

County of Santa Clara
Department of Planning and Development
 County Government Center, East Wing
 70 West Hedding Street, 7th Floor
 San Jose, California 95110



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE COUNTY OF SANTA CLARA HOUSING ELEMENT & STANFORD COMMUNITY PLAN UPDATE

August 8, 2022

The County of Santa Clara ("County") will be the Lead Agency and will prepare a program-level Environmental Impact Report (EIR) regarding proposed updates to the County's General Plan, including updates to the General Plan's Housing Element and the Stanford Community Plan (the "Project"). The County requests your input on the scope and content of the environmental information to be included in the EIR that is germane to your agency's statutory responsibilities in connection with the proposed Project. A brief description of the Project, its site boundary, and a summary of the potential environmental effects are provided on the following pages. Approval of the Project will require actions by the County of Santa Clara, including the preparation and certification of an EIR, adoption of a General Plan Amendment, and adoption of changes to the County's zoning map and zoning ordinance necessary to maintain consistency with the General Plan. The EIR may also be used by your agency.

A Public Scoping/Community Meeting to solicit comments for the Notice of Preparation will be held virtually via Zoom on August 23, 2022, from 6:30 p.m. to 8:00 p.m. The zoom link for the meeting is: <https://sccgov-org.zoom.us/j/98927011384>.

The deadline for your response is **September 8, 2022**; however, an earlier response, if possible, would be appreciated. Please send your response to:

County of Santa Clara Planning Office
Attention: Bharat Singh, Principal Planner
 County Government Center
 70 West Hedding, 7th Floor, East Wing, San José CA 95110
 E-mail: Planning2@pln.sccgov.org

Prepared by:

Approved by:
 Bharat Singh

Signature

Date

Signature

Date

DocuSigned by:

Bharat Singh

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8/8/2022

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, Joseph Simitian
County Executive: Jeffrey V. Smith

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Introduction

As the lead agency, the County plans to analyze the potential environmental impacts associated with proposed updates to the County's General Plan, including updates to the General Plan's Housing Element and Stanford Community Plan, pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.) and its implementing regulations, the CEQA Guidelines (14 Cal. Code Regs. §15000 et seq.). As required under CEQA, the EIR will evaluate and describe the potentially significant environmental effects ("impacts") of the Project, identify mitigation measures to avoid or reduce the significance of potential impacts, and evaluate the comparative effects of potentially feasible alternatives to the Project.

The EIR will be a program EIR, as provided for in CEQA Guidelines Section 15168, which states that a program EIR is appropriate for projects which are "... a series of actions that can be characterized as one large project" consisting of related actions. Preparation of a program-level EIR also "allows the Lead Agency to consider broad policy alternative and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts" (CEQA Guidelines §15168(b)).

Project Location

Santa Clara County is located in the San Francisco Bay Area and encompasses 1,300 square miles. The County is located at the southern end of San Francisco Bay and is the Bay Area's most populous county, with 15 cities and nearly two million people. The present urban and rural landscape of Santa Clara County is diverse, comprising a complex social and economic setting that overlays a rich historic, multi-cultural, and natural environment. Named after Mission Santa Clara, the County was established in 1777 and is one of the original counties of California. In the early 20th century, the area was promoted as the "Valley of the Heart's Delight" due to its natural beauty, including a significant number of orchards. Then in 1939, the first major technology company to be based in the area was founded. Today, the County is headquarters to approximately 6,000 high technology companies, some of which are the largest technology companies in the world.

While most of the urbanized areas in the County are under the jurisdiction of individual cities, the County maintains jurisdiction of 7,348 acres that are designated as Urban Service Areas (USAs) and are planned for eventual annexation to a city's jurisdiction. Lands owned by Stanford University and subject to the County's Stanford Community Plan comprise slightly over 4,000 acres, and the remaining 596,070 acres in the unincorporated County area comprise rural parts of the County. The County's regional location and boundaries are shown in **Figure 1**.

Project Background

Purpose of the Housing Element Update

State law requires the County to have and maintain a general plan with specific contents in order to provide a vision for the County's growth and to inform local decisions on land use and development, including

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issues such as circulation, conservation, and safety. Santa Clara County's General Plan is comprised of General Plan Books A and B, the Stanford University Community Plan, and three maps addressing land use, regional parks and scenic highways, and trails. Within Book A, the County General Plan includes Countywide policies regarding Growth and Development, Economic Well-Being, Health, Housing, Transportation, Parks and Recreation, Resource Conservation, Safety and Noise, and Governance. Within Book B, the County General Plan addresses similar issues for the Rural Unincorporated Area, as well as Urban Unincorporated Area Issues & Policies, and the South County Joint Area Plan.

The housing chapter or "element" of the General Plan is often provided under separate cover because it must be frequently updated and monitored. The County's current Housing Element was adopted in June 2014 and covers the time period from 2015 to 2022. Government Code Section 65588 requires the County to update this Housing Element by January 31, 2023. In accordance with State law, the planning period for the updated Housing Element will be January 31, 2023 to January 31, 2031.

