

County of Santa Clara

Department of Planning and Development
Planning Division

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Notice of Preparation of an Environmental Impact Report for the San Martin RV Park Project

Project Applicant: Hanna – Brunetti, Inc.
Property Owner: Ramesh Patel
File Number: PLN15-2229
Assessor's Parcel Number: 779-06-003

As the Lead Agency, the County of Santa Clara will prepare an Environmental Impact Report (EIR) for the proposed San Martin Recreational Vehicle (RV) Park Project. A description of the proposed project and a summary of the potential environmental effects are attached. The project proposes the construction and operation of a 125-stall recreational vehicle (RV) park with an approximately 6,887-square foot one-story lodge on a 14.4-acre site within the San Martin community. Approval of the project will require actions by the County of Santa Clara, including the preparation and certification of an EIR and approval of a Conditional Use Permit, Architecture and Site Approval, and Grading Approval.

A Public Scoping/Community Meeting to solicit comments on the Notice of Preparation will be held in the Hiram Morgan Hill Room at the Morgan Hill Community and Cultural Center, 17000 Monterey Road, Morgan Hill, California, on June 6, 2019, from 6:00 p.m. and 8:00 p.m. In accordance with the California Environmental Quality Act (CEQA), comments on the Notice of Preparation are due within 30 days of receipt of this notice. Please address your comments to:

County of Santa Clara, Planning Office
Attention: James Walgren
County Government Center
70 West Hedding Street, 7th Floor, East Wing
San Jose CA 95110
E-mail: SMRV.Comments@pln.sccgov.org

Prepared by:

David M. Rader
Signature

5/23/19
Date

Approved by:

Manira Sandhir, Principal Planner

Manira Sandhir
Signature

5/23/19
Date

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitment of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

