

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 sec.) that the following project will not have a significant effect on the environment.

File Number	TAZ	APN(s)	Date
PLN19-0227	287	825-09-007	11/17/2020
Project Name		Project Type	
MH Sterling Group Subdivision		Two-lot subdivision	
Person or Agency Carrying Out Project		Address	Phone Number
Santa Clara County Planning Department		70 W. Hedding St. San Jose, CA 95110	408-299-5786
Name of Applicant		Address	Phone Number
MH Engineering		16075 Vineyard Blvd Morgan Hill, CA 95037	408-779-7381
Project Location			
<p>The 12.5-acre site is located on Murphy Avenue, within the unincorporated community of San Martin in southern Santa Clara County. The site is currently developed with a single-family residence and associated improvements. Llagas Creek approximately bisects the site to the rear of the proposed residences. The property is relatively flat, (average slope of 5%), and is characterized by residential development, native grasslands and a creek with riparian vegetation. The subject property is not under a Williamson Act Contract.</p>			
Project Description			
<p>Proposed two-lot Subdivision of a 12.5 gross acre site into two parcels (Parcel 1 5.69 gross, Parcel 2 6.81 gross) located at 13875 Murphy Ave, San Martin, CA within the RR-5ac (Rural Residential 5 acre) zoning district. Per County Ordinance, approval of the subdivision will grant Building Site Approval on both lots being created. Conceptual building sites have been shown on the tentative map showing future development that would include single-family residences, secondary living units, driveways, fire truck turnarounds, leach fields and landscaping on each lot. The existing residence would remain on Parcel 2. The future residences would be served by on-site wastewater systems and a shared well for potable water with a Agricultural Well for non-potable water. Conceptual grading quantities associated with the future building site improvements on both lots may require individual grading permits prior to obtaining building 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. Small shrubs and non-ordinance sized trees would be removed</p>			

Purpose of Notice

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

A public hearing for the proposed project is tentatively scheduled for the **Zoning Administrator** in December 2020, 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: 11/13/2020

Ends: 12/02/2020

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



11/12/2020

Signature

Date

Approved by:

Mark J Connolly, CEQA Lead

Signature

Date



Figure 1 – Location Map