Concurrent with the Housing Element update, the County will consider adoption of an update to the Stanford Community Plan, which was adopted in 2000, and any amendments to other elements of the General Plan required to maintain internal consistency.

Regional Housing Needs Allocation

In addition to including goals, policies, and implementation programs regarding housing issues, housing elements must include an inventory or list of housing sites at sufficient densities to accommodate a specific number of units at various levels of affordability assigned to the County by the Association of Bay Area Governments (ABAG). This assignment is referred to as a Regional Housing Needs Allocation (RHNA).

On December 18, 2020, ABAG released its Draft Regional Housing Needs Assessment Methodology and Subregional Shares document which articulated ABAG's recommended methodology for the distribution of the regional housing need of 441,176 housing units issued by the State Department of Housing and Community Development (HCD). Based on the draft methodology, for the 6th RHNA cycle the County was allocated 3,125 units to be planned within unincorporated Santa Clara County for the term of the 6th Cycle (2023 through 2031). The allocation represents an increase of over 1,000% in the County's allocation from the last RHNA cycle.

Subsequent to issuance of the Draft RHNA, HCD approved the recommended methodology and ABAG considered appeals from 27 local jurisdictions, including the County of Santa Clara. Following public comments and appeal hearings, ABAG rejected all of the appeals except for one, which transferred units from Contra Costa County to the City of Pittsburg. The County of Santa Clara's appeal was rejected.

Subsequently, ABAG adopted the Final RHNA on December 16, 2021. **Table 1** shows the breakdown of required units in the County of Santa Clara across the four income categories.

In order to accommodate the new units, the County will have to rezone sites in both urban and rural unincorporated areas and amend other elements of the General Plan as needed to ensure that the General Plan as a whole remains consistent with the HEU.

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TABLE 1
COUNTY OF SANTA CLARA 2023-2031 RHNA ALLOCATIONS BY INCOME CATEGORIES^a

Income Group				Total
Very Low Income (VLI)	Low Income (LI)	Moderate Income (MOD)	>Moderate Income (>MOD)	
828	477	508	1,312	3,125

NOTES:

^a Household income categories are based on those established by the U.S. Department of Housing and Urban Development for use in its Section 8 Housing Choice Voucher Program. The 2022 Area Median Income (AMI) for Santa Clara County is \$168,500 for a family of four. Very Low Income households have an income less than 50% of AMI (<\$84,250) and a portion of Very Low income households qualify as Extremely Low Income, with income less than 30% of AMI (<\$50,550). Low Income households have an income less than 80% of AMI (<\$131,750). Moderate Income households have an income less than 120% of AMI (<\$202,200). Above Moderate Income households have an income over 120% of AMI (>\$202,200).

SOURCES:

Association of Bay Area Governments, *Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031*, Adopted December 16, 2021.

Department of Housing and Community Development. 2022. *State Income Limits for 2022*. May 13, 2022.

While the law requires the County to include an inventory of housing sites and requires the County to zone those sites for multifamily housing, the County is not required to develop housing on these sites. Future development on the identified sites will be up to the property owners and will be largely dependent on market forces and (in the case of affordable housing) available subsidies.

Stanford Community Plan

Stanford lands within unincorporated Santa Clara County, also considered the Stanford Community Plan area, are subject to policies in the Stanford Community Plan (SCP), as adopted by the Board of Supervisors (Board) in 2000, and most recently amended in 2015. The development within the SCP area is currently regulated under the SCP, the 2000 General Use Permit (GUP) conditions of approval, and the 1985 Land Use Policy Agreement (Agreement) between the County of Santa Clara, the City of Palo Alto, and Stanford University.

At the direction of the Board (February, 11, 2020, Item No. 19), and as the first phase of planned work to update the County General Plan, the Administration is proposing updates to the SCP (SCP Update).

Prior updates to the SCP were proposed by the Administration and considered by the Board in tandem with the proposed adoption of a new GUP applied for by Stanford in Fall 2016. However, the 2016 GUP application was withdrawn by Stanford University on November 1, 2019 and those SCP updates were not adopted by the Board. On February 11, 2020, the Board approved recommending the Administration move forward with specified items related to implementation and updates to the SCP.

Project Description

The proposed Project would make updates to the County's General Plan, including updates to the General Plan's Housing Element, the Stanford Community Plan, and other elements as generally described below. All updates will be the subject of additional analysis and community/agency input prior to consideration by the Board of Supervisors.

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Housing Element Update

The proposed Project would adopt an updated Housing Element for the period from January 2023 to January 2031 in accordance with State law. The updated Housing Element would include goals, objectives, policies, and implementation programs that address the maintenance, preservation, improvement, and development of housing in unincorporated Santa Clara County. In addition, the HEU would identify sites appropriate for the development of multifamily housing, and the County would rezone those sites as necessary to meet the requirements of State law. The County also proposes to create affordable housing and farmworker housing overlay zones based on the identification of High Opportunity Areas (for affordable housing), and access to amenities and services (for farmworker housing), which would facilitate more streamlined approvals for such projects.