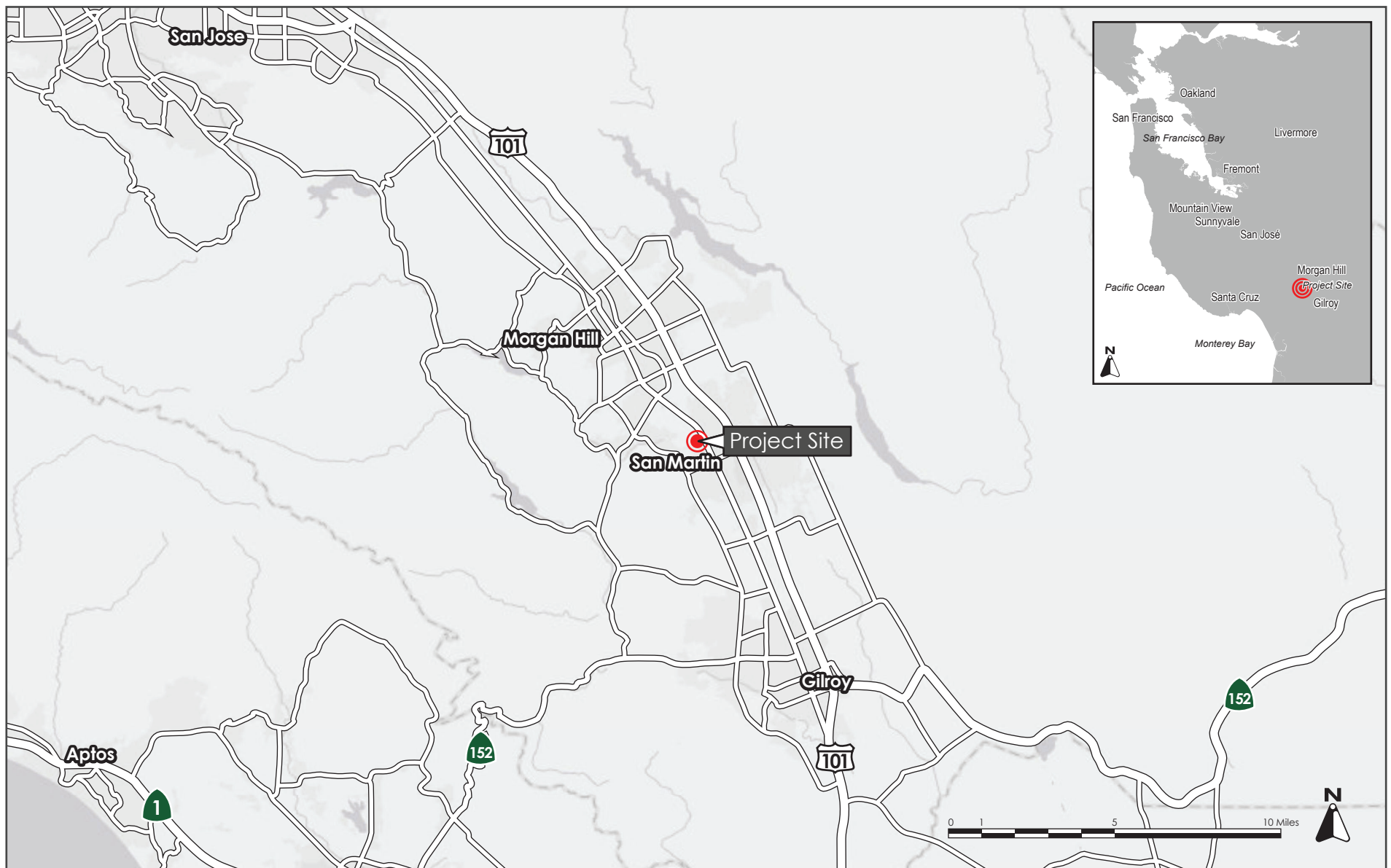
Project Location

The 14.4-acre project site (APN 779-06-003) is bordered by Monterey Road to the east, California Avenue to the south, single-family residences to the west, and a vacant parcel to the north that is the proposed location of the Cordoba Center project, a proposed religious institution and cemetery use. The Union Pacific Railroad (UPRR) train track and multiple industrial uses are located to the east of Monterey Road and the Union Pacific Railroad (UPRR) train tracks. To the south of California Avenue are single-family residences, a commercial business that provides septic tank services (such as maintenance and repair), and a seasonal commercial tree farm.

Regional, vicinity, and aerial maps of the project site are shown on Figures 1-3, respectively.

Project Description

The project proposes to construct a 125-stall recreational vehicle (RV) park with an approximately 6,900-square foot one-story lodge and 70 parking spaces for standard sized vehicles (the site plan is shown on Figure 4). The lodge would consist of a two-bedroom manager's quarters, a lobby, café, conference room, storage rooms, laundry area, showers, and a service yard/storage area. Other on-site amenities would include a patio and a pool area. The maximum height of the lodge would be 31 feet above the ground surface.



