

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



STAFF REPORT Zoning Administration July 30, 2020 **Item #1**

Staff contact: Mark J. Connolly, Senior Planner
(408) 299-5786, mark.connolly@pln.sccgov.org

PLN18-11011 (Sheikh Subdivision) **Tentative Parcel Map for a two-lot Subdivision.**

Summary: Tentative Parcel Map to subdivide a 10.00-gross-acre parcel into two lots of five gross-acres, respectively.

Owner:	Khalil Sheikh	General Plan Designation:	Agricultural Ranchlands
Applicant:	Amanda Musy-Verdel	Zoning:	RR-5ac.
Address:	11014 Columbet Ave San Martin, CA 95046	Lot size:	10-acre gross
APN:	830-20-016	Present Land Use:	Agriculture
Supervisory District:	1	HCP:	Area3, Rural Residential Not Covered

RECOMMENDED ACTIONS

- Adopt a Negative Declaration pursuant to the California Environmental Quality Act (CEQA) as shown in Attachment A; and,
- Grant Tentative Parcel Map Approval, subject to the Conditions of Approval outlined in Attachment B.

ATTACHMENTS

Attachment A – Initial Study/Negative Declaration
Attachment B – Proposed Subdivision Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Tentative Parcel Map

PROJECT DESCRIPTION

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 a half mile east of State Route 101 (see Attachment C). 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 acres) zoning district. The proposed subdivision would divide the existing 10-acre (gross) parcel into two lots, each measuring 5 gross acres. Building Site Approval would be conferred through conditions of approval on both lots being created.

Conceptual single-family residential building sites are shown on the tentative map (Attachment D). 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, but do not exceed the thresholds for requiring a grading approval / permit. 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.

Setting/Location Information

The 10-acre site is located on Columbet Avenue, 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.

The site is located within a liquefaction Geologic 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, but outside primary safety zones and noise contours. The site is located within the Santa Clara County Habitat Conservation Area, within Area 3, and is not a covered project under the County's Santa Clara Valley Habitat Plan (SCVHP).

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination (CEQA)

The environmental impacts of the project have been evaluated in the Negative Declaration prepared by staff for the project entitled "Sheikh Subdivision" (Attachment A). The Negative Declaration concluded that the project would not create any adverse environmental impacts. As required by the California Environmental Quality Act (CEQA), a Notice of Intent to adopt the

Negative Declaration was posted with the County Clerk Recorder on June 1, 2020. As of the preparation of this Staff Report, no comments on the Initial Study/Negative Declaration have been received. Staff is recommending that the Hearing Officer adopt the Negative Declaration as part of this project approval.

B. Project/Proposal

The project consists of a Tentative Parcel Map approval to subdivide an existing 10-acre parcel into two (2) lots measuring 5-gross-acres each.

C. Subdivision Ordinance

This subdivision application has been reviewed in accordance with the required Findings in Section C12-122 of the County Ordinance Code Subdivisions and Land Development Ordinance and the State Subdivision Map Act. Pursuant to these standards, the Zoning Administration Hearing Officer shall deny approval of a tentative or final parcel map if any of the following seven (7) findings can be made. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project does or does not meet the required standard in plain text below.

1. That the proposed map is not consistent with applicable general and specific plans.

The proposed Tentative Parcel Map would result in the division of an existing 10-gross-acre parcel into two lots, measuring five acres each. The subject property is located on Columbet Avenue, within the community of San Martin. The General Plan designation for the property is Rural Residential, which is intended for low density development and uses.

There are no Specific Plans applicable to the proposed subdivision. The San Martin Integrated Design Plan and Guidelines include clustering guidelines for large rural residential subdivisions, but the subject project is only a two-lot subdivision. However, future residential development would be subject to the San Martin Integrated Design Plan and Guidelines for consistency with the rural character of San Martin.

The 2-lot subdivision is in conformance with Rural Residential General Plan designation. The minimum parcel size is prescribed as five acres gross. As the existing parcel size is 10.00 acres gross, the maximum number of allowed parcels created through subdivision would be two lots. Since the proposed subdivision is within the allowed number of lots and at five acres each, the subdivision would be consistent with the General Plan density.

General Plan Policy R-LU 58 states the allowable density of development shall be 5–20 acres per dwelling, depending upon the average slope of the land, as based upon the County's "-5-20s" slope density formula (see table below). Minimum parcel size shall be 5 acres, unless development is proposed as a cluster subdivision. The subject property has a prescribed density of 5 acres minimum for creation, as opposed to a slope density. However, the proposed subdivision is in conformance with this General Plan density policy.

The proposed two-lot subdivision will not change the rural character of the area and will comply with density requirements of development for the area.

The proposed Tentative Map is found to be consistent with the requirements of the County's Solar Access for Subdivision Development ordinance, Division C12. Pursuant to Section C12-173.3. (d), solar access easements are not required for lots equal or greater than one acre. At five gross acres, respectively, the proposed lot sizes have adequate solar access for potential buildings constructed in the future, and future development will not be detrimental to solar access of any neighboring properties.

As such, the proposed subdivision is consistent with applicable General Plan.

2. That the design or improvements of the proposed subdivision is not consistent with applicable general and specific plans.

The project is consistent with lot design criteria for subdivisions outlined in Section C12-21 of the County Ordinance Code and demonstrates adequate size and shape characteristics to support future single-family residential uses. Both proposed lots have frontage on the county maintained Columbet Avenue. Proposed lots meet or exceed the recommended maximum depth to width ratio of three-to-one.

Minor grading associated with the driveway encroachments are proposed subdivision improvements, but do not exceed the thresholds for requiring a grading approval / permit.

As such, the design of the proposed subdivision is consistent with applicable general and specific plans.

3. That the site is not physically suitable for the type of development.

The average slope of the subject property is less than 10%. There are no geologic hazards that would preclude development. The site would still have adequate ingress and egress for emergency purposes and well water feasibility has been demonstrated. As proposed 5-acre lots, the site can reasonably accommodate residential development and the subdivision improvements

Therefore, the site is physically suitable for the type of development.

4. That the site is not physically suitable for the proposed density of development.

The proposed Tentative Parcel Map would result in the division of an existing 10-gross acre parcel into two (2) 5-acre gross lots.

General Plan policy R-LU-58 and Zoning Ordinance Section 2.20.080 prescribes that the minimum lot size for creation of a new lot is five acres gross. The proposed lot sizes are consistent with the General Plan and County Zoning Ordinance requirements and the

proposed subdivision meets the minimum lot size required, resulting in a density of one dwelling unit per five acres.

As such, the site is physically suitable for the proposed density of development, and Staff cannot make this finding.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is located in the Santa Clara Valley Habitat Plan (“SCVHP”) Area, but is located in Area 3 of the plan, and is not a covered project, based on the absence of habitat or species. There are no special status species of plant or animal mapped on the site according to County G.I.S maps, nor is sufficient habitat located on site, as the property has been tilled for agriculture. Also, no trees would be affected by subdivision.

As such, the proposed subdivision is not likely to cause substantial environmental impacts or injure fish, wildlife, or their habitat, and Staff cannot make this finding.

6. That the design of the *subdivision* or the type of improvements is likely to cause serious public health problems.

The County Fire Marshal's Office has reviewed the subdivision emergency vehicle access for fire protection and fire prevention. Furthermore, the subject property is not located within the Wildland Urban Interface (WUI). Also, the subject property is not located in a mapped flood zone.

The project site only has access to electricity and telephone. No other utilities are available at this time. Development would require construction of a new septic system to treat wastewater, and septic system design would be reviewed by the County Department of Environmental Health to ensure that they do not permit effluent to surface, degrade water quality, affect soil stability, present a threat to public health or safety, or create a public nuisance. Water is currently provided to the project site by a well and any future development would be provided by onsite well.

While no development is proposed as part of this project, future residential development is a reasonably foreseeable outcome of the proposed subdivision. The construction and installation of improvements, including a single-family residence, accessory dwelling(s) and driveway would not create significant, long-term traffic, noise or air quality impacts. The project will result in short-term impacts related to construction activities, however, due to their temporary nature, construction-related impacts would not cause serious or long-term public health problems.

As such, neither the design of the subdivision nor the types of improvements that could result from future development of the proposed parcels are likely to cause serious public health problems, and Staff cannot make this finding.

7. That the design of the *subdivision* or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed *subdivision*.

The submitted Tentative Parcel Map shows all existing easements on the subject property, including storm drain easements, utility easements and a the Columbet Avenue right-of-way. A review of all available maps and the submitted Tentative Map by Staff confirms that the design of the subdivision will not conflict with any existing easements on the property. Additionally, the proposed parcels are large enough to accommodate building sites that would not conflict with any existing easements on the property. Access to proposed parcels is from Columbet Avenue, which is a county-maintained road. As such, the proposed subdivision will not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, and Staff cannot make this finding.

As noted in the above findings, Staff cannot make any of the seven subdivision findings that, if made, would require the Zoning Administration Hearing Officer to deny the proposed subdivision. Staff therefore recommends that the Zoning Administration Hearing Officer approve the proposed Tentative Map subdivision, subject to the Conditions of Approval in Attachment B.

BACKGROUND

On May 6, 2018 an application for a two-lot Tentative Parcel Map was submitted, which was subsequently deemed complete on March 2, 2020. In accordance with the California Environmental Quality Act (CEQA), an Initial Study, and subsequent Negative Declaration was prepared and posted on June 1, 2020. Staff did not receive any comments as a result of the publication of the Initial Study/Negative Declaration.

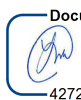
A public notice for the public hearing before the Zoning Administration Hearing Officer was mailed to all property owners within a 300-foot radius of the subject property on July 17, 2020, and published in the Post Record on July 20, 2020.

STAFF REPORT REVIEW

Prepared by: Mark J. Connolly, Senior Planner



Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator

DocuSigned by:

4272684C30A646B...

ATTACHMENT A

Initial Study/Negative Declaration

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN18-11011	Date: May 29, 2020
Project Type:	Subdivision	APN(s): 830-20-016
Project Location / Address:	500 feet Northeast of the corner of Columbet and Masten Avenue	GP Designation: Rural Residential
Owner's Name:	Khalil Sheikh	Zoning: RR-5ac.
Applicant's Name:	Hannah and Brunetti	Urban Service Area: NONE
Project Description		
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 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.		
Environmental Setting and Surrounding Land Uses		
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. The site is within a liquefaction hazard area? Closest creek/water body? Within the AIA of the San Martin airport?		
Other agencies sent a copy of this document:		
Morgan Hill Unified School District		

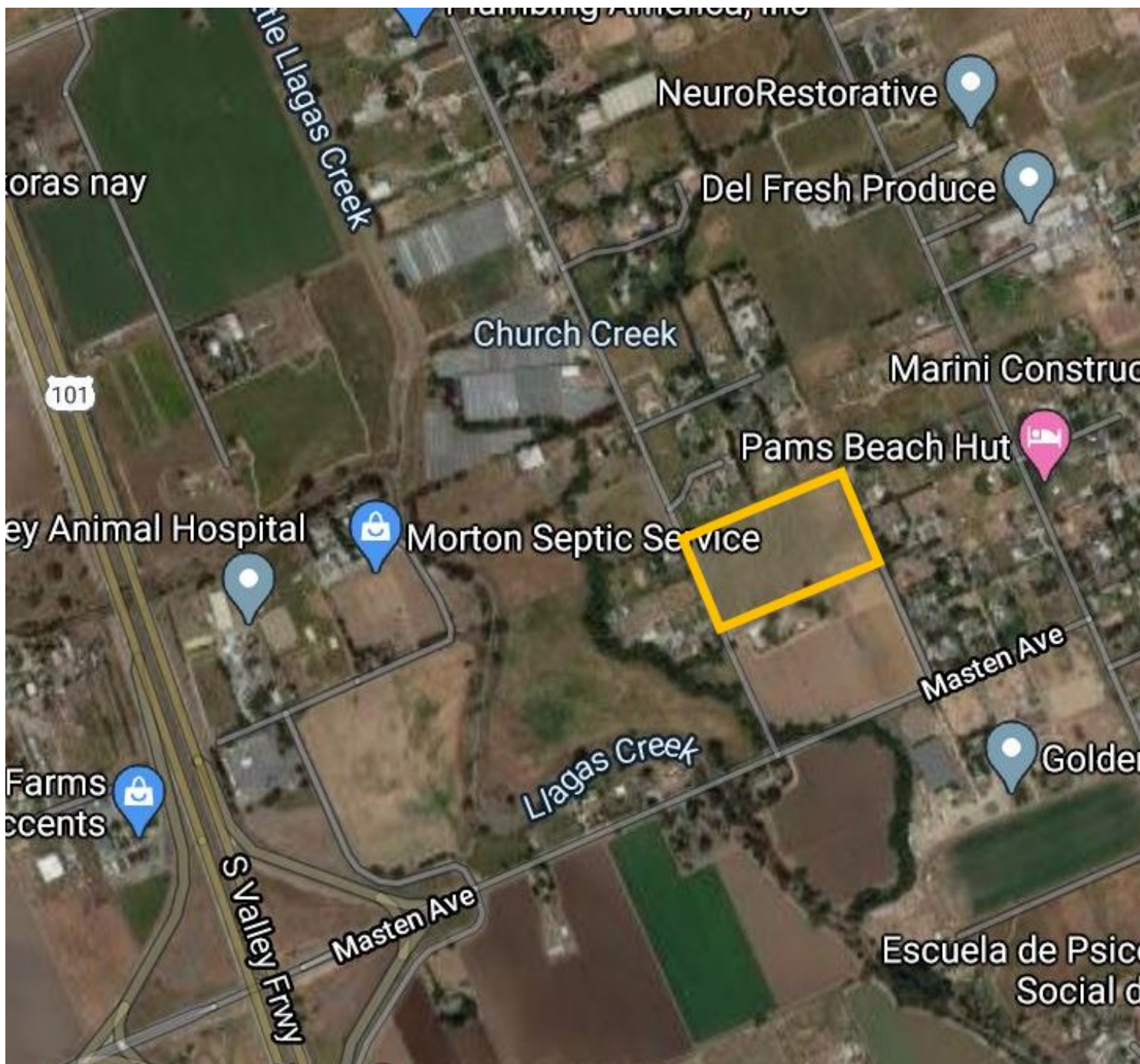


Figure 1 – Location Map

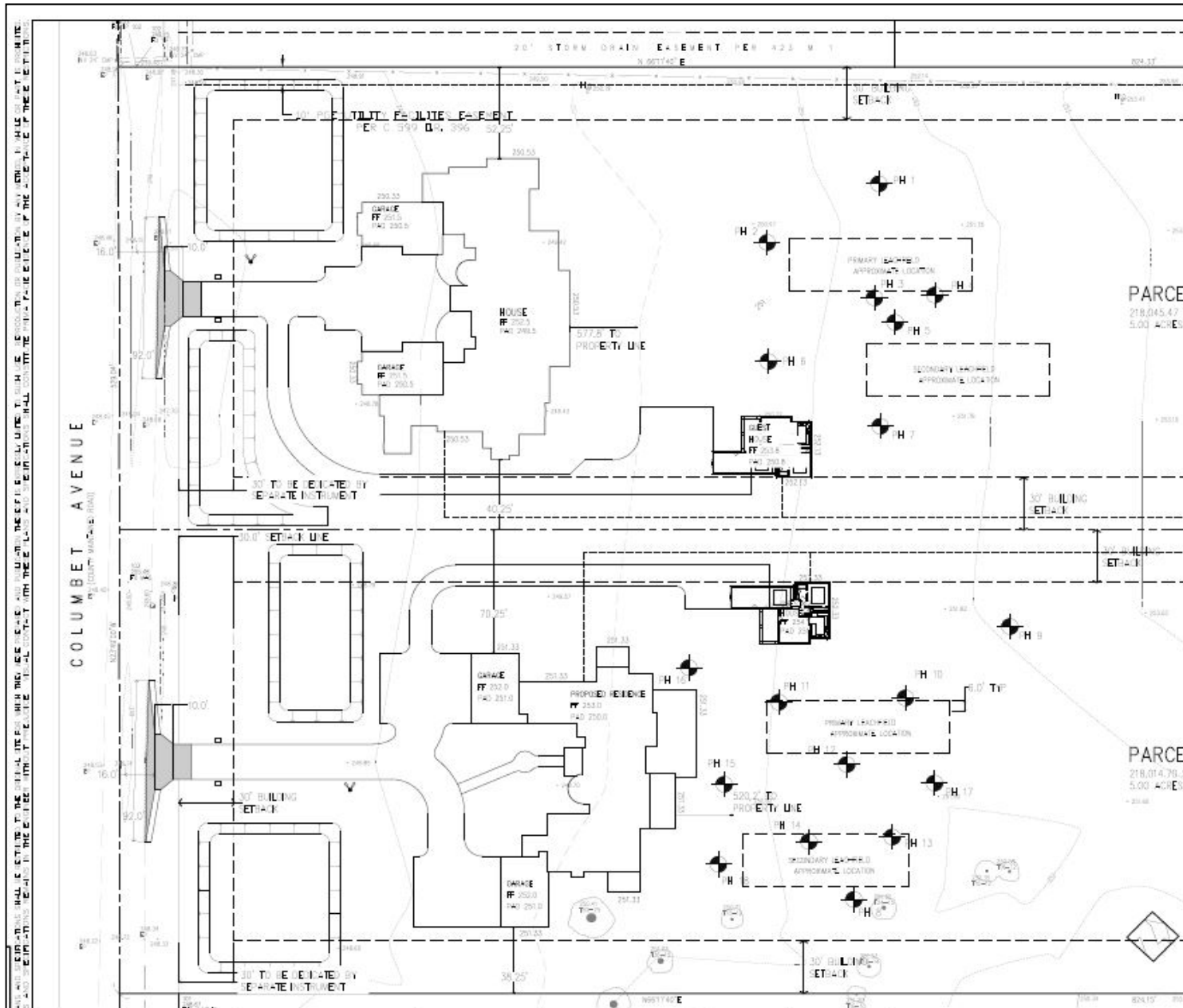


Figure 2 – Proposed Tentative Map

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:

- | | | |
|---|--|---|
| ☐ Aesthetics | ☒ Agriculture / Forest Resources | ☐ Air Quality |
| ☐ Biological Resource | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☒ Hydrology / Water Quality | ☐ Land Use / Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population / Housing | ☐ Public Services |
| ☐ Recreation | ☒ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities / Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.