The HEU would perpetuate the County's fundamental policies regarding growth management and the accommodation of urban development within cities' urban service areas (i.e., areas planned for urbanization). Outside of cities' urban service areas, only non-urban uses and development densities are allowed, with the goal of preserving natural resources, rural character, and agricultural lands, and minimizing population exposure to significant natural hazards such as landslides, earthquake faults, and wildfire. As a whole, the Countywide growth management policies have historically been referred to as the "joint urban development policies," held in common by the cities, County, and the County Local Agency Formation Commission (LAFCO), which controls city formation and expansion.

Keeping in mind the development principles above, the proposed HEU will identify specific sites appropriate for the development of additional housing and sufficient to meet the County's RHNA and provide an ample buffer. As appropriate, the County would rezone those areas if/as necessary to meet the requirements of State law and make changes to the County's zoning map and zoning ordinance as necessary to maintain consistency with the General Plan.

Because the County has been assigned a very large RHNA for the 6th Cycle, the County has been compelled to consider a wider range of sites than it has during past Cycles. First, in accordance with the County's General Plan and the County's longstanding commitment to concentrate development in urban areas, only the urban unincorporated areas are intended to receive urban services and infrastructure. These areas are intended to eventually be annexed to their surrounding city and for that reason the County's General Plan defers the planning for these areas to the relevant city and planning for these areas is typically covered in the relevant city's General Plan. However, the County has identified several sites that are in the Urban Services Areas, particularly in the USA the City of San José that have remained unincorporated and undeveloped, including some sites listed by the City of San José in its 4th RHNA cycle. The County is including those sites in the list of potential sites below, and is considering using those sites to meet its 6th Cycle RHNA requirement, along with proposing the requisite changes to the County's General Plan to allow for their use. Second, the County is considering reusing sites on the Stanford Campus listed by the County in its 4th RHNA cycle that have not yet been developed. And third, the County is considering using a limited number of sites within rural areas that are close to a certain number of amenities for a mix of affordable and farmworker housing. The following table lists all the potential sites identified by the County and their proposed development densities, and **Figure 2** shows their locations.

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TABLE 2
HOUSING OPPORTUNITY SITES INVENTORY

APN	Size (acres)	Urban/Rural	Potential Density (du/ac)		Potential Units		Existing Zoning	Existing General Plan
			Low	High	Low	High		
245-01-003	13.0	Urban (San Jose)	80	100	1,040	1,300	A - Agricultural	Neighborhood/Community Commercial (San Jose)
245-01-004	2.3	Urban (San Jose)	80	100	186	232	A - Agricultural	Neighborhood/Community Commercial (San Jose) Unplanned Urban Village
277-06-025	0.4	Urban (San Jose)	20	30	7	11	R1-n2 – Residential (Burbank)	Mixed Use Commercial/West San Carlos Urban Village
277-07-027	0.1	Urban (San Jose)	40	80	4	7	CG - General Commercial	Urban Village/West San Carlos Urban Village
277-07-028	0.1	Urban (San Jose)	40	80	4	7	CG - General Commercial	Urban Village/West San Carlos Urban Village
277-07-029	0.2	Urban (San Jose)	40	80	7	14	CG - General Commercial	Urban Village/West San Carlos Urban Village
277-08-029	0.1	Urban (San Jose)	40	80	4	7	CG - General Commercial	Urban Village/West San Carlos Urban Village
277-08-030	0.1	Urban (San Jose)	40	80	4	7	CG - General Commercial	Urban Village/West San Carlos Urban Village
277-08-031	0.2	Urban (San Jose)	40	80	7	14	CG - General Commercial	Urban Village/West San Carlos Urban Village
277-12-027	0.3	Urban (San Jose)	40	80	12	25	CG - General Commercial	Urban Village/West San Carlos Urban Village
277-12-029	0.3	Urban (San Jose)	40	80	12	25	CG - General Commercial	Urban Village/West San Carlos Urban Village
282-02-037	2.5	Urban (San Jose)	60	100	90	150	CN - Neighborhood Commercial	Neighborhood/Community Commercial (San Jose)
282-03-016	3.5	Urban (San Jose)	60	100	210	350	R1-8 - SF Housing	Public Quasi-Public (San Jose)
419-12-044	0.8	Urban (San Jose)	40	80	31	62	CG - General Commercial	Neighborhood/Community Commercial (San Jose) Unplanned Urban Village
599-01-064	0.7	Urban (San Jose)	60	100	44	74	CN - Neighborhood Commercial	Neighborhood/Community Commercial (San Jose) Unplanned Urban Village
599-39-047	0.6	Urban (San Jose)	40	80	22	45	CN - Neighborhood Commercial	Neighborhood/Community Commercial (San Jose) Unplanned Urban Village
601-07-066	1.5	Urban (San Jose)	5	8	7	12	R1 - SF Housing	Residential Neighborhood (San Jose)
601-25-119	1.9	Urban (San Jose)	10	20	19	38	R1 - SF Housing	Public Quasi-Public (San Jose)
612-21-004	0.8	Urban (San Jose)	5	8	4	7	R1-6 - SF Housing	Residential Neighborhood (San Jose)
142-04-036	17	Urban (Stanford)	Varies		700	900	A1 - General Use Special Purpose Base District	Major Educational & Institutional Uses (County)
142-04-036a	8.0	Urban (Stanford)	70	90	560	720	A1 - General Use Special Purpose Base District	Major Educational & Institutional Uses (County)