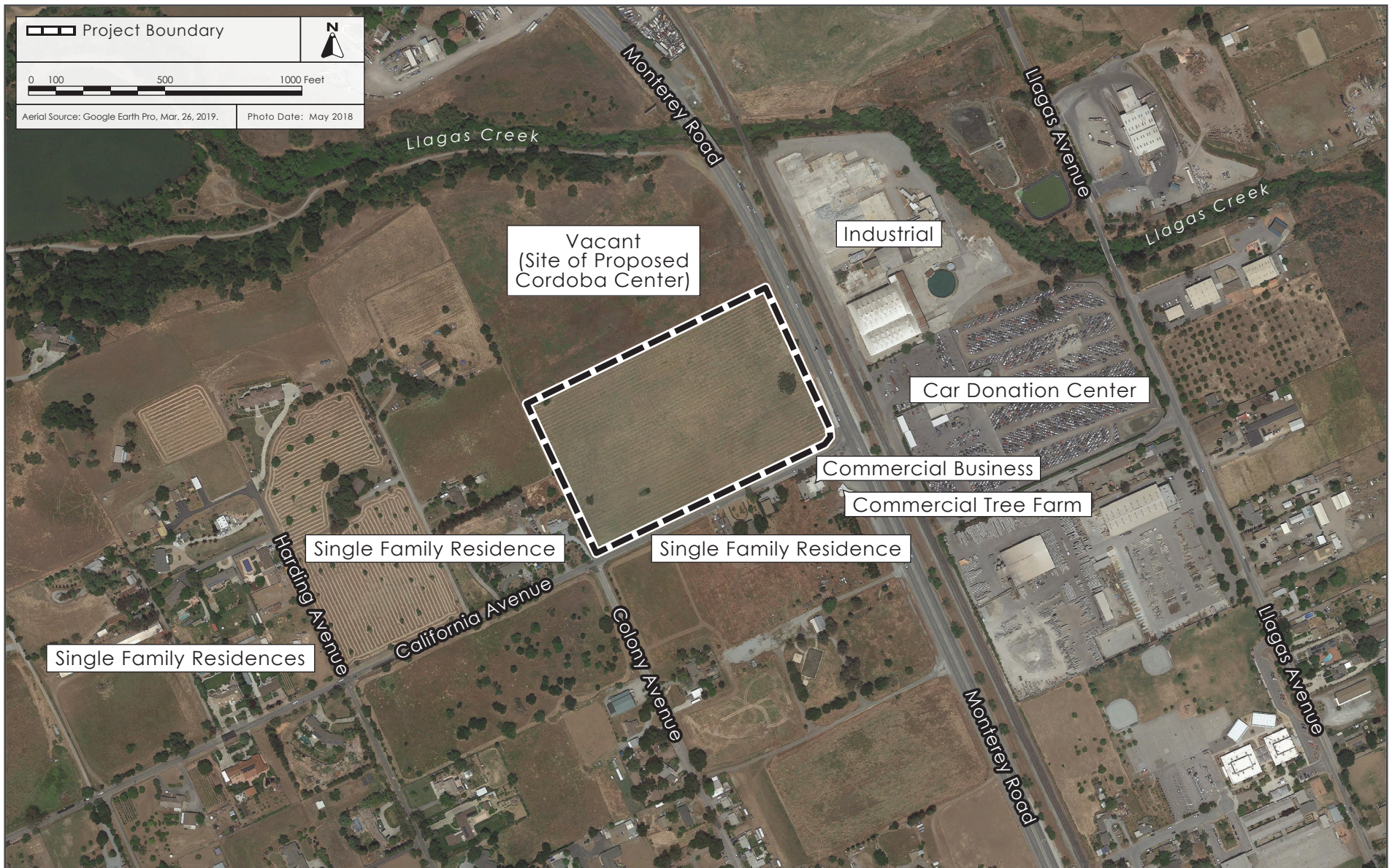
REGIONAL MAP

FIGURE 1



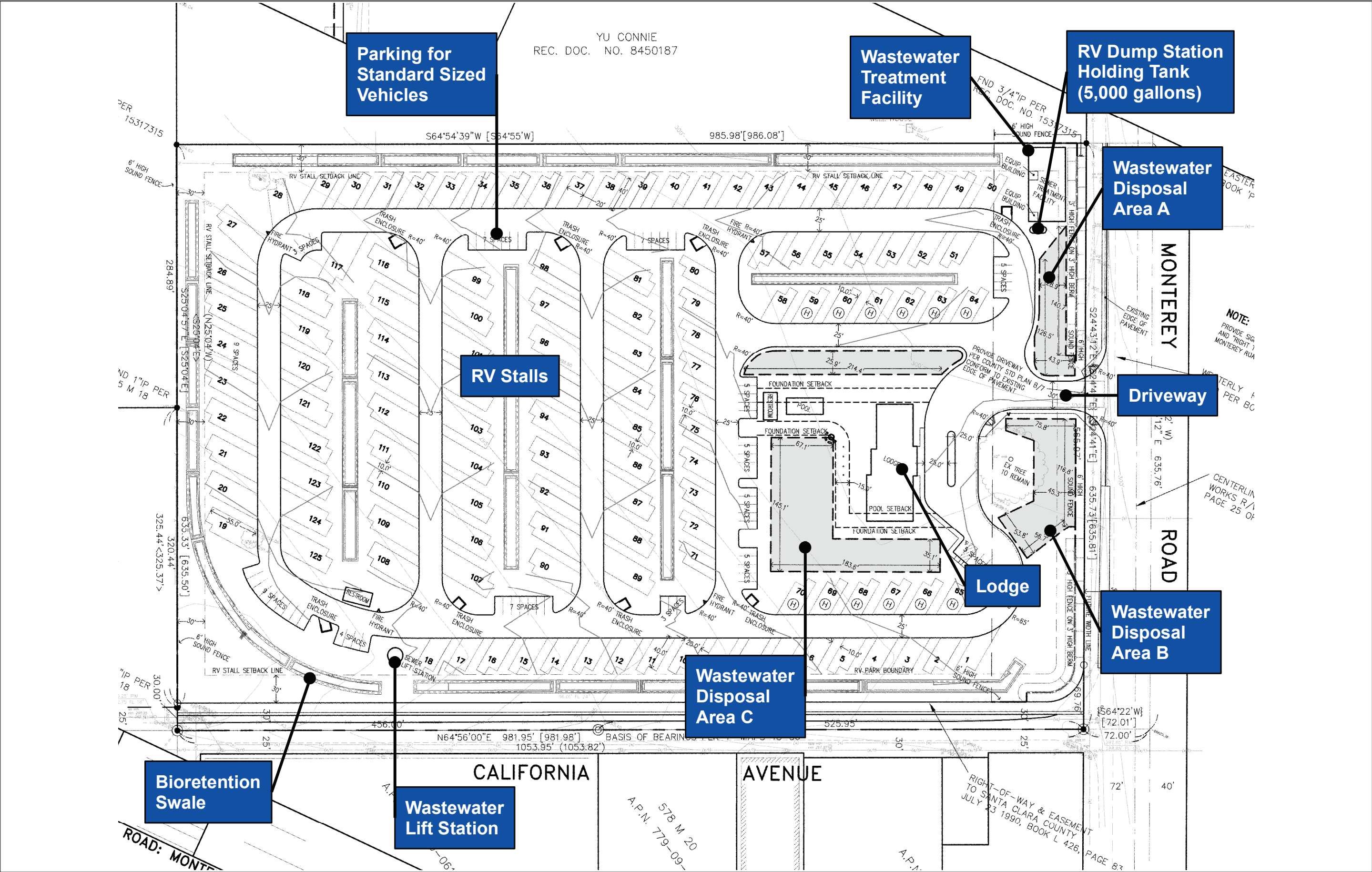
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



SITE PLAN

FIGURE 4

A three-foot high sound wall would be constructed along the eastern property line on a three-foot high berm, adjacent to Monterey Road. A six-foot tall sound wall would be constructed along the western property line, adjacent to the residential properties. The RV stalls would be set back at least 30 feet from the edge of the sidewalks on California Avenue and Monterey Road, and 30 feet from the northern and western property lines. The project site would have a maximum of 316 occupants using the RV stalls and up to five employees.

The proposed RV park would include trees and shrubs along the perimeter of the site and lodge area, as well as in the RV parking areas. As shown on Figure 4, the site would be accessed via one driveway on Monterey Road.

Utilities

Each RV stall would have utility hook-ups for water, electricity, and wastewater disposal. Wastewater from each stall would be piped underground to a lift station in the southwestern corner of the project site, which would pump it to a treatment facility located at the northeast corner of the project site (see Figure 4).

Wastewater from the lodge would also be pumped to this facility, which would provide treatment and controlled distribution to three areas (leach fields) for subsurface drip dispersal at 8-10 inches deep. Two of the leach fields would be located along the frontage of the property on Monterey Road, and the third would be located in the lawn area west of the lodge. Prior to connecting to the wastewater hook-ups at the RV stalls, arriving RVs would empty their wastewater holding tanks at a large holding tank (approximately 5,000 gallons capacity) located adjacent to the wastewater treatment facility. The holding tank would periodically be pumped and hauled to an off-site sewage treatment plant. This procedure is designed to prevent the holding tank chemicals from entering the on-site wastewater treatment system.

Water for potable uses, landscaping, and fire suppression would be provided by West San Martin Water Works. Stormwater runoff from the site would drain into bioretention swales located throughout the site.