Signature

5/28/20
Date

Mark J Connolly
Printed name

For

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS							
	IMPACT						
Except as provided in Public Resources Code section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	Source
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	☐	☐	2,3,4, 6,17f
b) Substantially damage scenic resources, including, but not limited to, trees, rocks, outcroppings, and historic buildings, along a designated scenic highway?	☐	☐	☐	☒	☐	☐	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?	☐	☐	☐	☒	☐	☐	2,3
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒	☐	☐	3,4

SETTING:

The project site is located in a valley floor setting and is mostly flat with an average slope of less than 10%. The property was formerly used as farmland for row crops but is devoid of vegetation currently. Two small trees exist to the north of the site. No watercourses run through the property. There are no designated scenic highways in the project vicinity.

DISCUSSION:

a, b, c and d) No Impact. The project is a 2-lot subdivision. No residences or development is proposed with the subdivision. The only subdivision improvements are driveway encroachments from the public right-of-way for future driveways. Future single-family residences, Accessory Dwelling Units (ADU's) and accessory structures could be developed on the lots. The site is not located within a Design Review district or along a designated scenic road. Therefore, the project could not have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of public views of the site and its surroundings. The nearest designated scenic highway is US 101, however, it is not within the project vicinity, as it is almost one mile away.

The two new single-family residences resulting in the future would not create adverse visual impacts as they would meet the standards for height, setback, and coverage requirements of the Rural

Residential zoning district. New sources of light and glare would be limited to future residential development on the parcels. Given the limited nature of residential outdoor lighting (e.g., illumination of pathways and doors) and the fact that the area is sparsely developed, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area

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.							
	IMPACT						
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	Source
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?	☐	☐	☒	☐	☐	☐	3,23,24,26
b) Conflict with existing zoning for agricultural use?	☐	☐	☒	☐	☐	☐	9,21a
c) Conflict with an existing Williamson Act Contract or the County's Williamson Act Ordinance (Section C13 of County Ordinance Code)?	☐	☐	☐	☒	☐	☐	
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))?	☐	☐	☐	☒	☐	☐	1, 28
e) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒	☐	☐	32

SETTING:

The 10-acre site is zoned RR-5ac, which is a base zoning designation of Rural Residential with a five-acre minimum lot size for creation. Approximately, 3.5 of the 10 acre-site has soil types designated as Prime Farmland, and the remaining 6.5 acres is designated as non-Prime Farmland as shown on Farmland Mapping and Monitoring Program maps from the California Department of Conservation. The property is not under a Williamson Act contract. There are no forest resources on the project site.

DISCUSSION:

(a,b,) Less Than Significant Impact. The project is a two-lot subdivision. Future residential development could include two single family residences and ADUs with associated site improvements. The project site has approximately 3.5-acres of designated Prime Farmland, as shown on Farmland Mapping and Monitoring Program maps; therefore, the proposed project would result in very low density and not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. Furthermore, the project would not affect existing agricultural operations on surrounding properties. The property is not under a Williamson Act contract and contains no forest resources.

(c,d,e,) No Impact. The site is not restricted by a Williamson Act contract, is not farmed and is not forested.

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>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒	☐	☐	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?	☐	☐	☐	☒	☐	☐	5,29, 30
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒	☐	☐	5,29, 30
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒	☐	☐	5, 29, 30

SETTING:

The proposed project is located within the San Francisco Bay Area Air Quality Management District (BAAQMD), which regulates air pollutants, including those that may be generated by construction and operation of development projects. These so-called criteria pollutants include reactive organic gases, carbon monoxide, 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, power plants).

DISCUSSION:**a-d) No Impact.**

Construction and operation of residential uses enabled by approval of the subdivision would generate emissions of oxides of nitrogen (NO_x), reactive organic gases (ROG), and respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less (PM₁₀). BAAQMD has developed screening criteria for these criteria pollutants and precursors derived using the default assumptions used by the Urban Land Use Emissions Model (URBEMIS). If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions.

The operational criteria pollutant screening size for single-family residential projects established by BAAQMD is 325 dwelling units. The construction-related screening level is 56 dwelling units. As this is a proposed two-lot subdivision, with the potential for construction of six dwelling units (two primary and two accessory dwelling units (ADU) and 2 Junior ADU's), future home development would be well below either of these screening levels. Therefore, the proposed subdivision would not lead to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment. Residential development is not a land use that would result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

MITIGATION:

None Required

D. BIOLOGICAL RESOURCES							
	IMPACT						
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	Source
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?	☐	☐	☐	☒	☐	☐	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?	☐	☐	☐	☒	☐	☐	3,7, 8a, 17b, 17e, 22d, 22e, 33
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?	☐	☐	☐	☒	☐	☐	3, 7, 17n, 33
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?							1, 3, 31, 32
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?	☐	☐	☐	☒	☐	☐	1,7, 17b, 17o
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	☐	☐	32
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?	☐	☐	☐	☒	☐	☐	3,4, 17l

SETTING:

The project site is located in the valley floor of the community of San Martin in an area of small-scale farming and rural residential development. The site is located in the Santa Clara Valley Habitat Plan (SCVHP) Area, but the parcel is designated *Rural Development Not Covered*. The land cover is designated as Grain, Row-crop, Hay and Pasture, Disked / Short-term Fallowed.

DISCUSSION:

a, b, c, d, e & f) No Impact. The SCVHP has identified no sensitive land covers on site or in the surrounding area with the exception of a zone of *Mixed Riparian Forest and Woodland* along Church Creek 300-500 feet west of the parcel. Based on a review of the California Natural Diversity Database (“CNDDDB”), the site does not contain and is not in the vicinity of habitats for special status species or siting of such species. Therefore, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species or on state or federally protected wetlands or oak woodlands. The project site contains no wildlife corridors. Although the project site is within the SCVHP area, it is not a covered project. Residential development would not conflict with provisions of the plan.

MITIGATION: None required.

E. CULTURAL RESOURCES							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
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?	☐	☐	☐	☒	☐	☐	3, 16, 19, 40, 41
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	☐	☐	☐	☒	☐	☐	3, 19, 40, 41
c) Disturb any human remains including, those interred outside of formal cemeteries?	☐	☐	☐	☒	☐	☐	3, 19, 40, 41

SETTING:

The site is undeveloped and contains no structures. Church Creek is located 300-500 feet west of the parcel.

DISCUSSION:

a, b, c, d) No Impact. The site is vacant and therefore has no structures listed on local, State, or Federal historic inventories. There are no cultural resources listed in the County Historic Resources Database on the subject property or surrounding area. Therefore, the proposed project would have no impact on historic, paleontological or unique geologic resources.

Standard conditions of approval associated with the subdivision improvements and for future development would include the following:

COA-1: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash) are encountered during construction activities, all construction within a 50-meter radius of the find shall be stopped, the Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations.

COA-2: In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site shall be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site, a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Department.

MITIGATION:

None required.

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>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Result in potentially significant environmental impact do to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation?	☐	☐	☒	☐	☐	☐	3, 5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐	☐	☐	5

SETTING:

The project site is located in an area of rural residential development.

DISCUSSION:

a, b) Less than Significant Impact.

The proposed subdivision would enable development of two single family residences, two ADUs and two Junior ADU's. Construction of these dwellings would be subject to the requirements of the California Energy Code and California Green Building Standards Code, which are designed to reduce wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation. Therefore, the impact to energy resources would be less-than significant.

G. GEOLOGY AND SOILS							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:							
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒	☐	☐	6, 17c, 43
ii) Strong seismic ground shaking?	☐	☐	☐	☒	☐	☐	6, 17c
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒	☐	☐	6, 17c, 17n, 18b
iv) Landslides	☐	☐	☐	☒	☐	☐	6, 17L, 118b
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒	☐	☐	6, 14, 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?	☐	☐	☒	☐	☐	☐	2, 3, 17c, 23, 24, 42

G. GEOLOGY AND SOILS							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
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?	☐	☐	☐	☒	☐	☐	14,23, 24,
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 wastewater?	☐	☐	☐	☒	☐	☐	3,6, 23,24,
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒	☐	☐	2,3,4,40,41

SETTING:

The 10-acre project site is flat. A small area in the southwest portion of the parcel is mapped as a County Liquefaction Hazard Zone. Preliminary development plans demonstrate that future development could avoid a geologic impact, by located future structures(main house and accessory buildings) outside of these areas.

DISCUSSION:

a-f) No Impact. The site is not within a designated State Earthquake Fault Zones, State Seismic Hazard Zone or the County or State liquification zone.

c) Less than significant impact. The property is partially located in the County Liquefaction Hazard Zone. However, residential development can occur subject to recommendations of a liquefaction report that was prepared by Achievement Engineering Corp. dated June 1, 2019 and reviewed and accepted by the County Geologist. Given these requirements and the flat nature of the project site, the proposed project would not potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse

At the time of development, percolation tests and soil profiles would be conducted for each proposed parcel, and this data will be reviewed by County Department of Environmental Health (DEH) ensuring that the soils are capable of supporting a septic system which meets County DEH requirements. For any future proposed site improvements subject to a grading approval, as well as grading, drainage and building permits, the grading plan will be reviewed for conformance to the County's Grading Manual and BMPs, ensuring that no over-compaction or over-covering of soil will occur.

Compliance with the geotechnical engineering conditions of approval, County DEH requirements and the County's Grading Ordinance Policies and Standards would reduce any potential impacts to less-than-significant level.

MITIGATION:

No mitigation is 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	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒	☐	☐	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?	☐	☐	☐	☒	☐	☐	5,29, 30

SETTING:

Given the overwhelming scope of global climate change, it is not anticipated that a single development project for a two-lot subdivision would have an individually discernible effect on global climate change. It is more appropriate to conclude that the greenhouse gas (GHG) 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 emissions 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. The proposed project would allow development of two single family residences and two ADUs and two JADU's. This level of residential development is de minimis in nature and therefore would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The County does not have an applicable plan or policy with regard to reducing GHG emissions. Therefore, there would be no conflict.

MITIGATION:

None Required

I. HAZARDS & HAZARDOUS MATERIALS							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒	☐	☐	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?	☐	☐	☐	☒	☐	☐	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?	☐	☐	☐	☒	☐	☐	46
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?	☐	☐	☐	☒	☐	☐	47
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?	☐	☐	☒	☐	☐	☐	3, 22a
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	☐	☐	5, 48
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐	☐	☐	4, 17g

SETTING:

The project is located within two miles of San Martin Airport and is within the Airport Influence Area (AIA) of the airport. The subject property is also located within the Wildland Urban Interface (WUI).

DISCUSSION:

a, b, c, d, & f) No impact. The project is for a two-lot subdivision. Future residential development would not involve the use or transportation of any hazardous materials and it is not located on site designated as hazardous under Section 65962.5, as verified on EnviroStor.

The subject property is located within a rural area and would not change the local roadway circulation pattern, access, or otherwise physically interfere with local emergency response plans. Access to the project site is from an existing public County maintained road and will not impair or physically interfere with any emergency response or evacuation plans.

e and g) Less than significant impact. While the site is located within the AIA of San Martin Airport, the project site is not located within any safety zone, or noise contour that could result in exposing people to aviation incidences. Also, two future residences with a 35-foot tall height limit, would not create a height obstruction to aircraft using the Airport. Future residential development will be required to record an Avigation Easement granted to the County of Santa Clara on behalf of San Martin Airport.

The subject property is not located within the Wildland Urban Interface (WUI) designation which indicates properties that are more likely to experience wildfires. However, future residential development, if proposed, would be required to abide by existing State Fire and Building Codes which specify certain design and material standards for any structure within the County.

Future residential development would be subject to requirements of the County Fire Marshal's Office and the Building Code requirements for fire protection and fire prevention, which may include, but not be limited to, providing on-site fire flow, a fire hydrant, an automatic fire sprinkler system, defensible space around structures, and appropriate driveway turnouts and turnarounds for firefighting equipment. The proposed access driveway would conform to all requirements of the Fire Marshal's Office for emergency vehicle access. Fire protection water would be provided by an approved water well and stored in water tanks to provide a ready source, if needed.

Adherence to these design and material requirements ensures that the proposed residence, and any future development on the proposed parcels, will not expose people or structures to a significant risk of loss, injury or death involving wildland or other fires. Hence, this impact would be less than significant.

MITIGATION:

None required.

J. HYDROLOGY AND WATER QUALITY							
Would the project:	IMPACT						SOURCE
	<u>Potential v Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Violate any water quality standards or waste discharge requirements or	☐	☐	☒	☐	☐	☐	34, 36

	otherwise substantially degrade surface or ground water quality?			☒	☐	☐	☐	
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐	☐	☐	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:	☐	☐	☒	☐	☐	☐	3, 17n,
i)	Result in substantial erosion or siltation on- or off-site	☐	☐	☐	☒	☐	☐	3, 17p
II)	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒	☐	☐	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	☐	☐	☐	☒	☐	☐	1, 3, 5
IV)	Impede or redirect flood flows?	☐	☐	☐	☒	☐	☐	3, 17p, 18b, 18d
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒	☐	☐	3, 18b, 18d
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒	☐	☐	2, 3, 4, 17p

SETTING:

No watercourses run through the property and the property is not located in a FEMA Flood Zone.

DISCUSSION:

d-e) No impact. The project site is not located in a tsunami, or seiche zones. No development is proposed within any flood zones. Future development of two single-family residences would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

a-c) Less than Significant Impact. The proposed project is a two-lot subdivision. Future development of residences would require permitting from County DEH, in accordance with the County Ordinance for an on-site wastewater treatment system to ensure that no water quality standards are violated through discharge of wastewater to the ground.

Water supply would come from either an individual or a shared on-site well. However, since the area is sparsely populated with minimal pumping from groundwater, development of a well on the resulting lots would not impede sustainable groundwater management of the basin. Residential development on the lots would require a drainage permit, which would ensure that drainage in the area is not substantially altered and runoff water would be contained on site, and not discharged to creeks.

MITIGATION: None required.

K. LAND USE							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Physically divide an established community?	☐	☐	☐	☒	☐	☐	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?	☐	☐	☐	☒	☐	☐	8a, 9, 18a

SETTING:

The subject property's General Plan designation is

Rural Residential, and zoning is Rural Residential with a five-acre minimum combining district (RR-5ac.).

The parcels adjacent to the subject property are primarily residential, or agriculture. Surrounding uses include properties of similar size.

DISCUSSION:

The proposed two-lot subdivision, as conditioned, would be consistent with the County's General Plan and Zoning Ordinance. The General Plan for Rural Residential areas (R-LU 58) allows for densities between 5 and 20 acres depending on the site's average slope. The subject site has a minimum 5-acre lot size requirement, through a zoning district combining district as it is a relatively flat site. The 10-acre gross parcel would result in two lots, with a gross acreage of 5 lots each, and would this be consistent with this General Plan policy. The subject site is also within the San Martin Planning Area and is consistent with the applicable policies for this area (R-LU 136 – 140). The proposed two-lot subdivision would not divide an established community. No commercial, industrial or institutional uses are proposed.

MITIGATION: None required.

L. MINERAL RESOURCES							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
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?	☐	☐	☐	☒	☐	☐	1, 2, 3, 6, 44
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local	☐	☐	☐	☒	☐	☐	1, 2, 3, 6, 8a

general plan, specific plan or other land use plan?

DISCUSSION:

a-b) **No Impact.** Neither the State Geologist nor the State Mining and Geology Board has classified the proposed project area as containing mineral deposits which are either of statewide significance or the significance of which requires further evaluation. The site is also not located on locally important mineral resource recovery sites.