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TABLE 2
HOUSING OPPORTUNITY SITES INVENTORY

APN	Size (acres)	Urban/Rural	Potential Density (du/ac)		Potential Units		Existing Zoning	Existing General Plan
			Low	High	Low	High		
142-04-036b	6.0	Urban (Stanford)	70	90	420	540	A1 - General Use Special Purpose Base District	Major Educational & Institutional Uses (County)
790-06-017	1.0	Rural (Gilroy)	5.2	16	5	16	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-06-018	4.2	Rural (Gilroy)	5.2	16	22	67	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-09-006	1.1	Rural (Gilroy)	5.2	16	6	18	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-09-008	3.4	Rural (Gilroy)	5.2	16	18	54	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-09-009	18.4	Rural (Gilroy)	5.2	16	96	294	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-09-010	2.3	Rural (Gilroy)	5.2	16	12	37	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-09-011	2.9	Rural (Gilroy)	5.2	16	15	47	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-10-007	2.3	Rural (Gilroy)	5.2	16	12	36	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-17-001	5.5	Rural (Gilroy)	5.2	16	28	88	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-17-002	2.6	Rural (Gilroy)	5.2	16	13	41	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-17-003	1.0	Rural (Gilroy)	5.2	16	2	16	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-17-004	0.4	Rural (Gilroy)	5.2	16	2	7	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-17-005	0.4	Rural (Gilroy)	5.2	16	2	7	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)

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TABLE 2
HOUSING OPPORTUNITY SITES INVENTORY

APN	Size (acres)	Urban/Rural	Potential Density (du/ac)		Potential Units		Existing Zoning	Existing General Plan
			Low	High	Low	High		
790-17-006	0.4	Rural (Gilroy)	5.2	16	2	7	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-17-007	1.2	Rural (Gilroy)	5.2	16	6	19	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-17-008	1.2	Rural (Gilroy)	5.2	16	6	19	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-17-009	2.5	Rural (Gilroy)	5.2	16	13	39	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
790-17-010	9.3	Rural (Gilroy)	5.2	16	48	148	A-20Ac - Agriculture	Open Space Reserve (County); Neighborhood District High (Gilroy)
726-19-003	2.7	Rural (Morgan Hill)	5	7	13	19	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-19-004	1.0	Rural (Morgan Hill)	5	7	5	7	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-19-005	1.5	Rural (Morgan Hill)	5	7	8	11	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-19-010	4.1	Rural (Morgan Hill)	16	24	65	97	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-19-013	1.5	Rural (Morgan Hill)	16	24	24	35	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-19-014	1.3	Rural (Morgan Hill)	16	24	21	31	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-28-003	3.7	Rural (Morgan Hill)	6	16	22	59	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-28-004	2.5	Rural (Morgan Hill)	5	7	13	18	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-28-005	2.5	Rural (Morgan Hill)	5	7	13	18	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-28-006	2.5	Rural (Morgan Hill)	5	7	13	18	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached

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TABLE 2
HOUSING OPPORTUNITY SITES INVENTORY

APN	Size (acres)	Urban/Rural	Potential Density (du/ac)		Potential Units		Existing Zoning	Existing General Plan
			Low	High	Low	High		
								Medium (Morgan Hill)
726-29-001	15.9	Rural (Morgan Hill)	5	7	80	111	A-20Ac-sr - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-29-002	3.8	Rural (Morgan Hill)	5	7	19	26	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
726-29-003	3.7	Rural (Morgan Hill)	5	7	7	10	A-20Ac - Agriculture	Agriculture Medium Scale (County); Residential Detached Medium (Morgan Hill)
728-33-009	14.2	Rural (Morgan Hill)	6	16	85	277	A-20Ac - Agriculture	Agriculture Large Scale (County)
TOTAL UNITS					4,091	6,192		
RHNA Allocation					3,125			
San Jose Sites					1,715	2,388		
Gilroy Sites					312	959		
Morgan Hill Sites					385	685		
Rural Area Housing Sites					1,562	2,734		
Stanford university Sites					1,680	2,160		
Farmworker/Affordable Housing Sites					222	502		

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Stanford Community Plan Update

The SCP Update recommends a coordinated approach to housing and circulation policy and implementation measures. This approach will result in Stanford University providing the housing needed to accommodate future growth of academic or academic support uses directly on campus or other contiguous Stanford land-grant lands. This approach also expands the previous housed population from “students and faculty” to “undergraduate students, graduate students, faculty, staff, postgraduate fellows, and other workers.” The call to provide all needed housing to accommodate future development on campus and enhance the coordination between housing policies and transportation policies will facilitate a reduction in Vehicle Miles Traveled (VMT), as well as other negative impacts associated with commuting and local trips.