Project Operations

The hours of operation of the RV park would be from 8:00 AM to 7:00 PM, seven days a week. The park would include both long-term and short-term space rentals. The project proponent has proposed stay limitations consistent with the County's zoning requirements for RV Parks, which would be as follows for 125 stalls:

Maximum Length of Stay	Number of Stalls	Percent of Total Stalls
1 year	13	10
180 days	31	25
30 days	81	65

General Plan and Zoning

The *Rural Residential* General Plan designation is primarily intended for lands outside of the Urban Service Area and for residential, agricultural, and open space uses. Commercial uses may be allowed if they are sized to be local serving in nature. RV Parks may be considered an open space use or a commercial use and

are allowed under this designation if the project is consistent with the General Plan policies for RV parks in rural unincorporated areas.

The project site is zoned *Rural Residential* with a 5.0-acre minimum lot size (for purposes of subdivision) in a San Martin Use Permit Area Combining District (*RR-5Ac-sm*) and *RR-5Ac* district. Allowed uses under the *Rural Residential* zoning are consistent with uses allowed under the General Plan. The eastern half of the project site is zoned *RR-5Ac-sm* and is within an Industrial Use Permit Area. The western half of the site is zoned *RR-5Ac*. RV Parks are allowed under the existing zoning with a use permit based on the County's Zoning Ordinance, Chapter 2.20, Table 2.20-2. The project applicant is requesting approval from the County for a Conditional Use Permit for the project as well as Architecture and Site Approval, and Grading Approval.

Required Project Approvals

Project approvals by the County, the State Housing and Community Development Department ("HCD"), and the Central Coast Regional Water Quality Control Board ("Regional Board"), including, but not limited to the following, will be required to implement the project addressed in this EIR:

- Certification of the EIR;
- Conditional Use Permit, Architecture and Site Approval, Grading Approval;
- Grading, Building, Occupancy, and Operational permits from the State HCD;
- Construction and Operation Permits for on-site wastewater treatment from the Regional Board;
- Encroachment permit for driveway access.

Potential Environmental Effects of the Project

The EIR will identify the significant environmental effects anticipated to result from implementation of the proposed project. Specific environmental topics anticipated to be addressed include:

Aesthetics

The project site is currently undeveloped and covered with grasses. The project proposes to construct a paved parking lot with RV parking stalls and a one-story lodge. The EIR will describe the existing visual character of the project site and the anticipated change in visual character resulting from development of the RV Park, including the cumulative impact of development of the project in combination with the proposed Cordoba Center project on the parcel to the north. Light and glare impacts will also be evaluated. Mitigation measures will be identified to reduce or avoid significant aesthetic impacts, as appropriate.

Agricultural Resources

The EIR will address any impacts to agricultural resources. The EIR will identify if the site or adjacent properties are important farmland, as defined by the California Department of Conservation, and discuss the project's consistency with General Plan policies related to protecting agricultural resources.

Air Quality

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's impacts to local and regional air quality according to the 2017 Bay Area Air Quality Management District (BAAQMD) guidelines and thresholds. Temporary construction related impacts such as construction vehicle exhaust and airborne particulates (i.e., dust) will also be discussed. Mitigation measures will be identified for significant impacts, as warranted.

Biological Resources

The Draft EIR will address any biological resource effects associated with development of the project, including impacts to habitats and special-status species. The project's consistency with the Santa Clara Valley Habitat Agency's Habitat Plan will also be addressed. Mitigation measures will be identified to reduce or avoid impacts to biological resources, as appropriate.

Cultural Resources

The EIR will discuss the potential for cultural resources to be located in the project area, including prehistoric, historic, Native American cultural resources. There are no historic structures on-site. Mitigation measures to reduce or avoid impacts to buried cultural resources will be identified as appropriate.

Energy

The EIR will examine the potential for the project to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project. Mitigation measures will be identified to reduce or avoid significant energy impacts, as appropriate.

Geology and Soils

The project site is located within a seismically active region. The EIR will discuss possible geological impacts associated with seismic activity and the existing soil condition on-site. Mitigation measures will be identified for significant impacts, as warranted.

Greenhouse Gas Emissions

The EIR will describe the regulatory context surrounding the issue of global climate change and will evaluate the project's greenhouse gas emissions and contribution to global climate change, in conformance with the methodology of the Bay Area Air Quality Management District. Mitigation measures will be identified to reduce significant greenhouse gas emissions impacts, as appropriate.

