

County of Santa Clara

Department of Planning and Development

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



	Administration	Development Services	Fire Marshal	Planning
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Notice of Intent to Adopt a Mitigated 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
PLN20-093		841-33-008, -009, - 010	3/13/2023
Project Name		Project Type	
Christopher Ranch, LLC		Use Permit Modification/Architectural and Site Approval	
Person or Agency Carrying Out Project		Address	Phone Number
County of Santa Clara		70 W. Hedding, 7 th Floor, San Jose, CA.	408-299-5791
Name of Applicant		Address	Phone Number
Jason Christopher/Cari Cauley, Belli Architecture		305 Bloomfield Ave., Gilroy	831-424-4620 x108
Project Location			
The subject property is in a rural area of unincorporated Santa Clara County, outside of the Urban Service Area, in the southern area of Gilroy. The topography in the project area is flat. The site is accessed from Bloomfield Avenue from Highway 25 and contains an existing processing plant and cherry orchard. East of the site is a railroad line along with a small access road for trucks delivering to the site. The property is located within the coverage area of the Santa Clara Valley Habitat Plan. However, it is listed as Rural Development Not Covered.			
Project Description			
The project is a Use Permit (UP) modification and Architecture and Site Approval (ASA) for three signs; replacement of an existing manager's unit with a new caretaker's unit; a new septic system; a change in use of twelve (12) buildings from agricultural exempt (not subject to permitting) to processing and one from agricultural exempt to cold storage; and the demolition of five (5) buildings. Nine (9) buildings are in violation and will require occupancy permits. One of the three signs has already been constructed by the applicant without the necessary Planning approvals and building permits. This UP modification and ASA would grant Planning approval for this work, and once approved, will allow the applicant to apply for the building permits required to permit this work. No changes are proposed to the operation			
Purpose of Notice			

The purpose of this notice is to inform you that County Planning Staff has recommended that a Mitigated 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 although the proposed project could initially have a significant effect on the environment, changes or alterations have been incorporated into the project to avoid or reduce impacts to a point where clearly no significant effects will occur.** 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 Planning Commission on April 27, 2023 in the County Government Center, 70. West Hedding, San Jose, CA. Where a date is not given, a separate notice will be sent to you informing you of the hearing date. It should be noted that the approval of a Mitigated 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: 30 Days

Begins: 3/15/2023

Ends: 4/15/2023

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 Valerie Negrete, Senior Planner at the **County of Santa Clara Planning Office, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, Tel: (408) 299-5770.** 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 Mitigated Negative Declaration, please contact Valerie Negrete at (408) 299-5791 or Valerie.negrete@pln.sccgov.org

The Mitigated 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) Gilroy Library, 305 West 6th Street, Gilroy, Ca. 95020

Responsible Agencies sent a copy of this document

Regional Water Quality Control Boards

Mitigation Measures included in the project to reduce potentially significant impacts to a less than significant level:

Refer to Attachment A.

A reporting or monitoring program must be adopted for measures to mitigate significant impacts at the time the Negative Declaration is approved, in accord with the requirements of section 21081.6 of the Public Resources Code.

Prepared by:

Valerie Negrete, Planner



3/13/2023

DocuSigned by:

Signature

Date

Approved by:

Rob Salisbury, Principal Planner



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3/14/2023

Signature

Date

ATTACHMENT A

Notice of Intent (NOI) – Adopt a Mitigated Negative Declaration Christopher Ranch, LLC, Mitigation Measures

BIO – MIT 1: Plastic sheet barrier fencing (silt/exclusion fencing) will be installed prior to the start of demolition on the Christopher Ranch Property between the areas of demolition and Carnadero Creek. This silt fence shall be installed immediately next to the existing metal-with-plastic fence. Silt fencing will prevent silt and soil from the construction area from entering and potentially impacting the adjacent aquatic habitat of Carnadero Creek and downstream from it and will also help prevent small animals from entering the area of construction.

This fencing will remain in place until all refuse and loose soil produced by the demolition is removed from within the 100-foot setback zone from the top of the bank of Carnadero Creek or stabilized to the point where there is not an increased chance of this soil eroding and blowing, falling or washing into Carnadero Creek as compared to the parts of the property not affected by this project.

BIO – MIT 2: The area within the 30-foot or greater setback area from the edge of the canopy of the central coast cottonwood-sycamore riparian forest, which is essentially the existing metal-with-plastic fence, shall be planted with species native to the area and habitat as mandated by Central Coast Regional Water Quality Control Board regulations. A native herbaceous plant seed mix, preferably from stock of local origin, will be used.