The following list includes additional SCP Updates under consideration:

- Limitation of future GUP approvals to a maximum of 10 years;
- Relocation of the “possible future school site” designation;
- Requiring any increase in total academic space over the allowance in the existing SCP to require a Community Plan amendment and GUP application;
- Extension of the Academic Growth Boundary for 99 years, subject to the four-fifths vote required to modify;
- Establishment of new campus design guidelines;
- Incorporation of Health Element updates; and
- Other changes suggested by staff, including policies based on graduate student housing affordability, municipal services, and childcare.

Other Amendments to the General Plan

In addition to the amendments that would take place within the General Plan’s Housing Element and Stanford Community Plan, a number of amendments to other elements of the General Plan would be required to fully conform those elements to changes made in the Housing Element and Stanford Community Plan Update.

The County would amend its Land Use Element and General Plan Land Use Designations map as needed to reflect the Housing Sites Inventory and would make any corresponding changes to other elements of the General Plan needed to ensure internal consistency within the General Plan as a whole, including the updated Housing Element.

Required Project Approvals

In addition to certification of an EIR, the County Board of Supervisors would consider adoption of one or more resolutions making amendments to the County’s General Plan, including:

- An update of the County’s Housing Element for the planning period from January 2023 to January 2031 in accordance with State law;
-

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- An update of the Stanford Community Plan as described above;
- Other amendments needed to ensure internal consistency between the elements of the General Plan.

In addition, the County Board of Supervisors would consider adoption of changes to the County's zoning map and zoning ordinance necessary to maintain consistency with the General Plan.

Potential Environmental Effects of the Housing Element and Stanford Community Plan Update

The environmental analyses and technical sections presented in the Draft EIR will describe the existing conditions in the County. Relevant federal, State, and local laws and regulations, including the County's current General Plan goals and policies, will be summarized.

The methods of analysis and any assumptions that are important to understand the conclusions of the analysis will be described, along with the standards of significance used to determine impacts of the Project. The standards for determining impact significance will be based on existing State and federal rules, regulations, and laws, County ordinances and policies, and past practices. The standards will be used to determine whether an impact is significant and the effectiveness of a recommended mitigation. Feasible mitigation measures will be identified for each significant impact. The description of mitigation measures will identify the specific actions to be taken, the timing of the action, and the parties responsible for implementation of the measure.

At this time, it is anticipated that the following issues/technical sections will be addressed in the EIR:

- | | |
|---------------------------------------|----------------------------------|
| • Aesthetics/Light and Glare | • Land Use and Planning |
| • Agricultural and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise and Vibration |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services and Recreation |
| • Energy | • Transportation |
| • Geology and Soils | • Tribal and Cultural Resources |
| • Greenhouse Gas Emissions | • Utilities and Service Systems |
| • Hazards and Hazardous Materials | • Wildfire |
| • Hydrology and Water Quality | |

In order to provide a "range of reasonable alternatives", as required by CEQA Guidelines section 15126.6, the EIR will examine alternatives to the Project, including the required No Project Alternative.

Public Scoping Meeting

A Public Scoping/Community Meeting to solicit comments for the Notice of Preparation will be held virtually via Zoom on August 23, 2022, from 6:30 p.m. to 8:00 p.m. The zoom link for the meeting is: <https://sccgov-org.zoom.us/j/98927011384>.

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The deadline for your response is September 8, 2022; however, an earlier response, if possible, would be appreciated. Please send your response to:

County of Santa Clara Planning Office
Attention: Bharat Singh, Principal Planner
County Government Center
70 West Hedding, 7th Floor, East Wing, San José CA 95110
E-mail: Planning2@pln.sccgov.org

Submitting Comments

The County welcomes all input on the scope and content of the EIR in response to this Notice of Preparation, and especially welcomes responses that will assist the County in:

1. Identifying significant environmental issues;
2. Identifying and evaluating potential alternatives to the proposed Project or mitigation measures that could avoid or reduce significant impacts; and
3. Confirming which agencies will be a responsible and/or trustee agency for this Project or subsequent implementing actions and providing information germane to these agencies' statutory responsibilities as they relate to the County's analysis of potential effects.

The deadline for your response is **September 8, 2022**; however, an earlier response, if possible, would be appreciated. Please send your response to:

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Attention: Bharat Singh, Principal Planner
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SOURCE: Esri, 2022; County of Santa Clara, 2022; ESA, 2022

