this site. To the extent it is possible that this site contains archeological resources due to its location, the limited nature of this project (primarily to remove soil added to the site in the recent decades) and the placing of a buffer around the watercourse reduce the possibility of disturbing potential buried archaeological resources. If artifacts are encountered during earth disturbing activities, mitigation measures will reduce the impact to less-than-significant levels.

MITIGATION:

- **CR-MIT 1: Conduct Archaeological Survey if Artifacts are Discovered.** Should archaeological resources be discovered during this project, all work is to cease immediately, and a qualified archaeologist shall be retained by the applicant to conduct a survey of any artifacts. These artifacts must be catalogued and to the extent possible preserved, including relocation as necessary. If these artifacts are related to native peoples, the associated tribe or tribal band as well as the California Native American Heritage Commission must be notified.
- **CR-MIT 2: Inadvertent Discoveries.** In the event that prehistoric or historic resources are encountered during demolition, excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the County Project Manager or designee shall be notified, and a qualified archaeologist shall examine the find. The archaeologist shall:
 - 1) evaluate the find(s) to determine if they meet the definition of a historical or archaeological resource; and
 - 2) make appropriate recommendations regarding the disposition of such finds prior to issuance of building permits.

If the finds do not meet the definition of a historical or archaeological resource, no further study or protection is necessary prior to resuming project implementation. If the find(s) does meet the definition of a historical or archaeological resource, then it should be avoided by project activities. If avoidance is not feasible, adverse effects to such resources should be mitigated in accordance with the recommendations of the archaeologist. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery would be submitted to the Director of Planning. If the find(s) are human remains or grave goods, the procedures outlined in County Ordinance Code B6-18 through BC-20 shall be followed. Project personnel should not collect or move any cultural material. Fill soils that may be used for construction purposes should not contain archaeological materials.

F. ENERGY					
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) 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 subject property is a rectangular shaped lot, 2.5 acres in size and is one parcel removed from Foothill Avenue between E. San Martin Avenue and E. Middle Avenue. Immediately adjacent to the parcel are single-family residences, small-scale agricultural lands, and Coyote Lake Harvey Bear Ranch County Park on the opposite side of Foothill Avenue. San Martin Creek roughly follows the eastern boundary of the property. The proposed project is limited to the treatment of toxic soil, removal

of unpermitted soil in a creek buffer zone, restoration of a swale, and new grading around an existing single-family residence and accessory structure.

DISCUSSION:

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

MITIGATION:

- None required.

G. GEOLOGY AND SOILS					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to California Geologic Survey Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 43, 44
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 43
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17c, 17n, 43
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 17j, 42
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 10, 23, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 17c, 43
d) Be located on expansive soil, as defined in the report, <i>Soils of Santa Clara County</i> , creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14, 23, 24, 43
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 6, 23, 24, 43
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4, 6

SETTING:

The property is located in the southeastern extension of Santa Clara Valley and is underlain by Quaternary age alluvial deposits. The property is not located within the boundaries of any Earthquake Fault Rupture Hazard Zones or Seismic Hazard Zones for Liquefaction. The site is relatively flat with an approximate slope of 2.8 percent (2.8%) towards the south of the property.

DISCUSSION:

A(i-iv), b, c, d, e, & f) **No Impact.** The subject property is not located on a geologic feature or hazard area, nor does it contain soils that are expansive or cannot adequately support onsite wastewater treatment. The project does not propose, nor is it likely to trigger, erosion of topsoil.

MITIGATION:

- None required.

H. GREENHOUSE GAS EMISSIONS					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29, 30
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 grading on a single-family residential parcel 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.

DISCUSSION:

a & b) **No Impact.** – Due to the relatively small scale of the project (grading quantities of 1,620 cubic yards, of which 990 cubic yards consists of fill previously placed on the property without permits), and compliance with existing County and State requirements listed below, which will minimize greenhouse gas emissions, it is anticipated that the proposed project will not result in any cumulatively considerable greenhouse gas emissions.

The project would involve GHG emissions through the operation of grading equipment and from worker supply vehicles, which typically use fossil-based fuels to operate. Project excavation and

grading would be temporary, occurring only over the grading period, and would not result in a permanent increase in GHG emissions. There is no change to the amount of electricity consumed as a result of the project, and therefore electricity use would not make a cumulatively considerable contribution to the effect of GHG emissions on the environment. As such, the project would have no impact on greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

MITIGATION:

- None required.