MITIGATION: None required

M. NOISE							
WOULD THE PROJECT RESULT IN:	IMPACTS						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐	☐	☐	8a, 13, 22a, 45
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☐	☐	13, 45
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?	☐	☐	☒	☐	☐	☐	1, 5, 22a

SETTING:

The project is a two-lot subdivision. Future development could include two single-family residences, ADUs and JADUs. Temporary construction noise would result from grading and construction activity. The nearest sensitive receptors to that noise surround the property as there are single-family residences surrounding the parcel on all sides but would not be harmful long-term. Local ambient noise comes from occasional traffic along Columbet and Masten Avenues.

DISCUSSION:

(a-c) Less than Significant Impact

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. The proposed use is residential, and would not create excess noise, vibration, or permanent increase in ambient noise levels. The project site is located within the AIA of San Martin Airport, but outside of any CNEL noise contours. Receptors may experience temporary disruptions as a result of single-event noise produced from aircraft, but the noise would not be long-term or harmful.

Construction of single-family residences would temporarily elevate noise levels in the immediate project area from the use of construction equipment. Construction noise could have a short-term impact on the nearest sensitive (residential) uses. However, noise levels would not exceed standards of the Santa Clara County Noise Ordinance. Noise impacts on the residential uses near the project site would be minimal and temporary. Therefore, the project would not create any significant noise impacts.

MITIGATION:

None required.

N. POPULATION AND HOUSING							
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>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
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)?	☐	☐	☐	☒	☐	☐	1, 3, 4
b) Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐	☐	1, 2, 3, 4

SETTING:

The site is located in the unincorporated community of San Martin, which is rural residential area of Santa Clara County, with a population of approximately 7,000 as of the 2010 census.

DISCUSSION:

a-b) No Impact. The proposed project is a two-lot subdivision. Future development of a single-family residence and accessory dwelling units would not induce substantial unplanned population growth or displace existing housing or people.

MITIGATION: None required.

O. PUBLIC SERVICES							
	IMPACT						SOURCE
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
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?	☐	☐	☒	☐	☐	☐	1, 3, 5
ii) Police Protection?	☐	☐	☒	☐	☐	☐	1, 3, 5
iii) School facilities?	☐	☐	☒	☐	☐	☐	1, 3, 5
iv) Parks?	☐	☐	☒	☐	☐	☐	1, 3, 5, 17h
v) Other public facilities?	☐	☐	☒	☐	☐	☐	1, 3, 5

SETTING and DISCUSSION:

- a) **Less Than Significant.** Future development of two single-family residences and two accessory dwelling units and JADUs on each lot, would increase the need for additional fire or police protection to the area. However, as two additional parcels, the impact would not be significant.

Other public services, such as provided by schools or parks, would not be significantly 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	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
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?	☐	☐	☒	☐	☐	☐	1, 2, 4, 5, 17h
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have	☐	☐	☒	☐	☐	☐	1, 3, 4, 5

an adverse physical effect on the environment?

SETTING:

The nearest County park is Coyote Harvey Bear approximately 3 miles to the northeast.

DISCUSSION:

a & b) Less than Significant. The proposed subdivision would allow future development of two single-family residences and two ADUs. This level of development would not significantly 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, and would not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment; therefore, this impact would be less than significant.

MITIGATION: None required

Q. TRANSPORTATION

				IMPACT			SOURCE	
WOULD THE PROJECT:		YES				NO		
		<u>Potential v Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>		<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐	☐	☐	1, 4, 5, 6, 7, 49, 52
b)	Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐	☐	☐	6, 49, 50, 52
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	☐	☐	3, 5, 6, 7, 52
d)	Result in inadequate emergency access?	☐	☐	☒	☐	☐	☐	1, 3, 5, 48, 52

SETTING:

The proposed project is a two-lot subdivision; no development of either parcel is currently proposed.

DISCUSSION:

a-d) Less Than Significant. The proposed subdivision would allow future development of two single-family residences, two ADUs and two JADUs. The project area is semi-rural and the addition of trips from this potential development would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Access would be from Columbet Avenue directly, which is lightly traveled with good visibility in both directions. The proposed access driveways for future development either meet or have been

conditioned to meet the County's driveway access and safety standards. Therefore, potential residential development would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, nor would it result in inadequate emergency access. The project would not be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), or result in inadequate emergency access, because no traffic thresholds for vehicle miles travelled would be exceeded and the site has adequate emergency access room for vehicles.

MITIGATION: None Required

R. TRIBAL CULTURAL RESOURCES							
	IMPACT						SOURCE
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
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	☐	☐	☐	☒	☐	☐	
ii. A resource determined by the lead agency.	☐	☐	☐	☒	☐	☐	
iii. 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.	☐	☐	☐	☒	☐	☐	

DISCUSSION:

a) No 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 proposed two-lot subdivision would not cause a substantial adverse change in the significance of a tribal cultural resource, and no mitigation measures would be necessary.

MITIGATION: None Required

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>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</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?	☐	☐	☒	☐	☐	☐	3,6,70
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	☐	☐	☒	☐	☐	☐	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?	☐	☐	☒	☐	☐	☐	1, 3,6,70
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?	☐	☐	☒	☐	☐	☐	1, 3, 5,6
e) Be in non-compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐	☐	☐	3,5, 6

SETTING:

The project area only has access to electricity and telephone. No other utilities are available.

DISCUSSION:

a-e) Less than significant. Because sanitary sewer service is not available, development of the lots would require construction of two new onsite wastewater systems to treat wastewater. At the time of development, system designs would be reviewed by the County Department of Environmental Health to ensure that they do not permit effluent to surface, degrade water quality, affect soil stability, present a threat to public health or safety, or create a public nuisance.

Future development on the site would be subject to stormwater regulations, including requirements for Low Impact Development, stormwater treatment, stormwater runoff retention, and hydromodification, as applicable to the specific development proposed.

Future development would be served either by individual wells or a shared onsite well. The Tentative Map development plans currently demonstrate a shared well with easements and mutual holding tanks. The site and area have been evaluated for adequate ground water supply. Also, the surrounding properties also are served with on-site wells and there are no known adverse impacts from agricultural, or residential wells.

Future construction activities for single family residential development would likely involve minimal amounts of debris that would need to be removed and disposed of, and existing landfill capacity would be enough to accommodate it. The project would not be in non-compliance with federal, state, local management and reduction statutes and regulations related to solid waste. The future on-site wastewater treatment system will be reviewed, permitted and inspected by the Department of Environmental Health.

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	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	☐	☐	1, 2, 3, 6, 44
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?	☐	☐	☐	☒	☐	☐	1, 2, 3, 6, 8a
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?	☐	☐	☐	☒	☐	☐	1, 2, 4, 5, 17h
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?	☐	☐	☐	☒	☐	☐	1, 3, 4, 5

SETTING:

The project is for a two-lot subdivision. The subject property is not located within the Wildland Urban Interface (WUI). The project area is semi-rural in the community of San Martin.

DISCUSSION:

a-d) No Impact. Given the low population density and adequate road access, future potential development (one residence and an ADU and JADU on each resulting parcel) would not substantially impair an adopted emergency response plan or emergency evacuation plan. The project site is not on a slope or subject to prevailing winds that expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Water tanks for fire protection would be required for a future development: thus, the project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. The proposed subdivision and any potential future residential development of Parcel 1 would not 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.

MITIGATION: None required.

U. MANDATORY FINDING OF SIGNIFICANCE							
			IMPACT				SOURCE
WOULD THE PROJECT:	YES					NO	
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
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?	☐	☐	☒	☐	☐	☐	1 to 52
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)?	☐	☐	☒	☐	☐	☐	1 to 52
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒	☐	☐	1 to 52

DISCUSSION:

(a, b) Less Than Significant Impact. As discussed in the impact sections above, impacts of the proposed project would be less than significant. The proposed project would not have the potential to substantially reduce the habitat of any fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of, or restrict the range of, a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

While there are several non-residential projects within San Martin, that may have impacts that are either significant and unavoidable (for GHG emissions), or less than significant with mitigation (for Aesthetics, Noise, Traffic, Hydrology and Water Quality, that could result in cumulatively considerable impacts. However, as discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant and the contribution of the proposed project to these cumulative impacts would not be considerable. Therefore, the incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and/or probable future projects and less than significant cumulative impacts would occur.

c) No Impact. The proposed project is a two-lot subdivision of a 10-acre site in a rural residential area. As described in the environmental topic sections of this Initial Study, the proposed project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Initial Study Source List*

1. Environmental Information Form
https://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](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-businesses-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 (2010)-
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
- 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

Initial Study Source List*

<https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>

34. Riparian Inventory of Santa Clara County, Greenbelt Coalition, November 1988
https://www.valleywater.org/sites/default/files/D2/D2/D2-4_riparian_plants_2016%282%29.pdf –
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. State Department of Mines and Geology, Special Report #42
44. State Department of Mines and Geology, Special Report #146

Noise

45. **County Noise Ordinance**
https://www.sccgov.org/sites/cpd/programs/NP/Documents/NP_Noise_Ordinance.pdf

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]

Transportation/Traffic

49. Transportation Research Board, "Highway Capacity Manual", Special Report 209, 1995.
50. SCC Congestion Management Agency, "Monitoring and Conformance report" (Current Edition)
51. Official County Road Book

52. Site-specific Traffic Impact Analysis Report

***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.**

County of Santa Clara

Department of Planning and Development

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



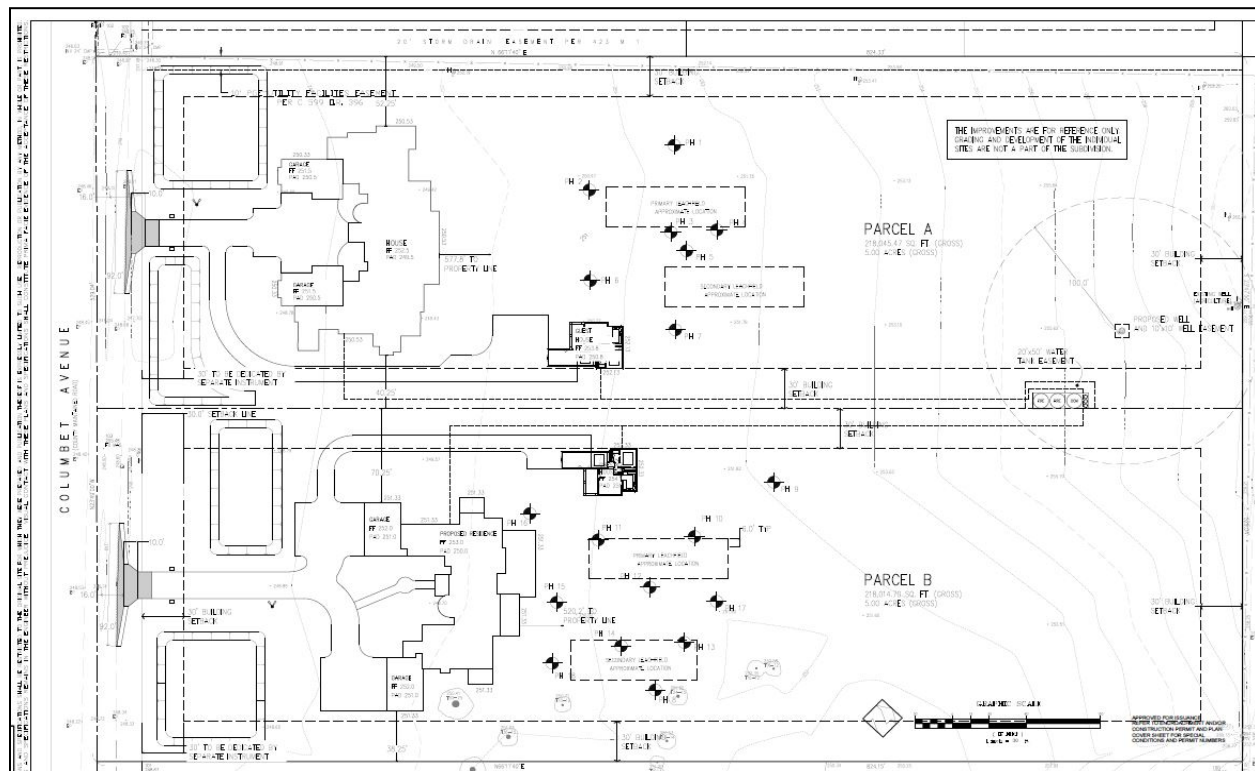
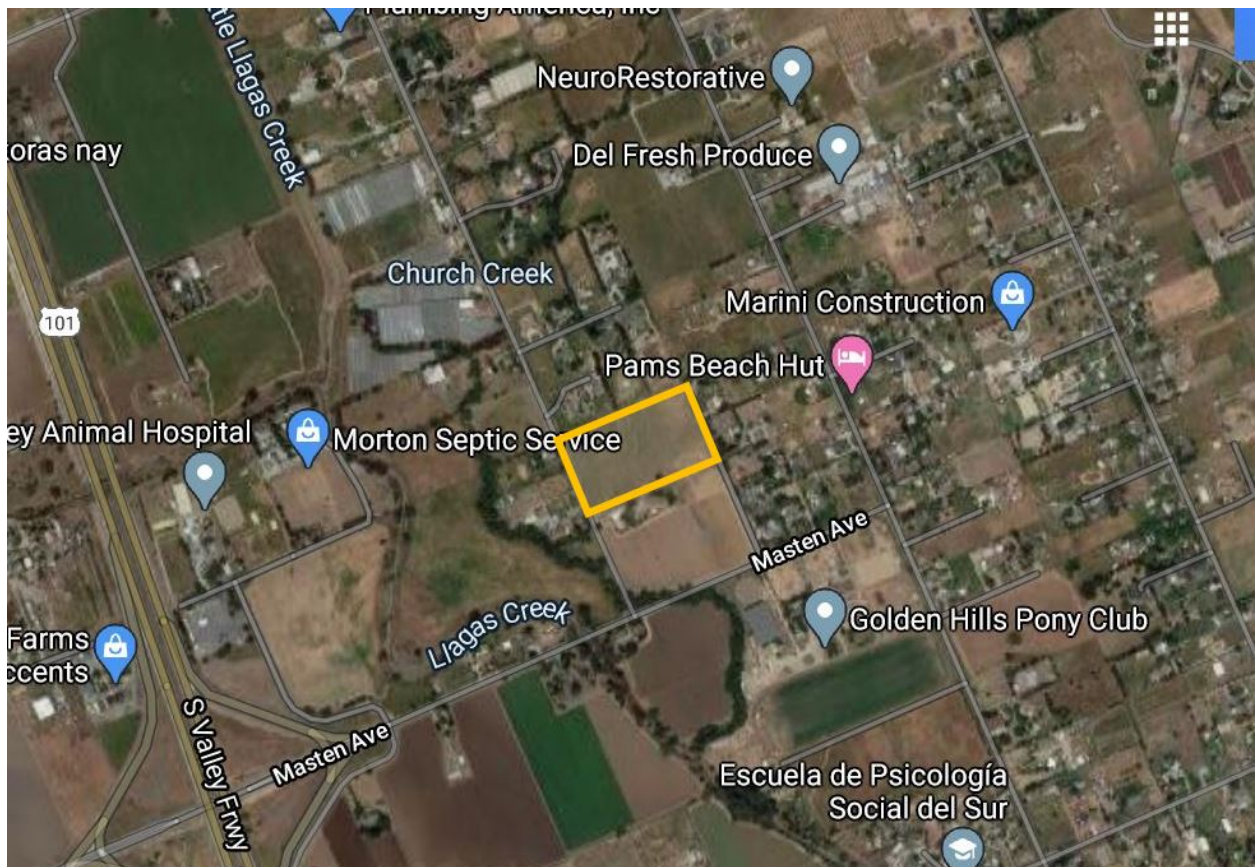
Administration	Development Services	Fire Marshal	Planning
Phone: (408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5760
Fax: (408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

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 seq.) 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	7/23/2020
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			
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. 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.			
Project Description			
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.			

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: 6/12/2020	Ends: 7/01/2020
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 _____  _____ 6/12/2020 _____ Signature Date Approved by: Mark J Connolly, CEQA Lead _____ Signature Date		



ATTACHMENT B

Proposed Subdivision Conditions of Approval

ATTACHMENT B
Preliminary Conditions of Approval
TENTATIVE MAP SUBDIVISION APPROVAL
CONDITIONS OF APPROVAL

Owner/Applicant: Khalil Sheikh / Hannah and Brunetti Engineering
File Number: PLN18-11011
Location: 11014 Columbet Ave San Martin, CA 95046

Project Description: Tentative Parcel Map to subdivide an approximately 10.00-gross-acre parcel into two lots of five gross-acres, respectively

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Mark Connolly	(408) 299- 5786	mark.connolly@pln.sccgov.org
Land Development Engineering	Eric Gonzales	(408) 299 – 5731	eric.gonzales@pln.sccgov.org
Department of Environmental Health	Darrin Lee	(408) 918-3435	Darrin.lee@pln.sccgov.org
Fire Marshal's Office	Alex Goff		Alex.goff@pln.sccgov.org
Geology	Jim Baker		Jim.baker@pln.sccgov.org
Roads and Airports	Leo Camacho		Leo.camacho@rda.sccgov.org
Building Inspection		(408) 299-5700	www.sccbuilding.org

STANDARD CONDITIONS OF APPROVAL

Planning

1. Approval of a Tentative Parcel Map with a configuration as shown on the tentative map received by the Planning office on February 19, 2020, and stamped as APPROVED on July 31, 2020.