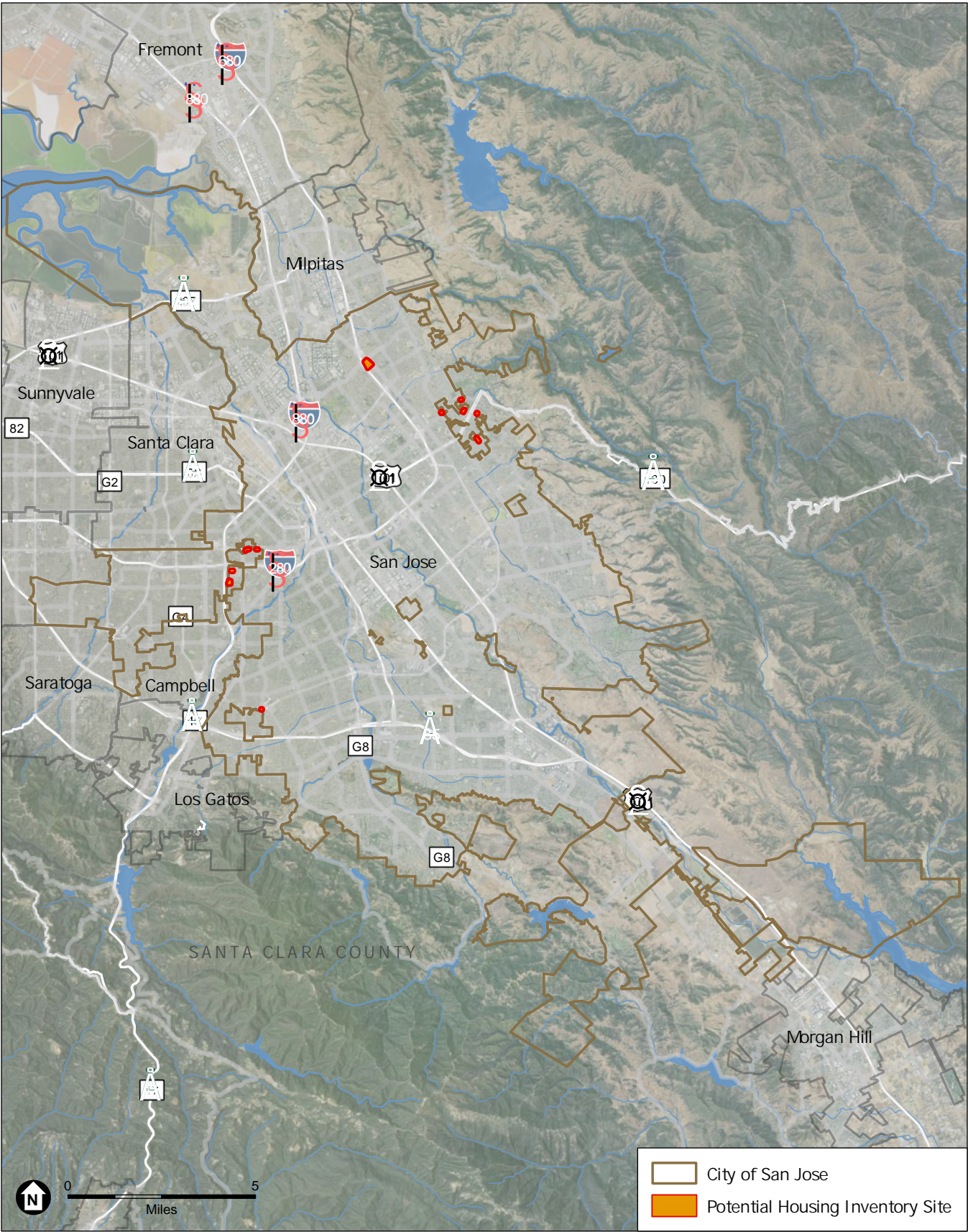
County of Santa Clara Housing Element Update NOP

Figure 1
Regional Location Map



County of Santa Clara Housing Element Update NOP

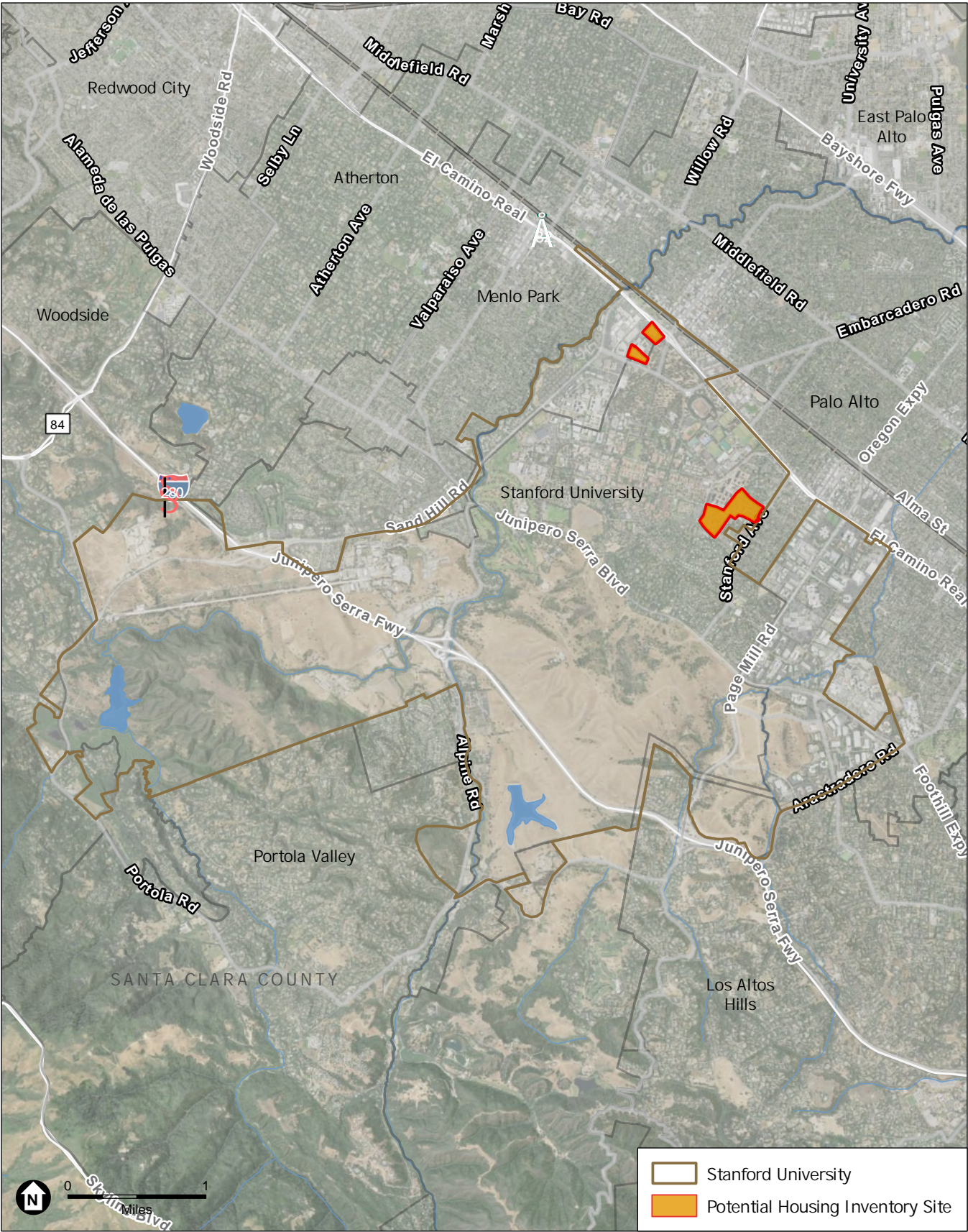
Figure 2
Housing Opportunity Sites Overview