I. HAZARDS & HAZARDOUS MATERIALS					
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) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4, 17g

SETTING:

The proposed project includes mitigation of the toxin dieldrin, which was imported onto the site with soil used in unpermitted grading activities. The property is not located at or adjacent to any other hazardous sites. The project site is not listed on the County of Santa Clara Hazardous Waste and Substance Sites List, it is not located in the County Airport Land Use plan area and is not located in the Wildland Urban Interface Fire Area (WUI), nor located within one quarter mile of a school.

DISCUSSION:

c, d, e, f, & g) **No Impact** – The proposed project is not located on a site designated as hazardous under Gov. Code § 65962.5, as verified on EnviroStor as of November 22, 2023.

The project is located within a rural residential area and would 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 driveway via an easement through a neighboring property. The development plans have been reviewed and conditionally approved by the County Fire Marshal's Office. The proposed project will not impair or physically interfere with any emergency response or evacuation plans.

As the property is not within a ¼ mile of a school, is located outside of the County Airport Land Use plan area, and is not listed on the Hazardous Waste and Substance Sites List, the proposed project does not have an impact with respect to emitting hazardous substances within a ¼ mile of a school, creating a significant hazard to the public or the environment due to its listing as a hazardous materials site, or creating a safety hazard or excessive noise for people residing or working in the project area due to its proximity to an airport.

The project is not within the WUI area and has been reviewed and conditioned by the Santa Clara County Fire Marshal's Office. As such, this project will not expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires.

a & b) **Less Than Significant with Mitigation Incorporated** – The proposed project includes the mitigation of the toxin dieldrin, which is located in the soil. The proposed project would include the movement of contaminated soil on site, which could create dust particles that have the toxin dieldrin bound to them. These particles could be carried by the wind, and later inhaled by humans or animals in the vicinity of the project. Dust emissions must be controlled through standard Best Management Practices (BMPs) dust control measures that would be a condition of the project and overseen by the appropriate toxic waste remediation authority. The Project must be submitted to the Santa Clara County Department of Environmental Health, the Central Coast Regional Water Quality Control Board, or the California Department of Toxic Substances Control for oversight of the project, and follow all directions provided through that program.

As such, the proposed development could conflict with or obstruct implementation of an applicable air quality plan, 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, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people in regards to the handling of the toxin dieldrin.

MITIGATION:

- **HAZ-MIT 1: Obtain Oversight from an Approved Governmental Authority.** The plan for mitigation of soil contaminated with the toxin dieldrin must be submitted to an approved government agency for oversight. Approved government agencies include the Santa Clara County Department of Environmental Health, the Central Coast Regional Water Quality Control Board, and the California Department of Toxic Substances Control. All direction provided by the oversight agency must be followed.

- **HAZ-MIT 2: Dust Management.** Dust emissions must be controlled through standard Best Management Practices (BMPs) dust control measures as established by the Bay Area Air Quality Management District and the County of Santa Clara.

J. HYDROLOGY AND WATER QUALITY					
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) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 17n
i) Result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
IV) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 bordered by San Martin Creek to the east, and the area immediately around the creek is located within Special Flood Hazard Area Zone A as designated by the U.S. Federal Emergency Management Agency (FEMA). The subject property is not located within a FEMA Flood Zone. A 90-foot-wide flood control easement is recorded to the Santa Clara Valley Water District across this property and neighboring ones for the protection of the San Martin Creek. There is no unpermitted fill located within the watercourse (as demarcated by the top of bank). There is an area of approximately 6,200 square feet containing unpermitted fill that is within a 35-foot buffer of the top of bank. There is also an unnamed swale that runs roughly west to east that was filled in with the unpermitted fill. The unpermitted fill has tested positive for the toxin dieldrin. The proposed project would treat the soil and reduce the toxin levels to acceptable standards, as well as restore the swale and areas within the flood control easement to their historic conditions. The proposed development includes no new impervious surface, so there will be no new runoff from the existing site. The mean annual precipitation at this property is 18 inches.