Hazardous Materials and Hazards

The EIR will summarize hazardous materials conditions on and adjacent to the project site and identify any potential contamination that could impact construction workers and/or nearby sensitive receptors. Mitigation measures will be identified for significant impacts, as warranted.

Hydrology and Water Quality

The EIR will describe the existing hydrologic and drainage conditions at the project site, as well as changes in site drainage and hydrological conditions resulting from the proposed development. Compliance with stormwater management plans will be reviewed. The EIR will address the possible flooding issues of the site as well as the effectiveness of the storm drainage system and the projects effect on stormwater quality.

Water for the project would be provided by West San Martin Water Works, which draws its supply from groundwater wells. The EIR will evaluate whether the additional water consumption would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

The RV park would have sewage disposal areas/leach fields and a sewer treatment facility on-site. Estimated wastewater flows that would be generated by the RV park, nitrogen loading impacts (from the on-site wastewater treatment and disposal system) on groundwater supplies, and groundwater mounding beneath the proposed disposal system will be discussed in the EIR.

Mitigation measures will be identified, as needed, to reduce or avoid significant hydrology and water quality impacts, as appropriate. The cumulative impact of operation of the wastewater treatment system in proximity to other sources of nitrates would also be evaluated.

Land Use and Planning

The project site is located in a rural residential, commercial, and industrial area. The EIR will describe the existing land uses on and adjacent to the project site. Land use impacts that would occur as a result of the proposed project would be analyzed, including impacts due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Mitigation measures will be identified to reduce or avoid significant land use impacts, as appropriate.

Noise

The EIR will describe the existing noise conditions in the project area and evaluate the potential for construction and operational noise and vibration to exceed County standards and adversely affect sensitive receptors in the project area. Mitigation measures will be identified to reduce or avoid significant noise impacts, as appropriate.

Public Services

The EIR will discuss the availability of public facilities and service systems (including police and fire services, parks and recreational facilities, schools, and libraries) in the project area, and the potential for the project to require the construction of new or expanded facilities. Mitigation measures will be identified to reduce or avoid significant impacts to public services, as appropriate.

Transportation

The EIR will examine the existing traffic conditions in the vicinity of the project site. The EIR will discuss the impacts from possible increases in weekday peak hour vehicle trips. Project-generated impacts or operational issues associated with providing safe vehicular access would be addressed. Mitigation measures will be identified for significant impacts, as warranted.

Utilities and Service Systems

The EIR will describe the existing utilities, including potable water supply utilities, serving the project area. The EIR will address the ability and capacity of the existing utilities in the project area to serve the proposed project. Mitigation measures will be identified to reduce or avoid significant impacts to utilities and service systems, as appropriate.

Wildfire

The EIR will include a discussion of wildfire impacts associated with the proposed project. CAL FIRE maps will be reviewed to determine if the project site is located in a fire hazard severity zone. Mitigation measures will be identified for significant impacts, as warranted.

Cumulative Impacts

The EIR will include a discussion of significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. This section will cover all relevant subject areas discussed in the EIR (e.g., air quality, hydrology, traffic) and will specify which of the areas are anticipated to experience significant cumulative impacts. Mitigation measures will be identified to reduce or avoid the project's contribution to significant cumulative impacts, as appropriate.

Alternatives to the Project

The EIR will identify and evaluate project alternatives that might reasonably be assumed to reduce significant project impacts. Analysis of a "No Project" alternative is required by law. Other alternatives that may be discussed include a reduced scale scenario, alternative land uses, and/or alternative location(s). The EIR will identify the degree to which each alternative might reduce one or more of the project's impacts, whether the alternative could result in other or increased impacts, and the degree to which the alternative is consistent with the project's goals and objectives. In accordance with CEQA, the EIR will identify an environmentally superior alternative, based on the number and degree of associated environmental impacts.

Other Required Sections

The EIR will also include other information typically required for an EIR. This other information includes the following: 1) Growth Inducing Impacts; 2) Significant, Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) Consistency with Relevant Plans and Policies; 5) References; and 6) EIR Preparers. Relevant technical reports will be provided as appendices.