

County of Santa Clara

Department of Planning and Development
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CONTINUANCE MEMO Zoning Administration January 27, 2022 **Item # 1**

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File: PLN20-018 **3-lot Minor Subdivision and Grading Approval.** **Address: Pacheco Pass Highway, Hollister (APN: 858-04-054)**

BACKGROUND

On January 20, 2020, an application for a Minor Subdivision and Grading Approval was submitted to subdivide a 432-gross-acre parcel into three lots (Parcels 1, 2, and 3) of approximately 20, 20, and 29.68-gross-acres respectively, with a 362.64 acres remainder lot. The project also includes Grading Approval for 5,458 cubic yards of cut and 4,032 cubic yards of fill (total 9,490 cubic yards) to construct required access improvements. After being deemed incomplete twice, the application was deemed complete for processing on May 31, 2021. After having deemed the project complete, an Initial Study/Mitigated Negative Declaration was prepared for the project and circulated for public comment on January 7, 2022.

DISCUSSION

The Initial Study/Mitigated Negative Declaration prepared for the project incorrectly stated that a creek restoration plan and conservation easement covering the restored creek were required as Habitat Plan conditions of approval. However, these conditions were incorrectly applied to this project and no such requirement exists. As a result, the Initial Study/Mitigated Negative Declaration needs to be revised to remove mention of the creek restoration plan and conservation easement and be recirculated for public comment.

As a result, staff is recommending that PLN20-0018 be continued to a future Zoning Administration Hearing.

ADDITIONAL INFORMATION

Permit Streamlining Act

The Minor Subdivision application was deemed complete for processing on May 31, 2021, with a Permit Streamlining Act deadline of November 27, 2021 (180-days).

REVIEWED BY

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