DISCUSSION:

b & e) **No Impact** – The project will not decrease groundwater supplies or interfere substantially with groundwater recharge or impact any water quality control plan or sustainable groundwater management plan. Treatment of the toxin dieldrin, which binds to soil and could impact ground or surface water, will only improve the water quality.

a, c, & d) **Less Than Significant with Mitigation Incorporated** – The project proposes to restore the unnamed swale and the area within the flood control easement to their pre-violation conditions. Additionally, all contaminated soil will be treated. The property owner will be required to enter into an approved governmental oversight program to ensure that the toxins are reduced to an acceptable level and that the treatment and transport of any contaminated soil is handled in such a way as to eliminate the potential of spreading the toxin into surface or ground water.

Standard conditions of approval are incorporated into the project based on the requirements within the County of Santa Clara Drainage Manual. The Santa Clara Valley Urban Runoff Pollution Prevention Program is designed to lessen any potential impact for erosion and stormwater that may derive from a single-site development, such as the subject project, and also incorporated in the standard conditions of approval. When standard Best Management Practices (BMPs) incorporated into the standard conditions of approval are followed, the proposed site will not result in substantial erosion, siltation, or stormwater pollutant load on or off site due to implementation of BMPs (HYD-CONDITION 1 and 2) and stormwater design to avoid excessive peak run-off and downstream flooding (HYD-CONDITION 3). Due to the design of the proposed drainage system—which will be according to the County’s development policies and incorporated into the conditions of approval and as a standard requirement, the proposed project will have a less than significant impact on items c-i, c-ii, c-iii, c-iv listed above.

STANDARD CONDITIONS OF APPROVAL:

- **HYD – CONDITION 1:** Best Management Practices (BMPs). The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). **Include the County’s Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set prior to grading or building permit issuance.**

- **HYD – CONDITION 2:** Stormwater. The applicant shall include one of the following site design measures in the project design:

- A. Direct hardscape and/or roof runoff onto vegetated areas,
- B. Collect roof runoff in cisterns or rain barrels for reuse, or
- C. Construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces.

Include one of the design measures listed about in the Plan Set prior to grading or building permit issuance. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website: www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment >C.3 Stormwater Handbook (June 2016).

- **HYD – CONDITION 3:** Drainage. Provide 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 will 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.

MITIGATION:

- See Section I, **HAZ-MIT 1** and **HAZ-MIT 2**.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	8a, 9, 18a

SETTING:

The subject property is a rectangular shaped lot, 2.5 acres in size and is one parcel removed from Foothill Avenue between E. San Martin Avenue and E. Middle Avenue. Immediately adjacent to the parcel are single-family residences, small-scale agricultural lands, and Coyote Lake Harvey Bear Ranch County Park on the opposite side of Foothill Avenue. San Martin Creek roughly follows the eastern boundary of the property.

DISCUSSION:

a) **No Impact** – The proposed project site is surrounded by other rural residential and small agricultural uses and will not divide an established community, as it does not extend beyond the boundaries of this property or create a new land use on it. The County’s General Plan for Rural Residential is to support and enhance rural character on small, primarily developed parcels where the residential density generally exceeds one dwelling unit in ten acres, the use of the land is primarily for residential purposes, and the land is not planned by cities for future inclusion in Urban Service Areas. This property conforms with the General Plan policies for this designation.

b) **Less Than Significant Impact** – The proposed project includes the mitigation of the toxin dieldrin, located in the soil which was added to this site through unpermitted grading work. The General Plan does not support toxic material sites within residential areas. The proposed Grading Abatement would include the movement of contaminated soil on site, which could create dust particles that have the toxin dieldrin bound to them. These particles could be carried by the wind, and later inhaled by humans or animals in the vicinity of the project. Dust emissions must be controlled through standard Best Management Practices (BMPs) dust control measures that would be a condition of the project, and overseen by the appropriate toxic waste remediation authority. The Project must be submitted to the Santa Clara County Department of Environmental Health, the Central Coast Regional Water Quality Control Board, or the California Department of Toxic Substances Control for oversight of the project, and follow all directions provided through that program.

As such, the proposed development could conflict with or obstruct implementation of an applicable air quality plan, 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, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people in regards to the handling of the toxin dieldrin. Mitigation measures in the Hazardous Materials section will ensure that these air quality impacts will be less than significant.

Mitigation:

- See Section I, HAZ-MIT 1 and HAZ-MIT 2.