2. No development is proposed or approved as part of this subdivision, beyond the minimum necessary subdivision improvements.
3. Existing zoning is RR-5ac (Rural Residential base district 5-ac minimum). Future development shall comply with all setbacks required by the County Zoning Ordinance at the time applications for development are submitted.
4. Should the project not meet the exceptions to Section C12-407 of the County Grading Ordinance, the applicant shall apply to the Planning Office for a Grading Approval.

Land Development Engineering

5. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Department of Environmental Health

6. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO RECORDATION OF THE FINAL MAP

Planning / Airport Land Use Commission

7. Dedicate an avigation easement to the County of Santa Clara on behalf of San Martin Airport. Submit current grant deed and parcel map, or an acceptable location map, to the Roads and Airports Department for preparation of avigation easement.

Land Development Engineering

Maps

8. Prepare and submit a Parcel Map for review and approval by the County Surveyor.
9. Parcels 1 and 2 must be surveyed by a Licensed Land Surveyor or Registered Civil Engineer. Monuments shall be set, reset, or verified in accordance with County standards, the California Subdivision Map Act, and/or the California Land Surveyor's Act map recordation.
10. All Easements shall be dedicated as a part of the Final Parcel Map.
11. A monument bond shall be posted prior to recording the Parcel Map.

Utilities

12. Provide letters from the utility companies stating that all easements and financial obligations have been satisfied. These shall include:
 1. Gas Company
 2. Electric Company
 3. Telephone Company
13. (Contact the utility companies immediately as these clearances may require over 90 days to acquire.)

Soils and Geology:

14. Submit one copy of the signed and stamped of the geotechnical report for the project.

Agreements

15. Enter into a land development improvement agreement with the County. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with the all stages of work clearly identified for all improvements and grading as proposed in this application. Post financial assurances based upon the estimate, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance.

(C12-206).

Department of Environmental Health

16. The site plan indicates that domestic water is supplied by a well. Prior to map recordation, it must be demonstrated that the shared well provides an adequate supply of water to each developing lots. A well log must be submitted which shows a 50 foot sanitary seal, and satisfactory pump tests must be completed. In addition to the above referenced information, a shared well agreement and engineered plans shall be required for water clearance.

Roads and Airports

17. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements:
18. Improvement of the property's Columbet Avenue frontage to County Standard B/4A.
19. The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services> Apply for Permits > Encroachment Permit.
20. Construct all of the improvements approved under the Encroachment Permit.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FUTURE BUILDING PERMIT ISSUANCE

Planning

21. **Prior to building permit issuance**, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided pursuant to §5.20.125.

Land Development Engineering
Drainage

22. Fill out and submit the forms in the Low Impact Development and Post Construction Stormwater Management Requirements (PCR) Applicant's Packet.
23. Comply with the requirements of the Central Coast Regional Board Requirements for development

Fire Marshal's Office

24. Final map shall include verification of recorded shared water (well and above ground storage for fire protection) agreement for both lots in perpetuity.

Department of Environmental Health

Parcel A

25. Based upon an average adjusted percolation of 65.4 minutes per inch (0.33 gallons per day per square feet), sewage disposal conditions have been determined at 341 lineal feet plus 341 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 1500-gallon septic tank shall be required. This septic system is adequate to serve a three bedroom house.

Parcel B

26. Based upon an average adjusted percolation of 14.6 minutes per inch (0.72 gallons per day per square feet), sewage disposal conditions have been determined at 156 lineal feet plus 156 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 1500-gallon septic tank shall be required. This septic system is adequate to serve a three bedroom house.
27. At the time of application for a building permit, submit four (4) revised plot plans to scale (1" = 20') on a grading and drainage plan showing the house, driveway, accessory structures, septic tank and required drainlines to contour, in order to obtain a septic system permit. Maintain all setbacks as

outlined within County of Santa Clara Onsite Manual. The original plans must be submitted to Environmental Health for sign-off prior to the issuance of the septic system permit, and submitted as the final grading plan to Land Development Engineering when a grading permit is required. Contact Jeff Camp at 408-3473 for signoff.

County Geologist

28. Submit a geotechnical report that includes an evaluation of the potential for ground surface deformation due to liquefaction. The site is partially (the southwestern 1/4) within a County Liquefaction Hazard Zone. That is the area where the proposed building pads are shown. Contact the County Geologist to discuss the scope of study required. Pay the appropriate report review fee when submitting one wet-signed original and an electronic version (pdf on CD) to the Planning Office.
29. Submit a geotechnical report (prepared and signed by a Registered Geotechnical Engineer) that addresses the potential for ground deformation and the feasibility of siting a house on each of the proposed parcels. The southwestern portion of the site is located within a County Liquefaction Hazard Zone. Pay the appropriate report review fee when submitting one wet-signed original and an electronic version (pdf on CD or attached to an email) of the report to the Planning Office.

Roads and Airports

30. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements:
 - Installation of the driveway approach to County Standard B/4. The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Encroachment Permit.
 - Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

Building Inspection Office

31. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING / PERMIT FINAL

Land Development Engineering

32. Existing and set permanent survey monuments shall be verified by inspectors **prior to final acceptance of the improvements by the County**. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

Environmental Health

33. 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.

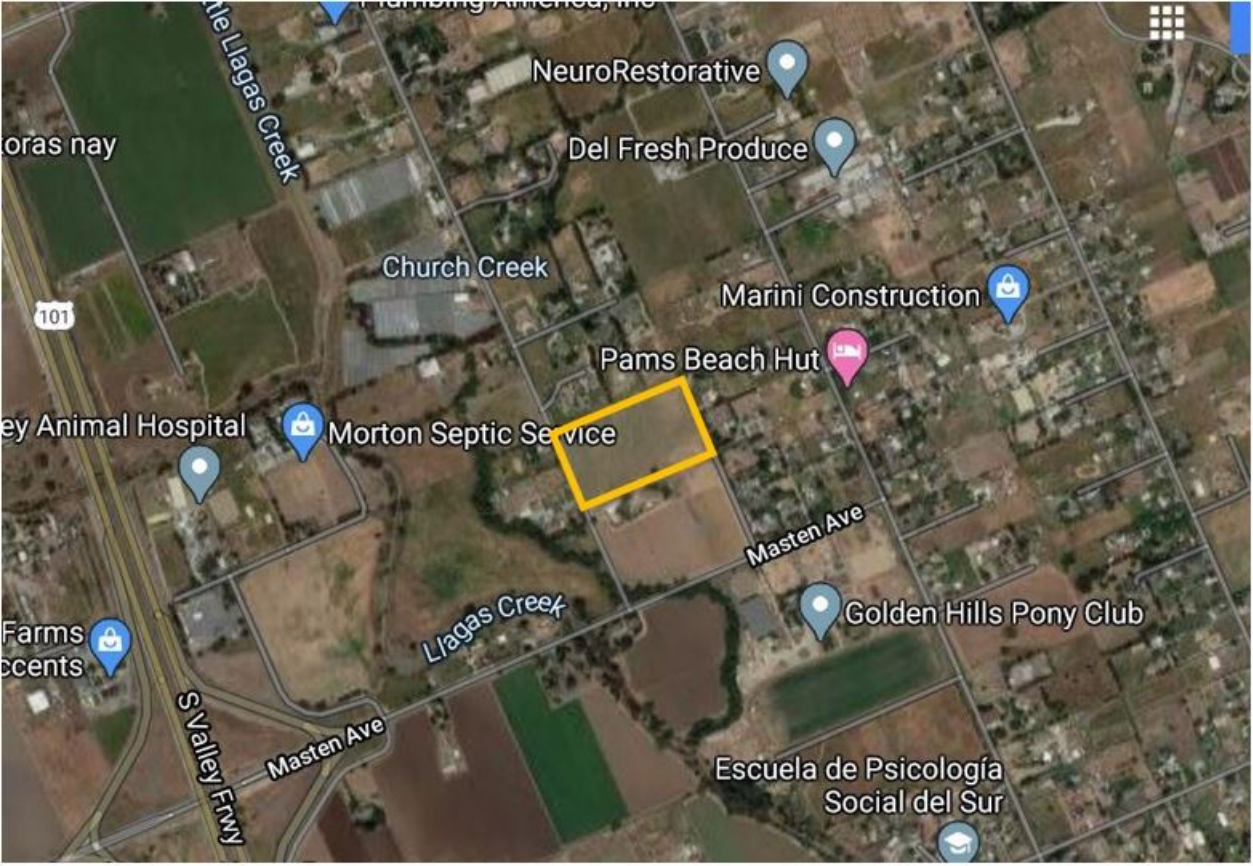
Roads and Airports

34. Construct all of the improvements approved under the Encroachment Permit

NOTE: Contact the County Building Department at: www.sccbuilding.org for information on submittal requirements.

ATTACHMENT C

Location & Vicinity Map



NeuroRestorative

Del Fresh Produce

Church Creek

Marini Construction

Pams Beach Hut

Morton Septic Service

ey Animal Hospital

Farms
ccents

Golden Hills Pony Club

Escuela de Psicología
Social del Sur

Little Llagas Creek

Llagas Creek

Masten Ave

Masten Ave

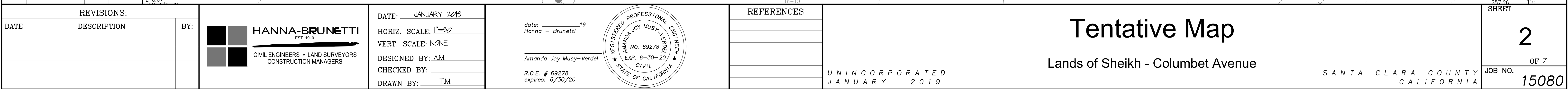
S Valley Fwy

101

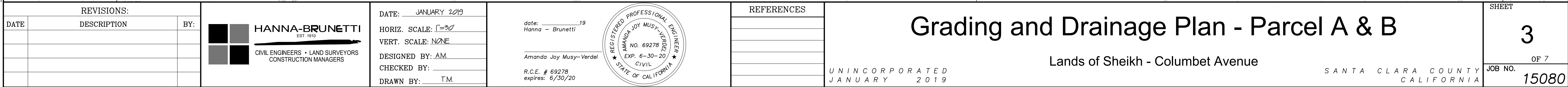
ATTACHMENT D

Tentative Parcel Map

PLAN # _____
SHEET _____ OF _____



PLAN # _____
SHEET _____ OF _____



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS.

PROJECT NOTES:

1. THE LOCATION OF THE BUILDING PADS AND/OR FOUNDATIONS ARE TO BE ESTABLISHED BY A PERSON AUTHORIZED TO PRACTICE LAND SURVEYING. A LETTER SIGNED AND SEALED BY THAT AUTHORIZED PERSON, STATING THAT HE/SHE HAS LOCATED THE BUILDING CORNERS, AND THEIR LOCATIONS CONFORM TO COUNTY BUILDING SETBACK REQUIREMENTS PER THE APPROVED BUILDING PLANS IS REQUIRED TO BE SUBMITTED TO THE COUNTY ENGINEER.
2. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
3. NO TREES ARE TO BE REMOVED
4. PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.
5. BOTH DRAINFIELDS MUST BE STAKED AND STRUNG PRIOR TO APPROVAL OF THE SEPTIC DESIGN TO VERIFY THAT THE PROPOSED SEPTIC DESIGN WILL ACTUALLY FIT INTO THE PROPOSED LEACHFIELD AREA, AND CONFORM TO ALL REQUIRED SETBACKS.
6. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. IN THE EVENT THAT ARCHEOLOGICAL FEATURES SHOULD BE DISCOVERED AT ANY TIME DURING THE GRADING, SCRAPING OR EXCAVATION, ALL WORK SHOULD BE HALTED IN THE VICINITY OF THE FIND AND AN ARCHAEOLOGIST SHOULD BE CONTACTED IMMEDIATELY TO EVALUATE THE DISCOVERED MATERIAL TO ASSESS ITS AREAL EXTENT, CONDITION, AND SCIENTIFIC SIGNIFICANCE. IF THE DISCOVERED MATERIAL IS DEMAED POTENTIALLY SIGNIFICANT, A QUALIFIED ARCHAEOLOGIST SHOULD MONITOR ANY SUBSEQUENT ACTIVITY IN THE PROXIMITY.
10. IN THE EVENT THAT HUMAN SKELETAL REMAINS ARE ENCOUNTERED, THE APPLICANT IS REQUIRED BY COUNTY ORDINANCE NO. B6-18 TO IMMEDIATELY NOTIFY THE COUNTY CORONER. UPON DETERMINATION BY THE COUNTY CORONER THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION, PURSUANT TO SUBDIVISION (c) OF SECTION 7050.5 OF THE HEALTH AND SAFETY CODE AND THE COUNTY COORDINATOR OF INDIAN AFFAIRS. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY CHAPTER. IF ARTIFACTS ARE FOUND ON THE SITE A QUALIFIED ARCHAEOLOGIST SHALL BE CONTACTED ALONG WITH THE COUNTY PLANNING OFFICE. NO FURTHER DISTURBANCE OF THE ARTIFACTS MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY PLANNING OFFICE.
11. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
12. UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
13. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
14. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THIS PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
15. AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH FIRE MARSHAL STANDARD CFMO-SP6 IS REQUIRED TO BE INSTALLED THROUGHOUT THE STRUCTURE.
16. ALL NEW ON-SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.
17. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
18. ALL ROOF RUNOFF SHALL BE DIRECTED TO LANDSCAPED OR NATURAL AREAS AWAY FROM BUILDING FOUNDATIONS, TO ALLOW FOR STORM WATER INFILTRATION INTO THE SOIL AND SHEET FLOW.

NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKER'S DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

CONTRACTOR TO VERIFY:

CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF BUILDING PAD, THE STRUCTURAL SECTION OF FOUNDATION TO DETERMINE BUILDING PAD ELEVATION.

SEE SOILS REPORT AND/OR STRUCTURAL PLANS TO DETERMINE THE ELEVATION OF THE BUILDING FINISH FLOOR AND PAD.

TEMPORARY PROJECT BENCHMARK:

BASED ON AN ASSUMED ELEVATION 100.00 FEET
LOCATED AT THE EXIST HEADWALL AT THE INTERSECTION OF ALMADEN ROAD AND BRUCE WAY
(AS SHOWN ON THESE PLANS)

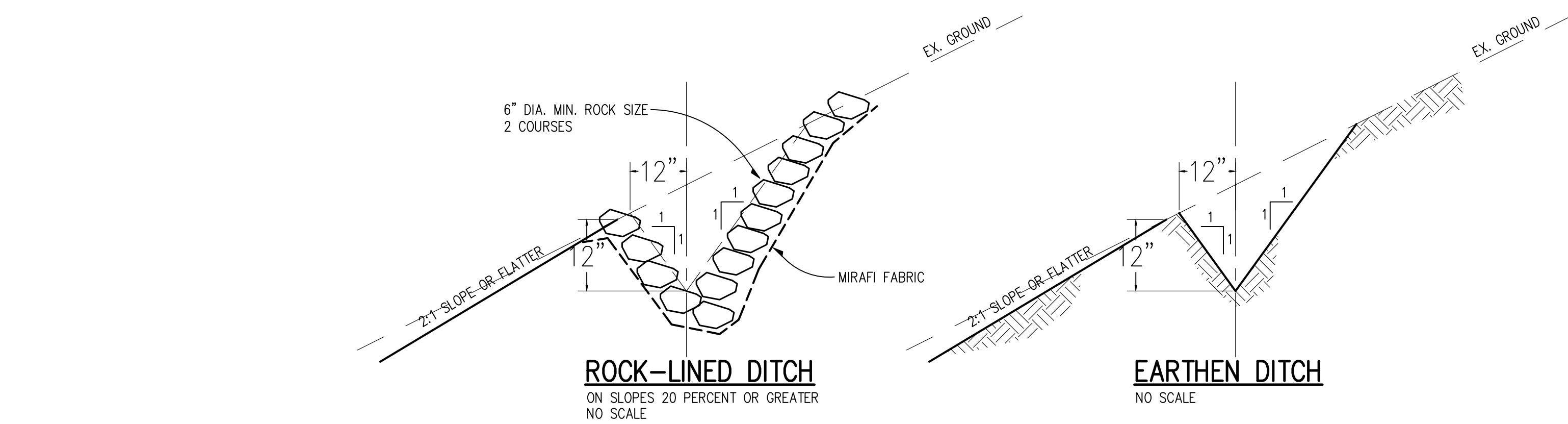
BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE
OF ALMADEN ROAD - N 54°22'00" W

