

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110



	Administration	Development Services	Fire Marshal	Planning
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Notice of Intent to Adopt a Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project will not have a significant effect on the environment.

File Number	TAZ	APN(s)	Date
PLN18-11011	263	830-20-016	6/2/2020
Project Name		Project Type	
Sheikh Subdivision		Two-lot subdivision	
Person or Agency Carrying Out Project		Address	Phone Number
Santa Clara County Planning Department		70 w. Hedding St. SJ 95110	408-299-5786
Name of Applicant		Address	Phone Number
Hannah and Brunetti Engineers		7651 Egleberry St, Gilroy,	408-299-5786
Project Location			
<p>The 10-acre site is located on Columbet Road, within the unincorporated community of San Martin in southern Santa Clara County. The site is currently undeveloped and has recently been used for row crops in conjunction with the neighboring property to the south, which was once in common ownership. However, the parcel is not restricted by a Williamson Act Contract. The property is relatively flat (average slope of 5%). Several single-family residences exist on surrounding properties, as well as open space and farmland properties.</p> <p>The site is within a liquefaction hazard area, however no creeks/water bodies are in the immediate vicinity of the site. The site is within the Airport Influence Area(AIA) of the San Martin Airport.</p>			
Project Description			
<p>The proposed project is subdivision of a 10-acre parcel into two lots. The subject property is located on the east side of Columbet Avenue in San Martin approximately 500 feet northeast of Masten Avenue and approximately half miles east of State Route 101 (see Figure 1). The parcel (assessor's parcel number 830-20-016) is located within the RR-5ac (Rural Residential, with a minimum lot size combining district of 5 acre) zoning district. The proposed subdivision would divide the existing 10-acre (gross) parcel into two lots each of 5 gross acres. Per County Ordinance, approval of the subdivision would grant Building Site Approval on both lots being created. Conceptual single-family residential building sites are shown on the tentative map (Figure 2). In addition to single-family residences, future development could include accessory dwelling units, driveways, fire truck turnarounds, leach fields and landscaping on each lot. The future residences on each lot would be served by on-site wastewater systems and ground-water wells. For feasibility, a shared well with an easement is shown, but individual wells could also be proposed at the time of development. Minor grading associated with the driveway encroachments are proposed subdivision improvements. Grading associated with the future building site improvements on each lot would require individual grading approval prior to issuance of development permits. Conceptual grading quantities are 121 cubic yards of total cut and 388 cubic yards of total fill for Parcel A and 198 cubic yards of total cut and 273 cubic yards of total fill for Parcel B. Development would not require removal of existing trees.</p>			

Purpose of Notice

The purpose of this notice is to inform you that the County Planning Staff has recommended that a Negative Declaration be approved for this project. County of Santa Clara Planning Staff has reviewed the Initial Study for the project, and based upon substantial evidence in the record, finds that the proposed project **could not have a significant effect on the environment**. The project site is not on a list of hazardous material sites as described by Government Code 65962.5 (Cortese List).

A public hearing for the proposed project is tentatively scheduled for the **Zoning Administrator** in June/July either through a virtual teleconference meeting or in the County Government Center. A separate notice will be sent to you informing you of the hearing date and meeting format. It should be noted that the approval of a Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately.

Public Review Period: 20-days

Begins: 6/1/2020

Ends: 6/21/2020

Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before the above date. Such comments should be based on specific environmental concerns. Written comments should be addressed to the attention of **Mark J. Connolly** at the **County of Santa Clara Planning Office, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, Tel: (408) 299-5770**, or can be emailed to **mark.connolly@pln.sccgov.org**. A file containing additional information on this project may be reviewed at the Planning Office under the file number appearing at the top of this form. For additional information regarding this project and the Negative Declaration, please **contact Mark J. Connolly at (408) 299-5786 or Mark.Connolly@pln.sccgov.org**

The Negative Declaration and Initial Study may be viewed at the following locations:

- (1) Santa Clara County Planning Office, 70 West Hedding Street, East Wing, 7th Floor, San Jose, CA 95110
- (2) Planning & Development website www.sccgov.org/sites/dpd (under "Development Projects" > "Current Projects")
- (3) County of Santa Clara South County Offices

Responsible Agencies sent a copy of this document

None

Prepared by:

Mark J. Connolly Planner _____  _____ 5/28/2020 _____
Signature **Date**

Approved by:

Manira Sandhir, Principal Planner _____ **Signature** _____ **Date** _____