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, 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 subject property consists of a single-family residence and is not currently used for (nor are there any plans to use it for) mining. 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. According to the California Geological Survey, 2021, Update of the Mineral Land Classification for Construction Aggregate Resources in the Monterey Bay Production-Consumption Region, Special Report 251, the parcel is located in mineral resource zone MRZ-1, areas where available geologic information indicates that little likelihood exists for the presence of significant construction aggregate resources.

DISCUSSION:

a & b) **No Impact** – Due to the use of the property as a single-family residence, and the lack of known valuable mineral resources within the proposed development, and the limited scope of the project (grading abatement), the project will 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. The project, by its nature, will not cause impacts in this resource area since it consists of the removal of contaminated soil that was deposited on-site without County knowledge or approval.

MITIGATION:

- None required.

M. NOISE					
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) Result in the 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) Result in the 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, agricultural livestock, and minor occasional traffic noise from Foothill Avenue. The project is located at the eastern edge of the South County airport influence area but is not within a community noise equivalent level zone.

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's 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 located approximately one mile northeast of the South County Airport, but outside of the community noise equivalent level zones, so there would not be an impact.

a, b) **Less Than Significant Impact** – Earthmoving equipment used to relocate soil for the proposed project will temporarily elevate noise levels in the immediate project area. Construction noise could have an impact on the nearest residential uses. However, adherence to the County noise Ordinance will

ensure that construction related noise will be less than significant. Noise impacts on the residential uses near the project site would be minimal and temporary.

The noise levels created during the grading of this project could create a temporary disturbance. The project is required to conform to the County Noise Ordinance at all times for 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 demolition/construction will not present a significant impact to neighboring property owners. Ground vibrations and ground noise may occur but are not projected to be excessive for the project. Therefore, the project would create less than significant noise impacts.

MITIGATION:

- None 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 subject property currently contains one single-family residence. The proposed project does not involve the addition or removal of any housing units.

Under the County of Santa Clara’s General Plan and Housing Element, the population within the Rural Residential district has already been planned and accounted for. The County’s Zoning Ordinance allows the construction of a single-family residence ‘by-right’ in RR-5 acre zone.

DISCUSSION:

a & b) **No Impact** – The project does not include the creation, modification, or removal of any housing units, nor does it include road improvements which would impact projected growth in the neighborhood. As such, the project will not displace substantial numbers of existing housing or people, nor necessitate the construction of replacement housing elsewhere.

MITIGATION:

- None required.

O. PUBLIC SERVICES					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
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 Local Response Area (LRA) with South Santa Clara County Fire Protection District as first responders for fire protection. The property is not located within a high fire hazard severity zone or the wildland urban interface (WUI). Emergency calls would go to the Santa Clara County Sheriff’s Office. The property has an on-site well for domestic water and three (3) 5,000-gallon water tanks for domestic water, fire sprinklers, and hydrant.

DISCUSSION:

a) **No Impact** – The proposed project includes no changes to the single-family residence, and no commercial, industrial, or institutional uses are proposed. A wharf hydrant is to be relocated to a site approved by the County Fire Marshal’s Office in conformance with their requirements. The proposed project, which consists of the removal/treatment of contaminated soil, 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, would not be impacted.

MITIGATION:

- None required.

P. RECREATION					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 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:

As noted above, the proposed project involves grading work to restore portions of the property to the pre-violation state, remove toxins in the soil, and perform minor site improvements on a property with an existing single-family residence. The project does not include the use of the project area for recreational purposes.

DISCUSSION:

a & b) **No Impact** – The proposed project is to perform earthwork and toxin mitigation at a single-family residence and will not result in an impact to existing parks or recreational facilities. As such, the project would not cause a substantial physical deterioration of existing recreational facilities.

Additionally, the single-family residence does not include any recreational uses or structures, nor does the project require an expansion to existing recreational facilities. As such, the project does not have an impact on item b listed above.

MITIGATION:

- None required.

Q. TRANSPORTATION					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 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

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

SETTING:

The property takes access from Foothill Avenue, which is a County maintained road via an easement through the neighboring property and across a private bridge over the San Martin Creek.