FLOOD ZONE STATEMENT:

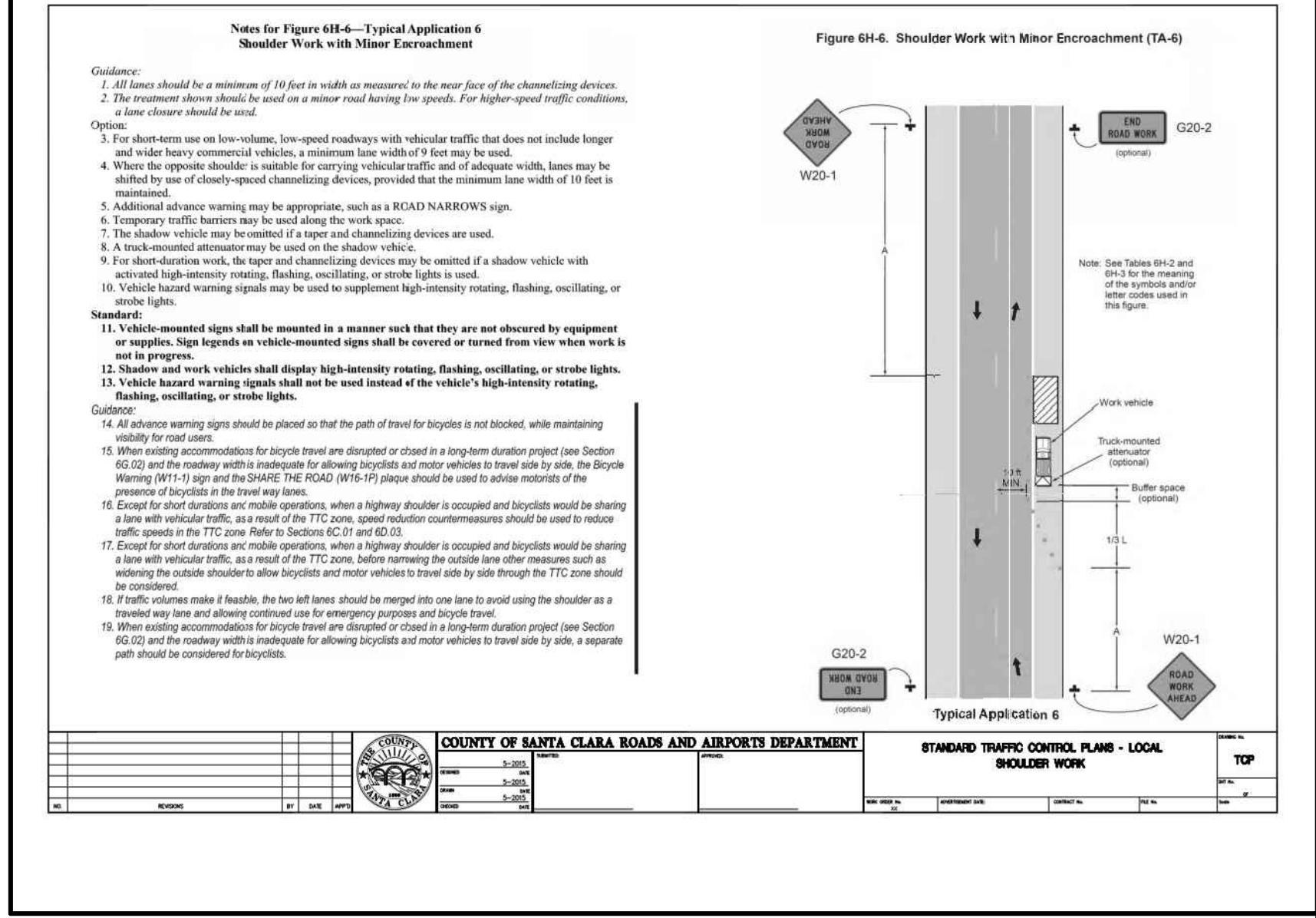
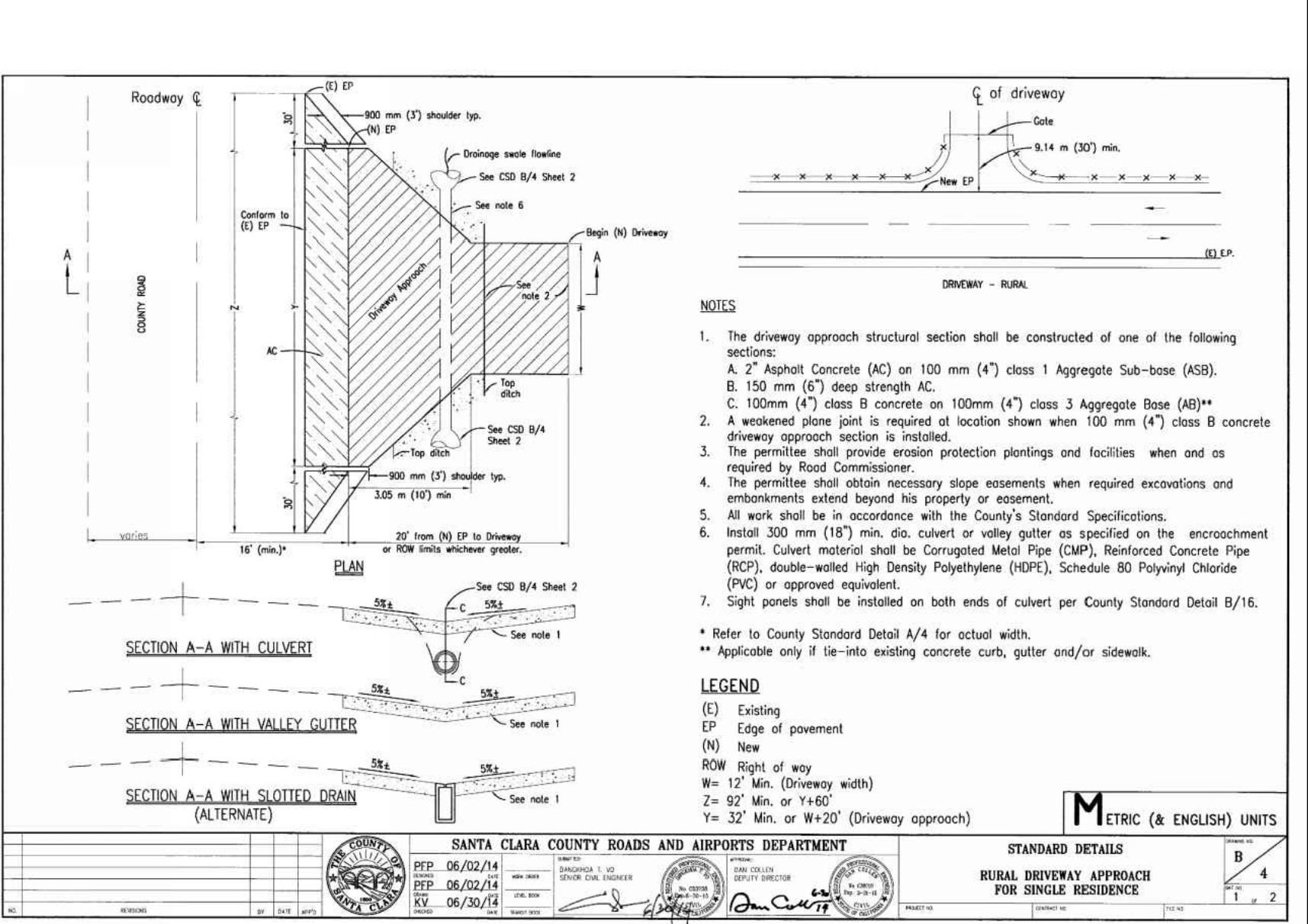
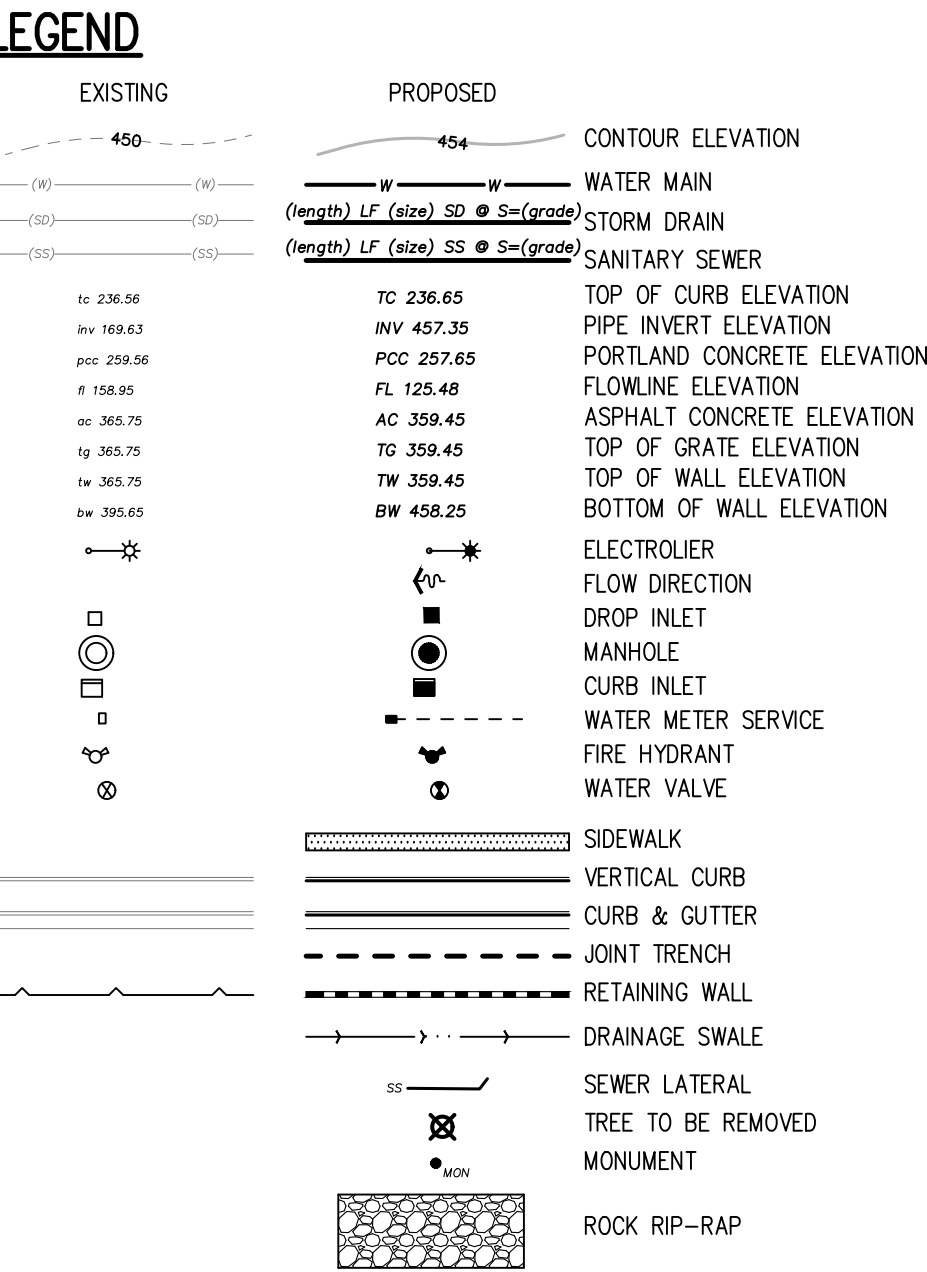
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 060337 0405 E
MAP REVISED: AUGUST 17, 1998

PROJECT LOCATED IN ZONE D
AREAS OF UNDETERMINED, BUT POSSIBLE FLOOD HAZARDS



THESE QUANTITIES DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

EXCESS MATERIAL SHALL BE OFF-HAULED. IF LOCATION IS WITHIN THE COUNTY A SEPERATED PERMIT SHALL BE REQUIRED.



ABBREVIATIONS

AC	ASPHALT CONCRETE	FF	FINISH FLOOR	R	RADIUS
AB	AGGREGATE BASE	FG	FINISH GRADE	RCP	REINFORCED CONCRETE PIPE
AD	AREA DRAIN	FH	FIRE HYDRANT	R/W	RIGHT OF WAY
AGG	AGGREGATE	FL	FLOWLINE	RWL	RAINWATER LEADER
BC	BEGINNING OF CURVE	FOC	FACE OF CURB	S	SLOPE
BLDG	BUILDING	G	GAS LINE	SD	STORM DRAIN PIPE
B/C	BACK OF CURB	GM	GAS METER	SS	SANITARY SEWER PIPE
BO	BLOW OFF	GB	GRADE BREAK	STM	STORM DRAIN MANHOLE
BWF	BARBWARE FENCE	CUY	GUY WIRE FOR POLE	SS MH	SANITARY SEWER MANHOLE
CATV	CABLE TELEVISION	GV	GATE VALVE	SP	SERVICE POLE
CB	CATCH BASIN	HDPE	HIGH DENSITY POLYETHYLENE	STD	STANDARD
C&G	CURB & GUTTER	HMA	HOT MIX ASPHALT	SQ	SQUARE
CI	CURB INLET	HP	HIGH POINT	SW	SIDEWALK
CL	CENTERLINE	INV	INVERT OF PIPE	T	TELEPHONE LINE
CMP	CORRUGATED METAL PIPE	IP	IRON PIPE	TBM	TEMPORARY BENCHMARK
CMU	CONCRETE MASONRY UNIT	JP	JOINT POLE	TC	TOP OF CURB
CO	CLEAN OUT	JT	JOINT TRENCH	TG	TOP OF GRATE
CONC	CONCRETE	LF	LINEAR FEET	TOT	TOP OF BANK
CONST	CONSTRUCTION	LP	LOW POINT	TOE	TOE OF BANK
DDCV	DOUBLE DETECTOR CHECK	MAX	MAXIMUM	TW	TOP OF WALL
	VALVE ASSEMBLY	MIN	MINIMUM	TYP	TYPICAL
DI	DROP INLET	N.I.C.	NOT IN CONTRACT	W	WATER LINE
DIP	DUCTILE IRON PIPE	(N)	NEW	WM	WATER METER
DWY	DRIVEWAY	OHU	OVERHEAD UTILITY	WV	WATER VALVE
E	ELECTRIC LINE	PB	PULL BOX		
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT		
EG	EXISTING GRADE	PL	PROPERTY LINE		
ELEV	ELEVATION	PRC	POINT REVERSE CURVE		
ER	EDGE OF PAVEMENT	P.S.E.	PUBLIC SERVICE EASEMENT		
ESMT	EASEMENT	P.S.O.E.	PRIVATE STORM DRAIN EASEMENT		
EX	EXISTING	P.U.E.	PUBLIC UTILITY EASEMENT		
		PVI	POINT OF VERTICAL INTERSECTION		
		PVC	POLYVINYL CHLORIDE PIPE		

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

Notes, Details, Abbreviations & Legend

Lands of Sheikh - Columbet Avenue

SANTA CLARA COUNTY
CALIFORNIA

APPLICANT: SHEIKH

ROAD: COLUMBET AVENUE

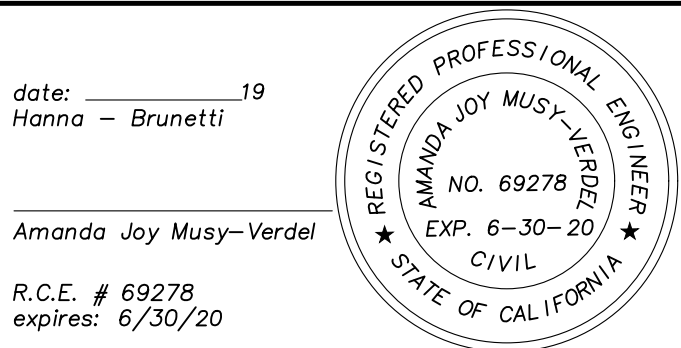
COUNTY FILE NO.:

UNINCORPORATED
JANUARY 2019

REVISIONS:		
DATE	DESCRIPTION	BY:

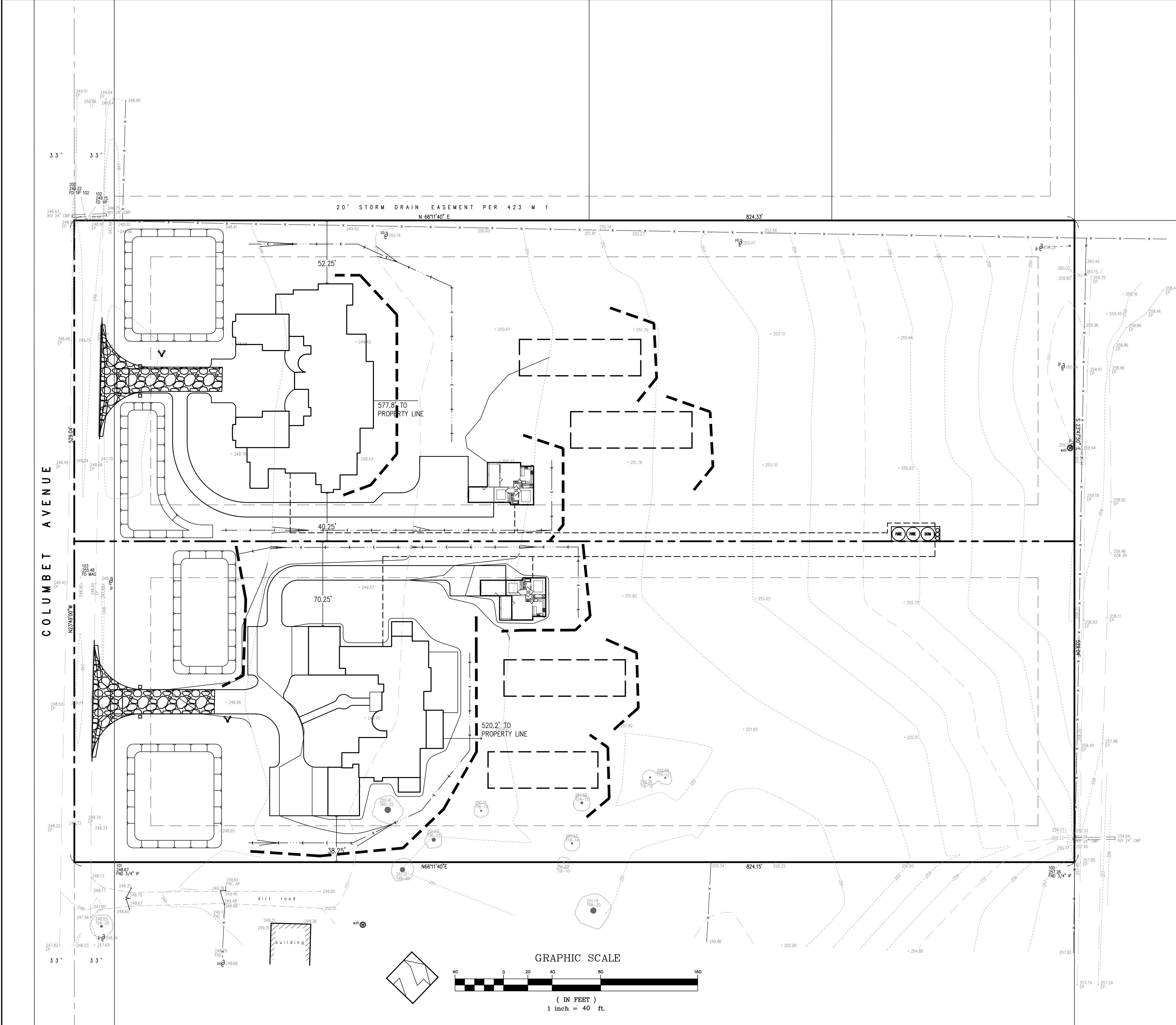


DATE: JANUARY 2019
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: TM



REFERENCES

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



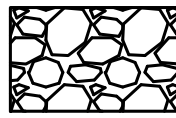
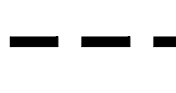
EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR AND FREE OF SILTS.
3. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.
6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF. OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE COUNTY.
7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.
8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
13. F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE		
ITEM		LBS/ACRE
COMMON BARLEY		45
ANNUAL RYEGRASS		45
CRIMSON CLOVER		10
FERTILIZER 7-2-3		400
FIBER MULCH		2000
TACKIFIER		100

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
 - A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

LEGEND

-  PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1
-  PROVIDE FIBER ROLL SLOPE PROTECTION PER DETAIL SE-5

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

REVISIONS:		
DATE	DESCRIPTION	BY:



HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: JANUARY 2019
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM.
CHECKED BY: _____
DRAWN BY: TM.

date: _____ 19
Hanna - Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278
expires: 6/30/20



REFERENCES

UNINCORPORATED
JANUARY 2019

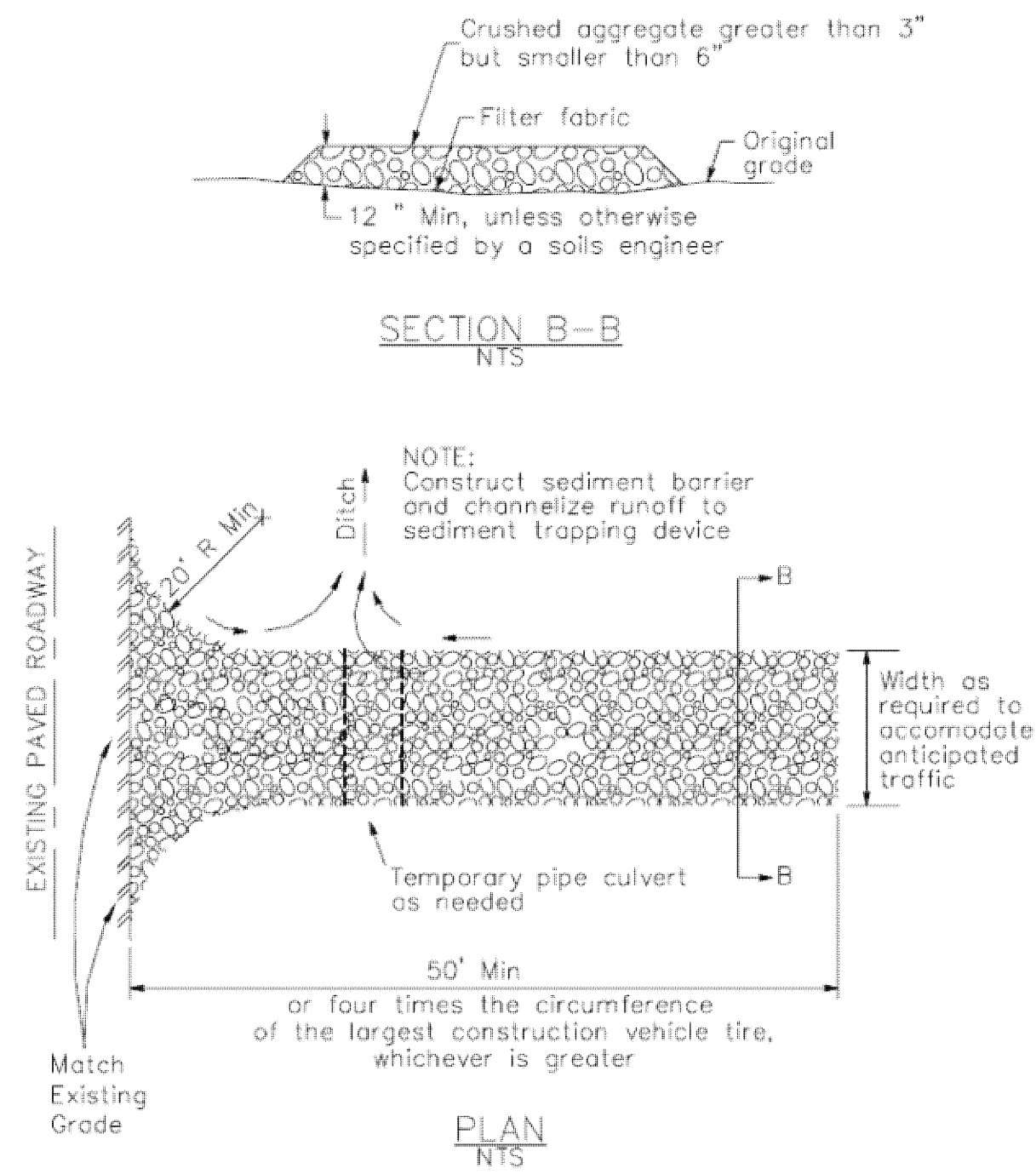
Erosion Control Plan

Lands of Sheikh - Columbet Avenue

3

Stabilized Construction Entrance/Exit

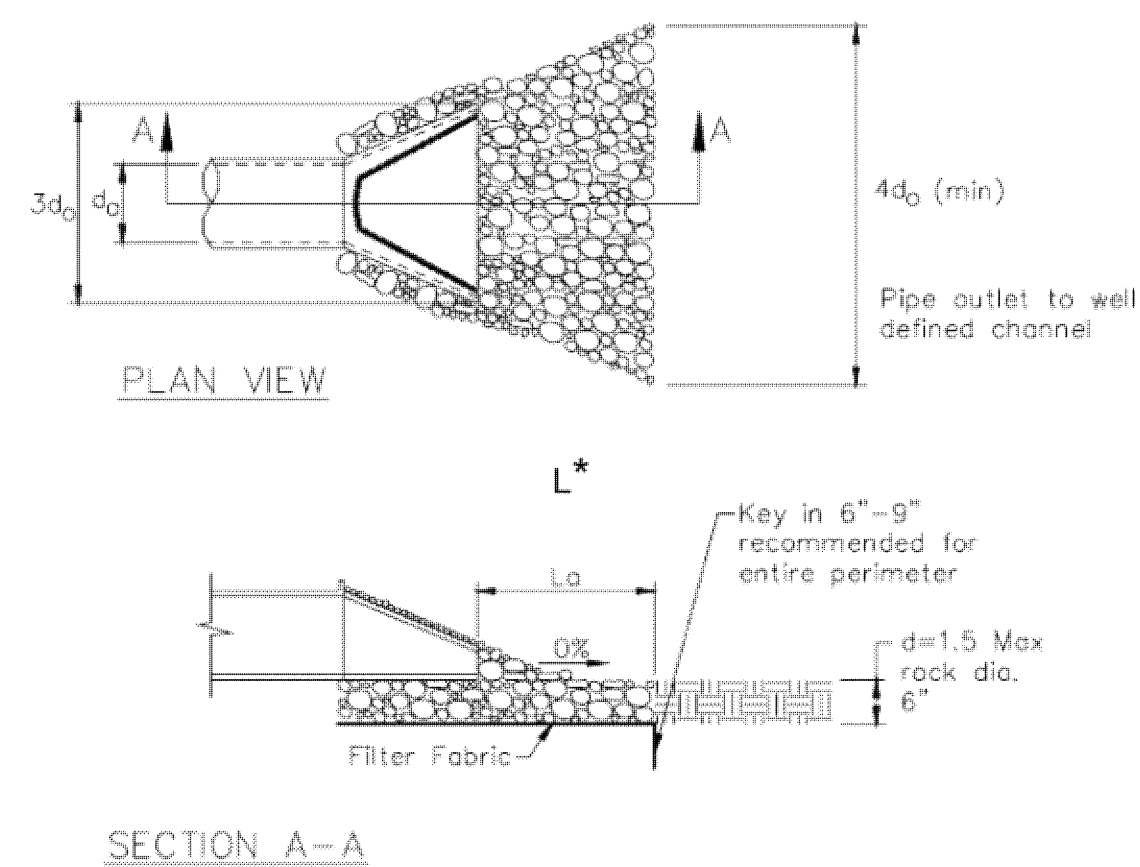
CASQA Detail TC-1



4

Velocity Dissipation Devices

CASQA Detail EC-10



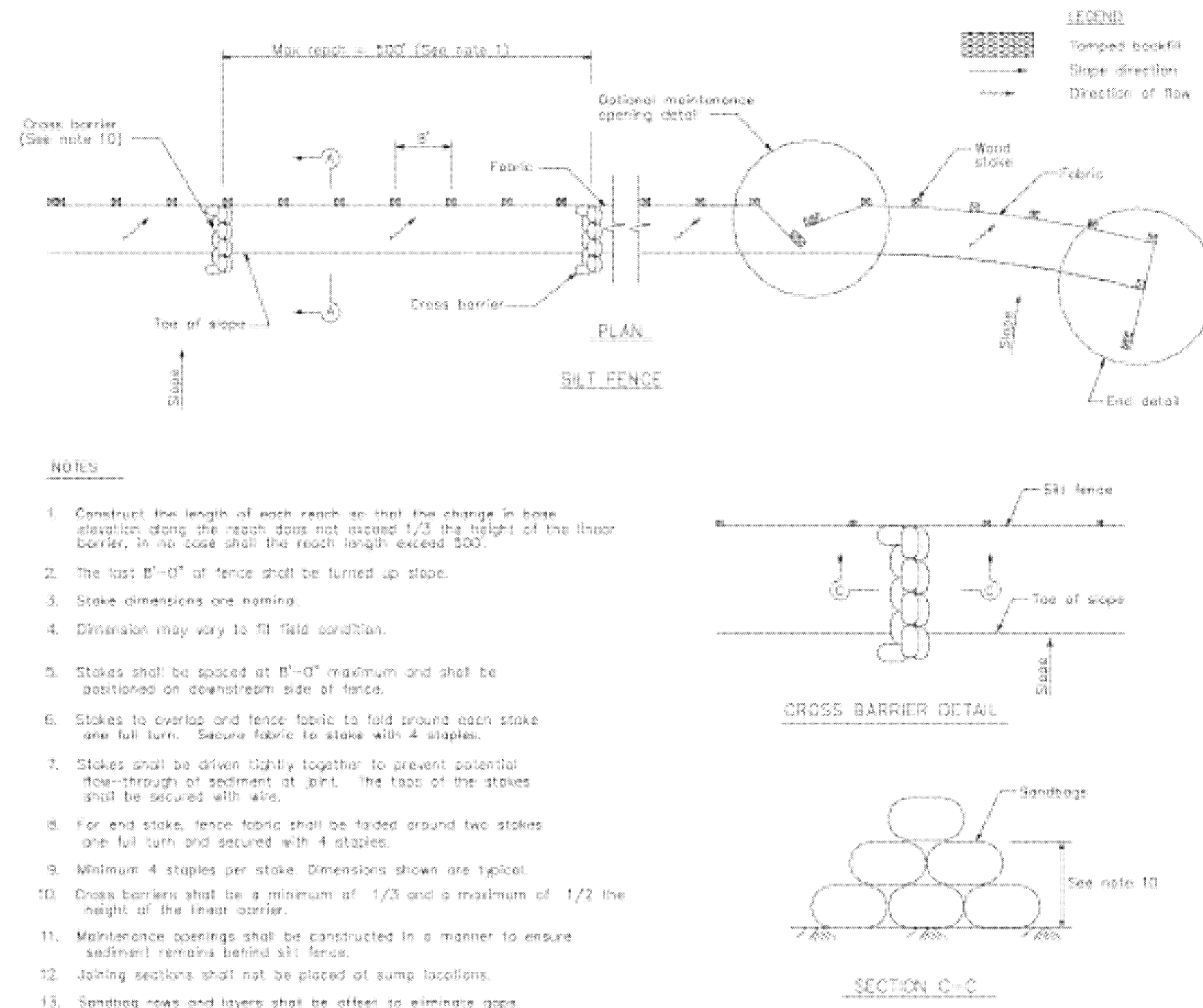
* Length per ABAG Design Standards

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

1

Silt Fence

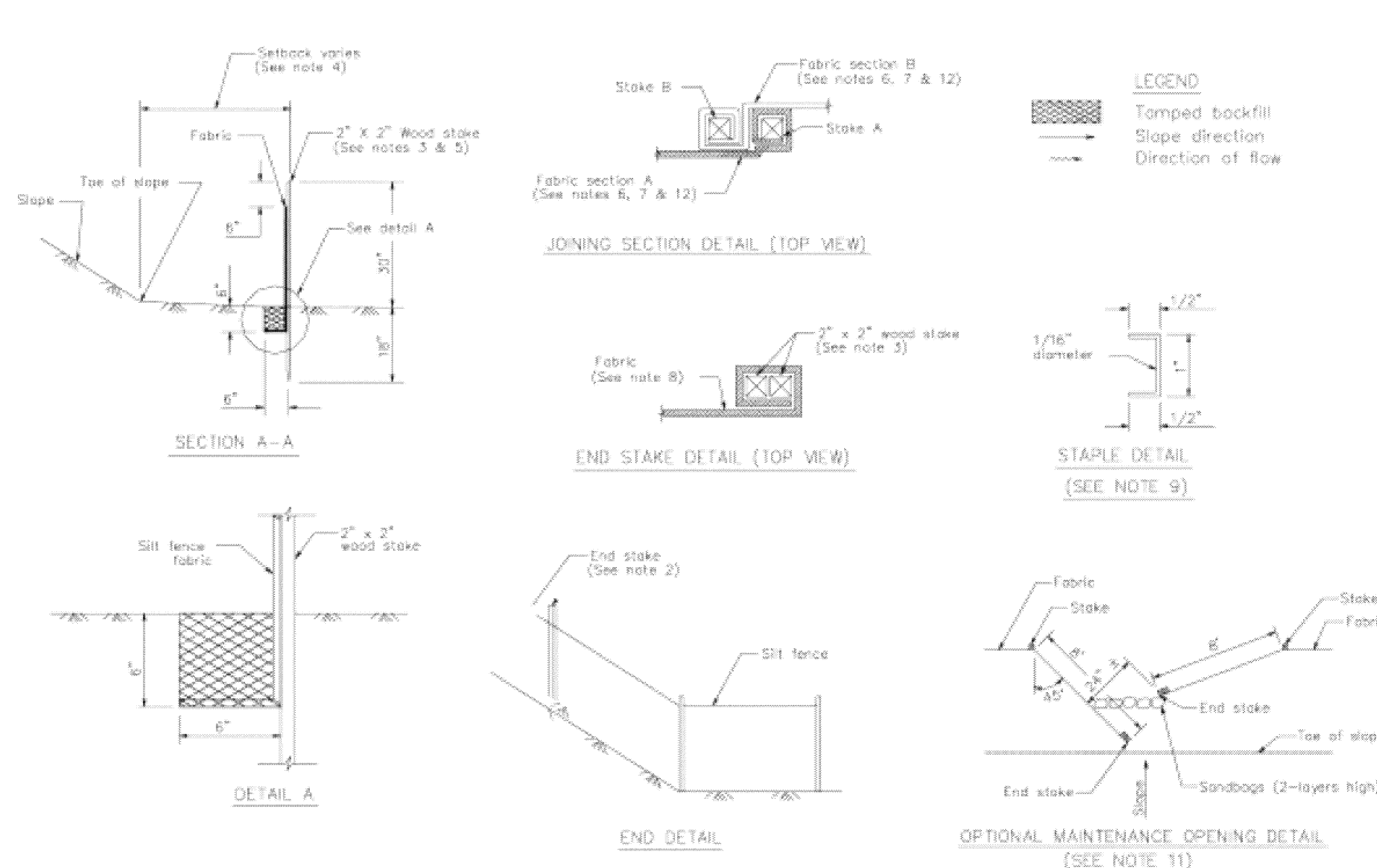
CASQA Detail SE-1



2

Silt Fence

CASQA Detail SE-1

**STANDARD BEST MANAGEMENT PRACTICE NOTES**

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

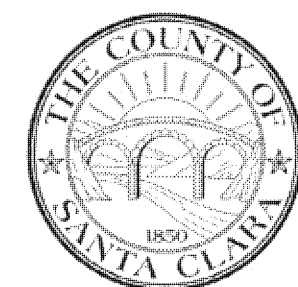
STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.

- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

IMPROVEMENT PLANS

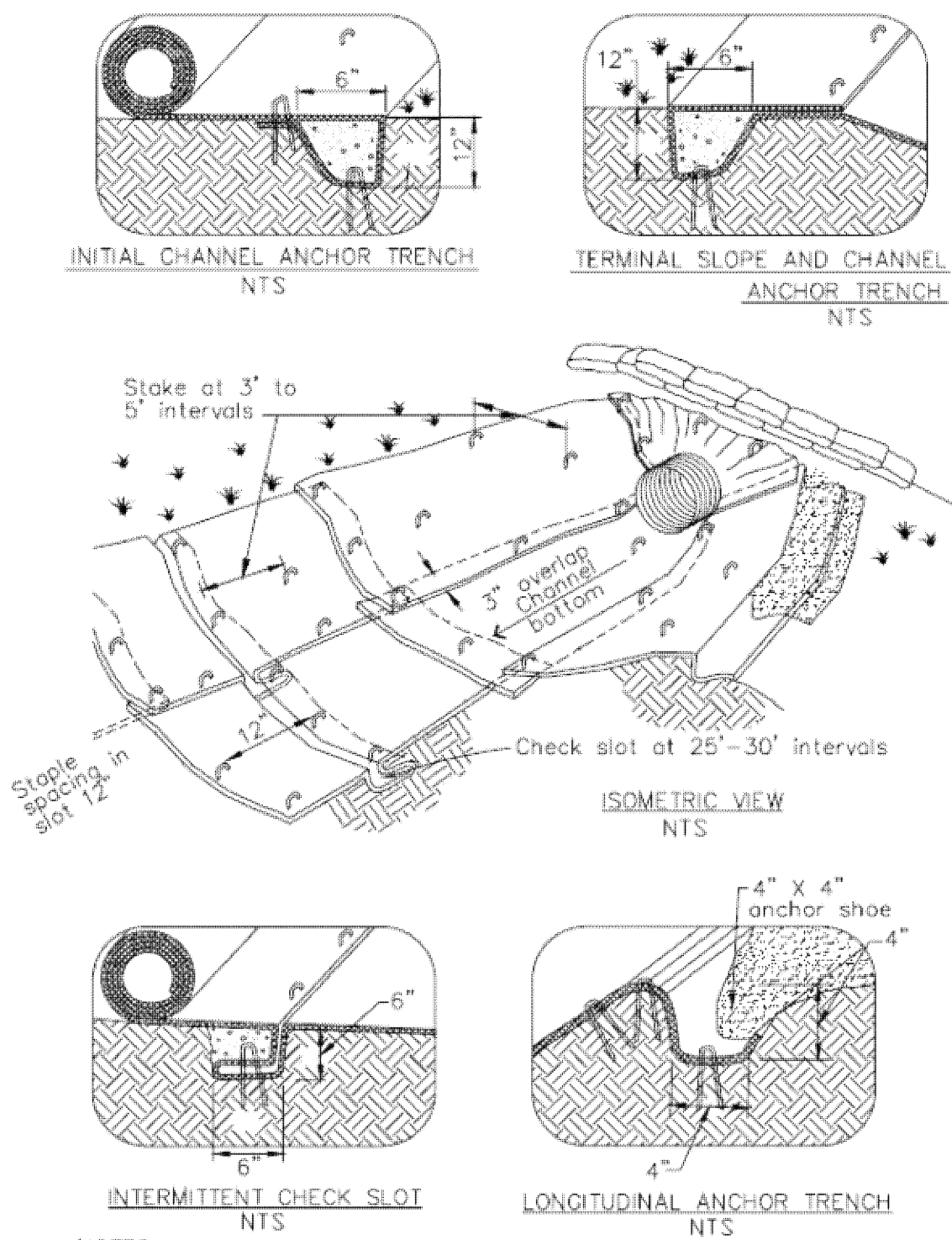
FOR THE
HOME GRADING AND DRAINAGE
ON THE LANDS OF SHEIKH
COLUMBET AVENUE, SANTA CLARA COUNTY
PARCEL 16
RECORDED IN BOOK 830 OF MAPS, PAGE 20 ON XXX
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 830-20-016