SOURCE: Esri, 2022; County of Santa Clara, 2022; ESA, 2022

County of Santa Clara Housing Element Update NOP

Figure 2a
Housing Opportunity Sites in San Jose

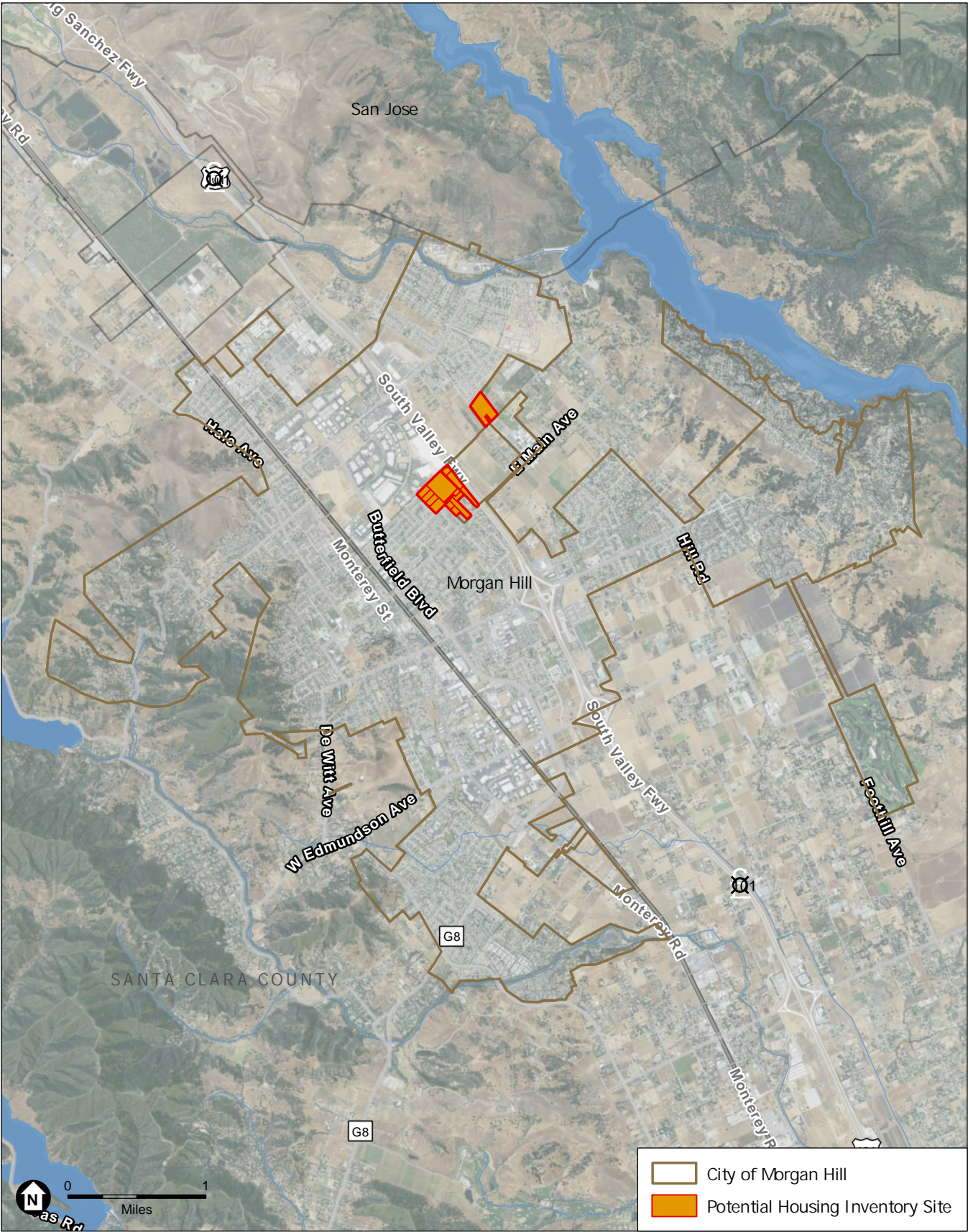


SOURCE: Esri, 2022; County of Santa Clara, 2022; ESA, 2022

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Figure 2b
Housing Opportunity Sites at Stanford University