DISCUSSION:

A, b, c, & d) **No Impact** – The proposed project consists of earthwork and toxin mitigation, and apart from construction vehicles visiting for the limited time to implement the proposed project, will not increase traffic to the site. According to the Santa Clara Valley Transportation Authority Transportation Impact Analysis Guidelines, a transportation impact analysis is not required to be performed for projects, such as the subject project, that would generate fewer than 100 net new weekday (AM or PM peak hour) or weekend peak hour trips, including both inbound and outbound trips. Additionally, the project was reviewed and conditionally approved by the County Fire Marshal’s Office to ensure adequate fire safety access is maintained. Therefore, the project will not generate substantial new traffic, impair existing transportation facilities, or result in inadequate emergency access. Construction activities for the proposed structures would involve a small number of vehicle trips related to delivery of material and workers commuting to the site. Because the number of trips would be temporary and small in number, and road use in the vicinity is relatively light, the proposed project would not have impacts on traffic and circulation. Onsite parking for the single-family residence is in conformance with the County parking requirements.

MITIGATION:

- None required.

R. TRIBAL CULTURAL RESOURCES					
WOULD THE PROJECT:	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	41, 42, 52

SETTING:

The subject property does not contain any known Tribal Cultural Resources that are eligible or listed 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). The property is located adjacent to San Martin Creek and near the foothills surrounding Coyote Lake, areas which have the potential for cultural or tribal resources. The project will restore the areas nearest the creek to their pre-violation state.

DISCUSSION:

a) **Less Than Significant Impact** – The County has not received any letters from Native American tribes requesting tribal consultation per Public Resources Code, Section 21080.3.1(b) regarding the potential for a Native American tribal cultural resource located on or near the project site. Hence, there is no evidence to indicate the presence of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or of significance pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, the grading, largely designed to restore the property to its historic state, is not likely to impact tribal cultural resources. The proposed surface grading would not cause a substantial adverse change in the significance of a tribal cultural resource, and no mitigation measures would be necessary. The project will be conditioned so that the discovery of any tribal cultural resources will cause the project to stop its work while the resources are investigated by an archaeologist.

MITIGATION:

- See Section E, **CR-MIT 1** and **CR-MIT 2**.

S. UTILITIES AND SERVICE SYSTEMS					
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) 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
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 grading project does not impact utility services to this or other properties. The subject property includes an existing onsite well, a leach field, and a septic tank. The existing single-family residence and accessory structure are connected to an electrical line.

DISCUSSION:

a, b, c, d, & e) **No Impact** – The onsite wastewater treatment system (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. The existing onsite well and septic system are sufficient to serve the parcel as currently developed, and the project does not require additional capacity to either. Therefor is no impact to items 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:

- None 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 6, 48, 53
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 6, 8a, 53
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 4, 5, 17h, 53
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5, 53

SETTING:

As noted above, the proposed project involves grading work to restore portions of the property to the previous existing state, remove toxins in the soil, and perform minor site improvements on a property with an existing single-family residence. The property is not located within the State Responsibility Area or a Wild Urban Interface (WUI) fire protection area. The area of the proposed development is

flat, with a slope of approximately two and eight tenths of a percent (2.8%), and the property is mostly covered in grass with few trees located near the dwelling.

DISCUSSION:

a, b, c, & d) **No Impact** – The project was reviewed and conditionally approved in accordance with the Santa Clara County Fire Marshal’s Office. The project includes adequate fire safety access and emergency evacuation. As such, the project does not impair an adopted emergency response plan or emergency evacuation plan. Additionally, the proposed development is on a flat site and is therefore not at risk of downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes. As such, the project imposes no impacts to wildfire.

MITIGATION:

- None required.

U. MANDATORY FINDING OF SIGNIFICANCE					
	IMPACT				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 53
b) Have impacts that are individually limited, but cumulatively considerable (“Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 to 53
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 53

DISCUSSION:

a) **Less Than Significant Impact with Mitigation Incorporated.** As discussed in the Air Quality, Hazards & Hazardous Materials, Hydrology, and Land Use sections, impacts of the proposed project are limited to the threat posed by the dieldrin located in the soil, which is to be treated and moved under the proposed projects. It is vital that this toxin is properly mitigated and is not spread to additional areas, especially San Martin Creek or through airborne dust. The mitigation measures in this document should be sufficient to address this.