Project Information

7

Geotextiles and Mats

CASQA Detail EC-7

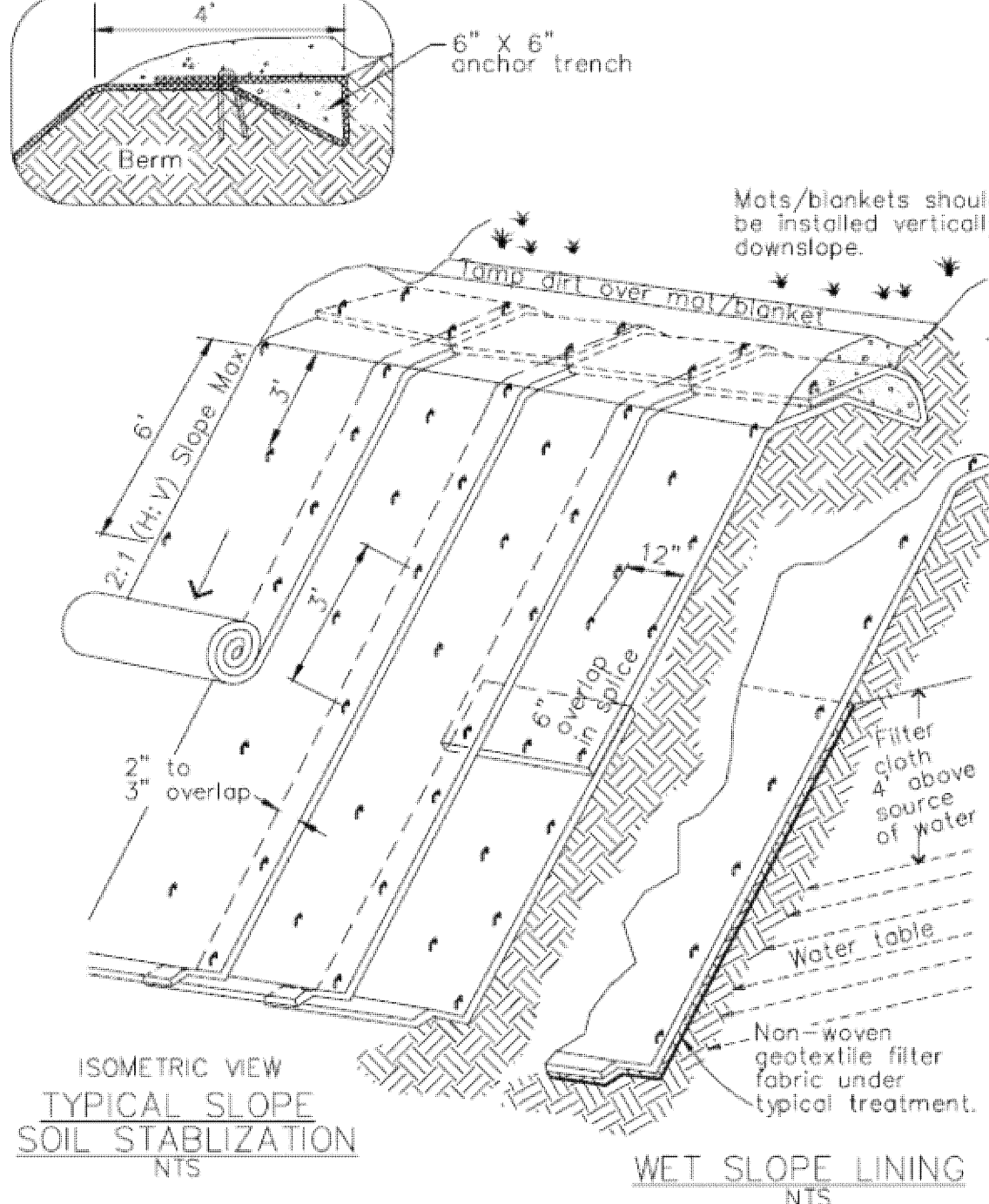


TYPICAL INSTALLATION DETAIL

5

Geotextiles and Mats

CASQA Detail EC-7

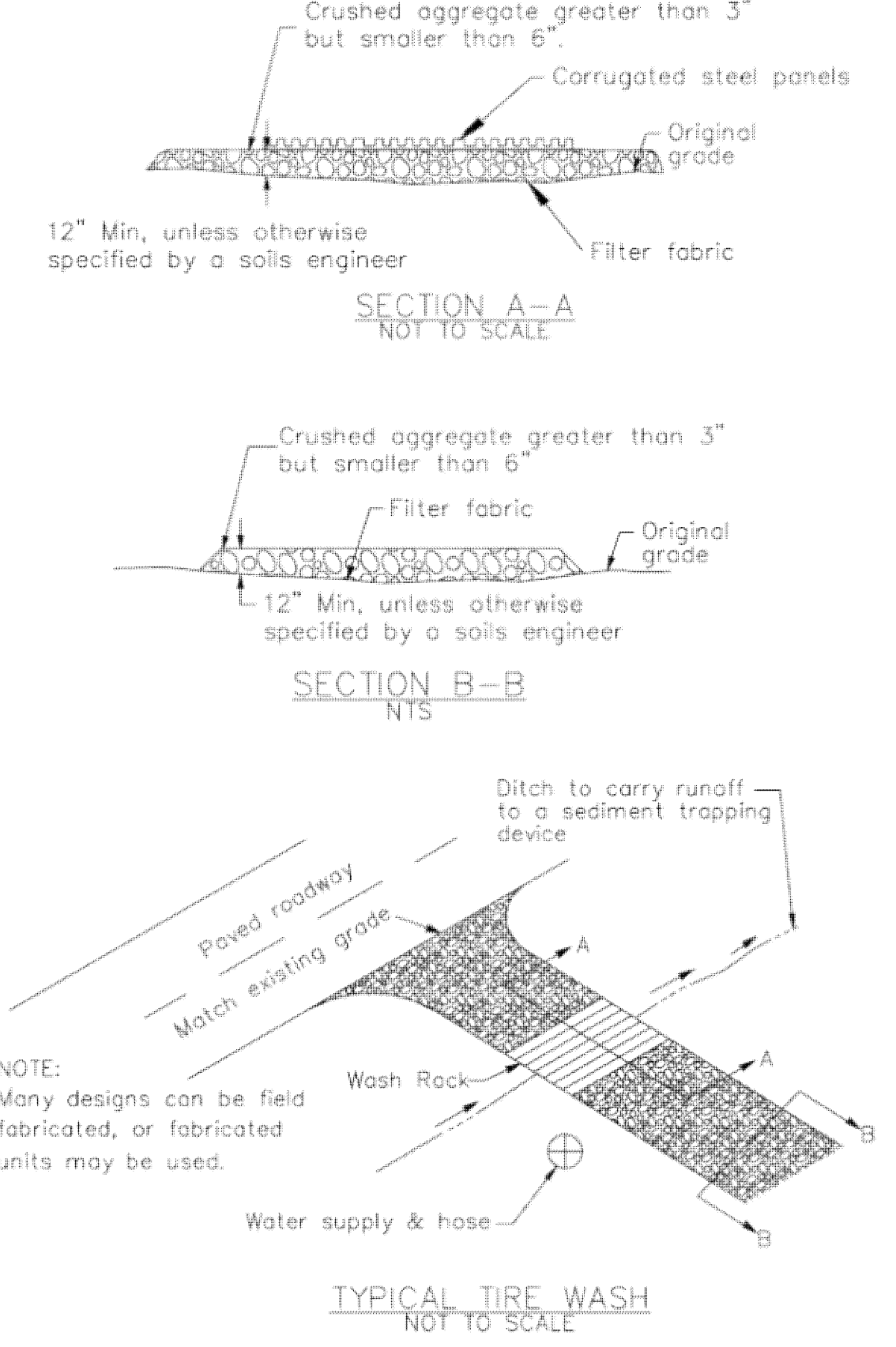


TYPICAL INSTALLATION DETAIL

3

Entrance/Outlet Tire Wash

CASQA Detail TC-3

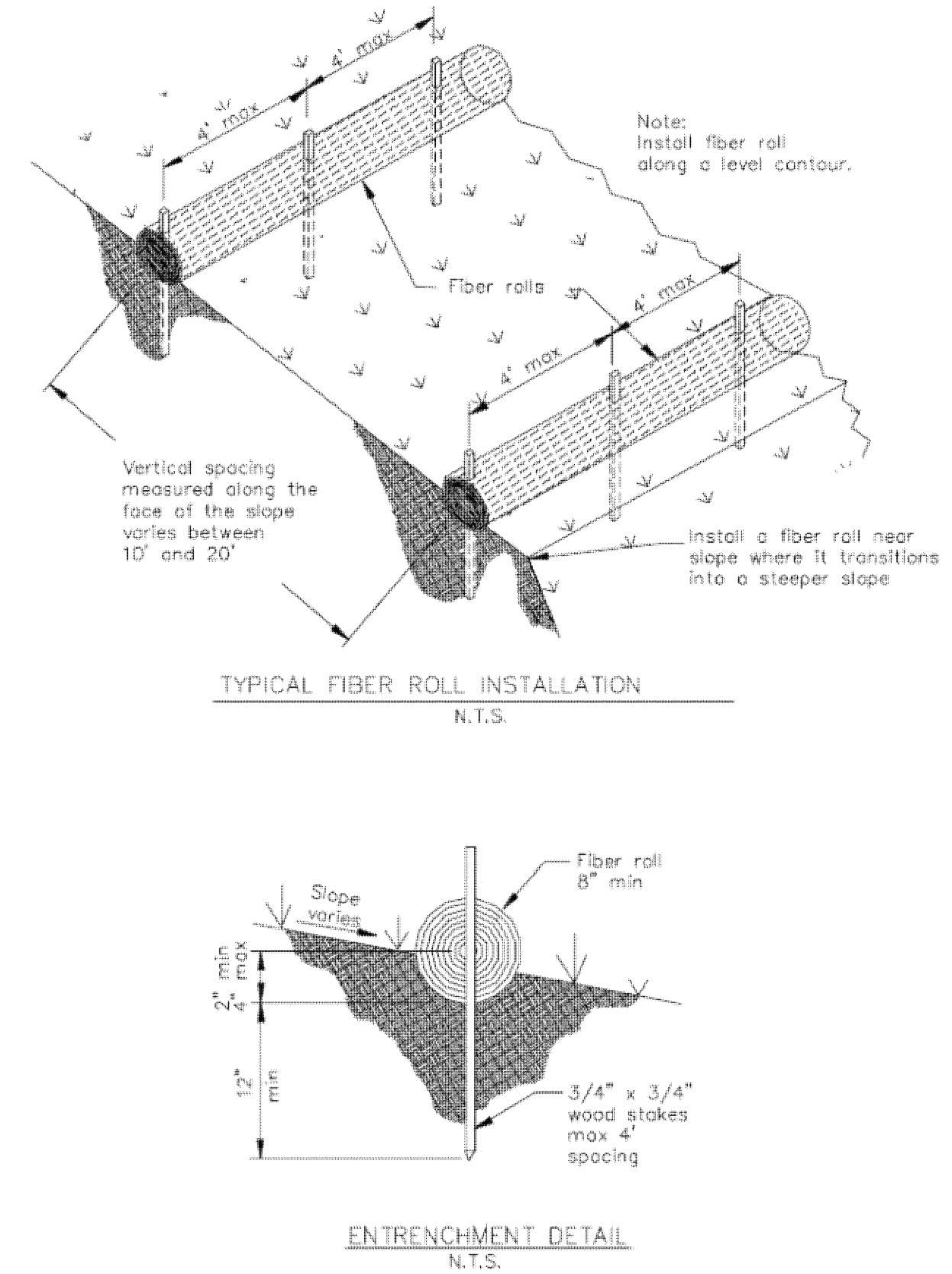


TYPICAL TIRE WASH
NOT TO SCALE

1

Fiber Rolls

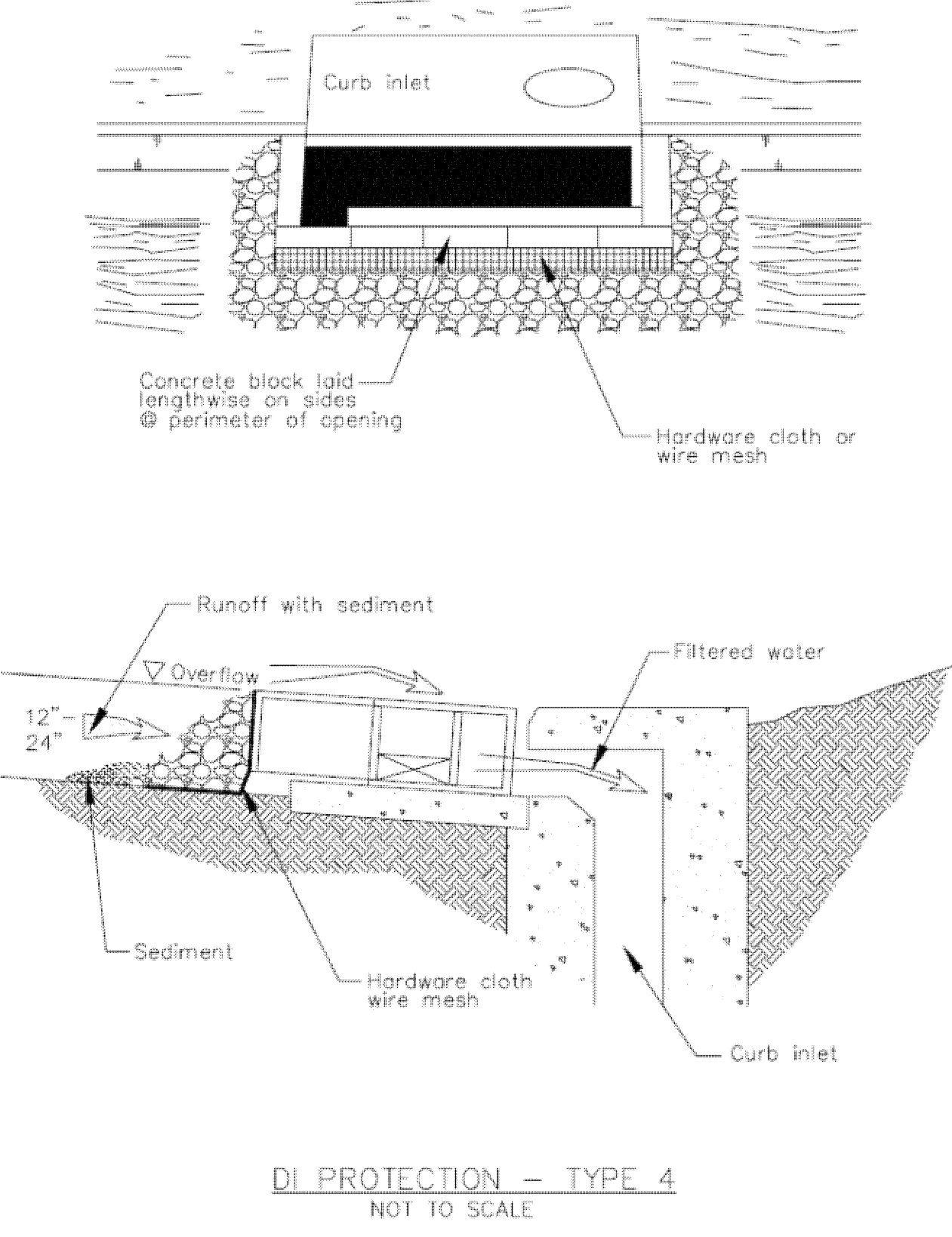
CASQA Detail SE-5



8

Storm Drain Inlet Protection

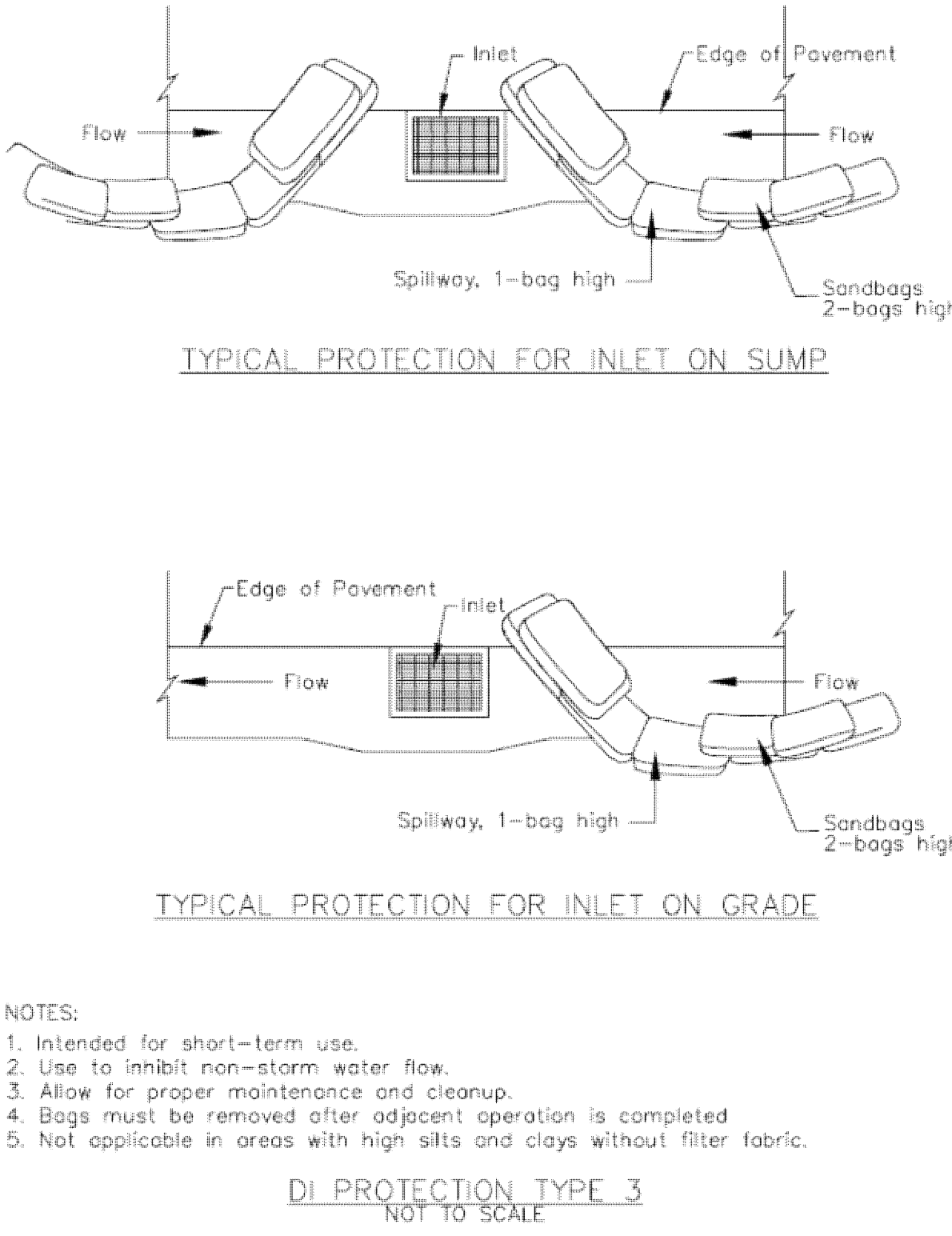
CASQA Detail SE-10



6

Storm Drain Inlet Protection

CASQA Detail SE-10

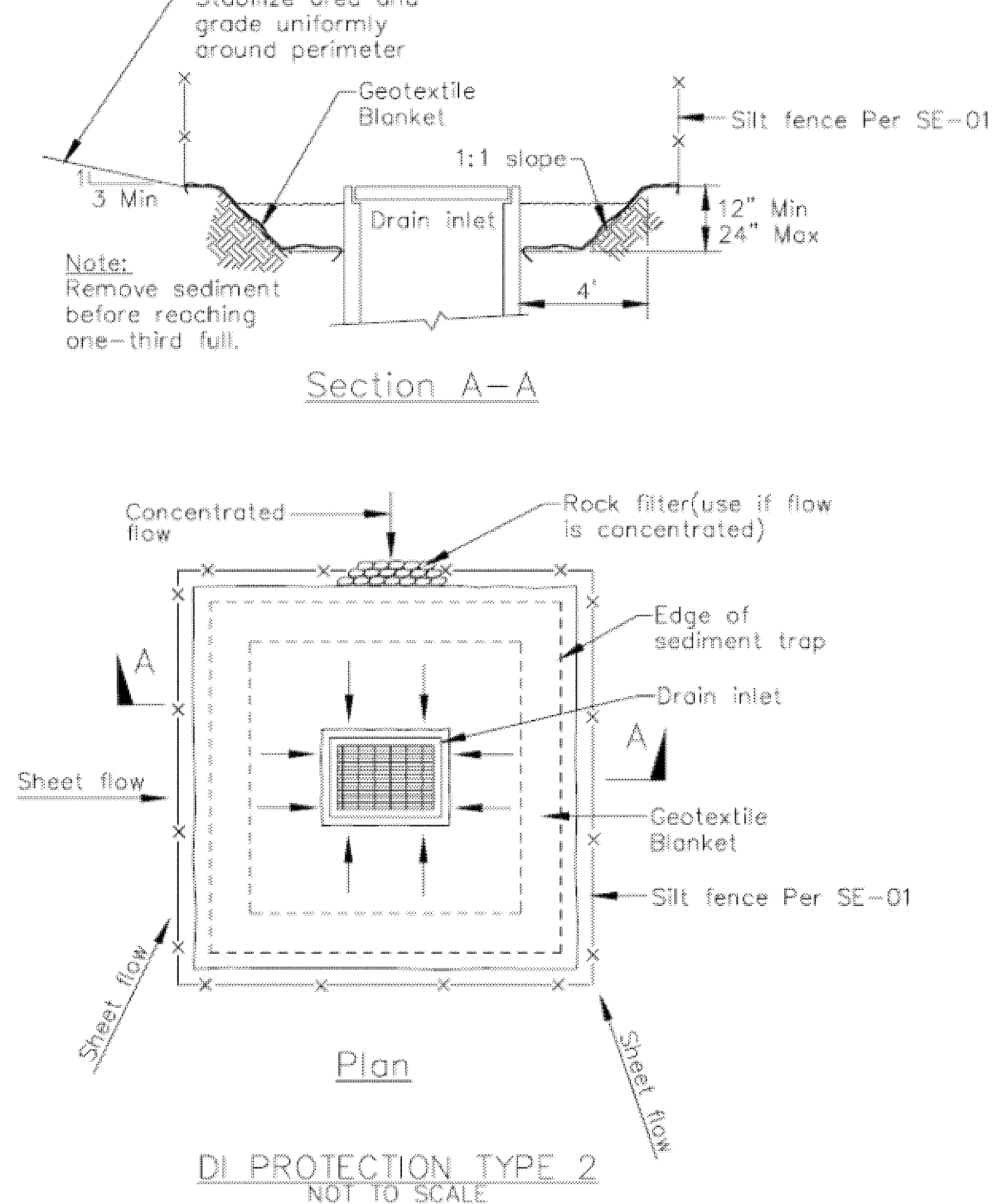


DI PROTECTION TYPE 3
NOT TO SCALE

4

Storm Drain Inlet Protection

CASQA Detail SE-10

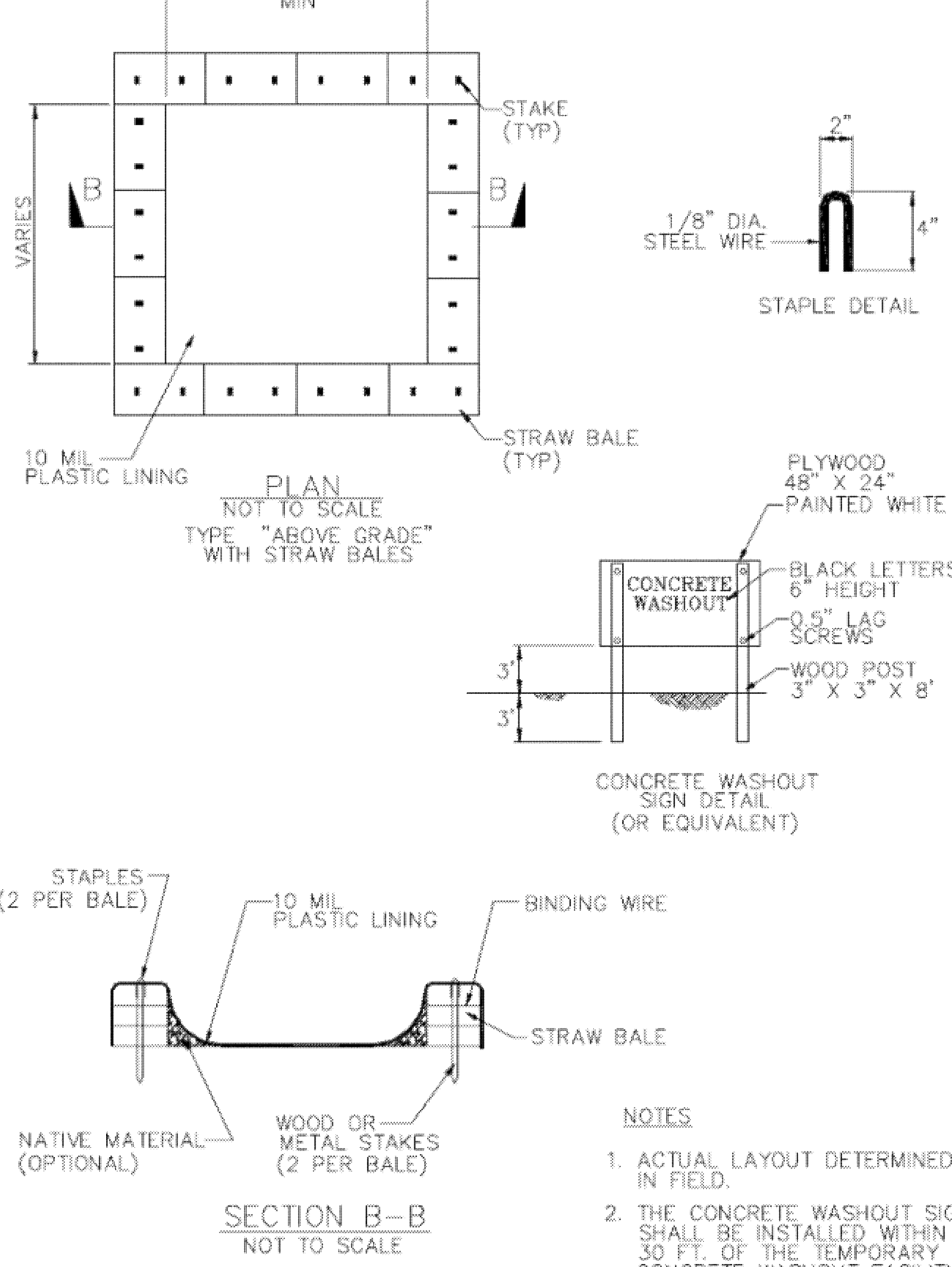


Notes
1. For use in cleared and grubbed end in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

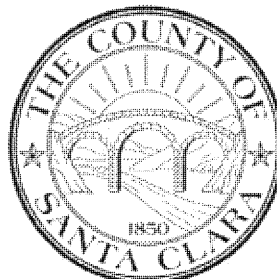
2

Concrete Waste Management

CASQA Detail WM-8



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.



IMPROVEMENT PLANS

Project Information

FOR THE
HOME GRADING AND DRAINAGE
ON THE LANDS OF SHEIKH
COLUMBET AVENUE, SANTA CLARA COUNTY
PARCEL 16
RECORDED IN BOOK 830 OF MAPS, PAGE 20 ON XXXX
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 830-20-016