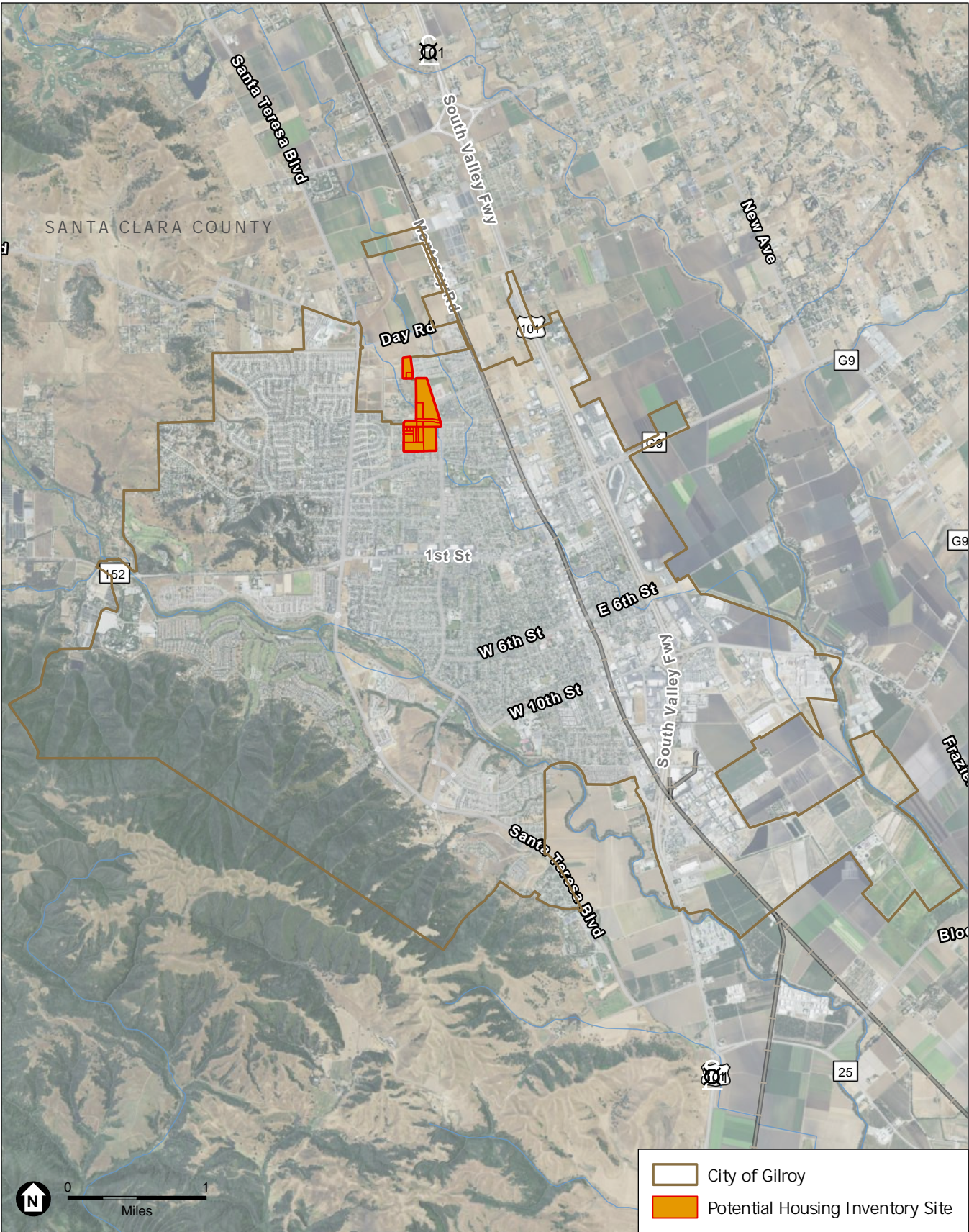




SOURCE: Esri, 2022; County of Santa Clara, 2022; ESA, 2022

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Figure 2c
Housing Opportunity Sites in Morgan Hill



SOURCE: Esri, 2022; County of Santa Clara, 2022; ESA, 2022

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Figure 2d
Housing Opportunity Sites in Gilroy