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 analyses 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 context of the past, current, and/or probable future projects. No cumulative impacts would occur.

c) **Less Than Significant Impact with Mitigation Incorporated.** The existing toxin on the subject property could have adverse impacts to huma beings if not treated, or should the toxin be spread to additional areas such as San Martin Creek or through airborne dust particles. The mitigation measures in this document should be sufficient to address this.

Initial Study Source List*

1. **Environmental Information Form**
https://www.sccgov.org/sites/dpd/DocsForms/Documents/EnvAss_Form.pdf
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://www.sccgov.org/sites/dpd/PlansOrdinances/GeoHazards/Pages/Geology.aspx>
 - Fire Marshal**
<https://www.sccgov.org/sites/dpd/AboutUs/Fire/Pages/Fire.aspx>
 - Roads & Airports**
<https://www.sccgov.org/sites/rda/Pages/rda.aspx>
 - Environmental Health**
<https://www.sccgov.org/sites/deh/Pages/deh.aspx>
 - Land Development Engineering**
<https://www.sccgov.org/sites/dpd/AboutUs/LDE/Pages/LDE.aspx>
 - Parks & Recreation**
<https://www.sccgov.org/sites/parks/Pages/Welcome-to-Santa-Clara-County-Parks.aspx>
 - Zoning Administration, Comprehensive Planning, Architectural & Site Approval Committee Secretary**
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/PlansOrdinances/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://www.sccgov.org/sites/dpd/DocsForms/Documents/ZonOrd.pdf>
10. **County Grading Ordinance**
https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_DIVC12SULADE_CHIIIGRDR#TOPTITLE
11. **SCC Guidelines for Architecture and Site Approval**
https://www.sccgov.org/sites/dpd/DocsForms/Documents/ASA_Guidelines.pdf
12. **SCC Development Guidelines for Design Review**
https://www.sccgov.org/sites/dpd/DocsForms/Documents/DR_Guidelines.pdf
13. **County Standards and Policies Manual (Vol. I - Land Development)**
https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf
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
 - 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

Initial Study Source List*

- e. Soils Overlay Air Photos
- f. "Future Width Line" map set

19. 2019 CEQA Statute Guidelines [Current Edition]
http://resources.ca.gov/ceqa/docs/2019_CEQA_Statutes_and_Guidelines.pdf

Area Specific: San Martin, Stanford, and Other Areas

San Martin

20a. San Martin Integrated Design Guidelines
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_DesignGuidelines.pdf

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]

22b. Los Gatos Hillside Specific Area Plan
https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf

22c. County Lexington Basin Ordinance Relating to Sewage Disposal

22d. User Manual Guidelines & Standards for Land Uses Near Streams: A Manual of Tools, Standards and Procedures to Protect Streams and Streamside Resources in Santa Clara County by 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://www.sccgov.org/sites/dpd/Programs/WA/Pages/WA.aspx>

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 (2017)-
http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

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/
Utilities & Service Systems"**

32. Site-Specific Biological Report

33. Santa Clara County Tree Preservation Ordinance
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Tree_Ordinance.pdf

Section C16, Santa Clara County Guide to Evaluating Oak Woodlands Impacts
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Oakwoodlands_Guide.pdf

Initial Study Source List*

Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Brochure_TreePreservation.pdf

33. Clean Water Act, Section 404
<https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>
34. Santa Clara Valley Water District – GIS Data:
<https://www.valleywater.org/learning-center/watersheds-of-santa-clara-valley>
35. CA Regional Water Quality Control Board, Water Quality Control Plan, San Francisco Bay Region [1995]
36. Santa Clara Valley Water District, Private Well Water Testing Program [12-98]
37. SCC Nonpoint Source Pollution Control Program, Urban Runoff Management Plan [1997]
38. County Environmental Health / Septic Tank Sewage Disposal System - Bulletin "A"
39. County Environmental Health Department Tests and Reports

Archaeological Resources

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

Geological Resources

42. **Site Specific Geologic Report**
43. California Geological Survey Special Report #42
44. State Division of Mines and Geology, Special Report #146

Greenhouse Gas Emissions

45. **BAAQMD CEQA Air Quality Guidelines (2017)-
http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en**

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://www.sccgov.org/sites/cpd/programs/NP/DOcuments/NP_Noise_Ordinance.pdf**

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

***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.**
