

# County of Santa Clara

## Department of Planning and Development

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



	<b>Administration</b>	<b>Development Services</b>	<b>Fire Marshal</b>	<b>Planning</b>
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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	APN(s)	Date
PLN21-222	728-38-001	11/21/2022
Project Name	Project Type	
Vista De Lomas Agricultural Research Facility	Architecture and Site Approval and Grading Approval	
Person or Agency Carrying Out Project	Address	Phone Number
Liang Dangsheng And Han Jingrong	309 Laurelwood Rd Unit 18-2, Santa Clara, CA	(408)892-9837
Name of Applicant	Address	Phone Number
Amanda Musy-Verdel	7651 Eigleberry Street, Gilroy, CA 95020	(408) 842-2173
Project Location		
The project site is located in unincorporated Morgan Hill at the intersection of Burnett Avenue and Vista de Lomas Avenue (see Figure 1), east of Highway 101.		
Project Description		
<p>The proposed project is an Architecture and Site Approval (ASA) and Grading Approval for the construction of a new 4,000 square foot (sq. ft.) agricultural research building with a 4,000 sq.ft. proposed future expansion. The project also proposes two agricultural barns 5,000 sq.ft. in size, and a 4,000 sq. ft. single-family dwelling with a 1,200 sq. ft. accessory dwelling unit (ADU), as shown on the site plan (Figure 2).</p> <p>The subject property size is approximately 11.2 acres with frontage on both Burnett Avenue and Vista de Lomas Avenue (Figure 1). Driveway access to the property is proposed from Vista De Lomas Avenue at three locations. Thirty-two parking spaces are proposed. Two leach fields, one well, four water tanks (a 44,000-liter water tank for the research facility and three 5-liter water tanks for residential use), and two bioretention ponds are proposed. A row of newly planted coast redwood and deodar cedar trees is situated along the southern edge of the property adjoining Cochran Channel adjacent to Highway 101, and a row of newly planted shrubs (expected to grow 8-15 feet tall) is situated at the northern and western property edge adjoining Burnett Avenue and Vista de Lomas Avenue. A majority of the remaining land will be used for organic farming of high-value specialty vegetables and fruit trees. Grading quantities for the proposed project are 1,252 cubic yards of cut and 400 cubic yards of fill with a maximum cut depth of 2.5 feet, to establish the driveways and two bioretention ponds. No tree removal is proposed.</p>		

**Purpose of Notice**

The purpose of this notice is to inform you that the 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 Zoning Administrator on January 12, 2023. The hearing will be held by virtual teleconference only. No physical location will be available for this public meeting; however, members of the public will be able to participate in the public meeting by virtual teleconference. Meeting link for the Zoning Administration virtual teleconference will be posted on this County webpage <https://plandev.sccgov.org/commissions-other-meetings/zoning-administration>, seven days prior to the hearing date. 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:** 20 days**Begins:** November 22, 2022**Ends:** December 13, 2022

Public Comments regarding the correctness, completeness, or adequacy of this mitigated 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 Charu Ahluwalia at [charu.ahluwalia@pln.sccgov.org](mailto:charu.ahluwalia@pln.sccgov.org).** A file containing additional information on this project may be requested from 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 Charu Ahluwalia at (408) 299-5740 or [charu.ahluwalia@pln.sccgov.org](mailto:charu.ahluwalia@pln.sccgov.org).

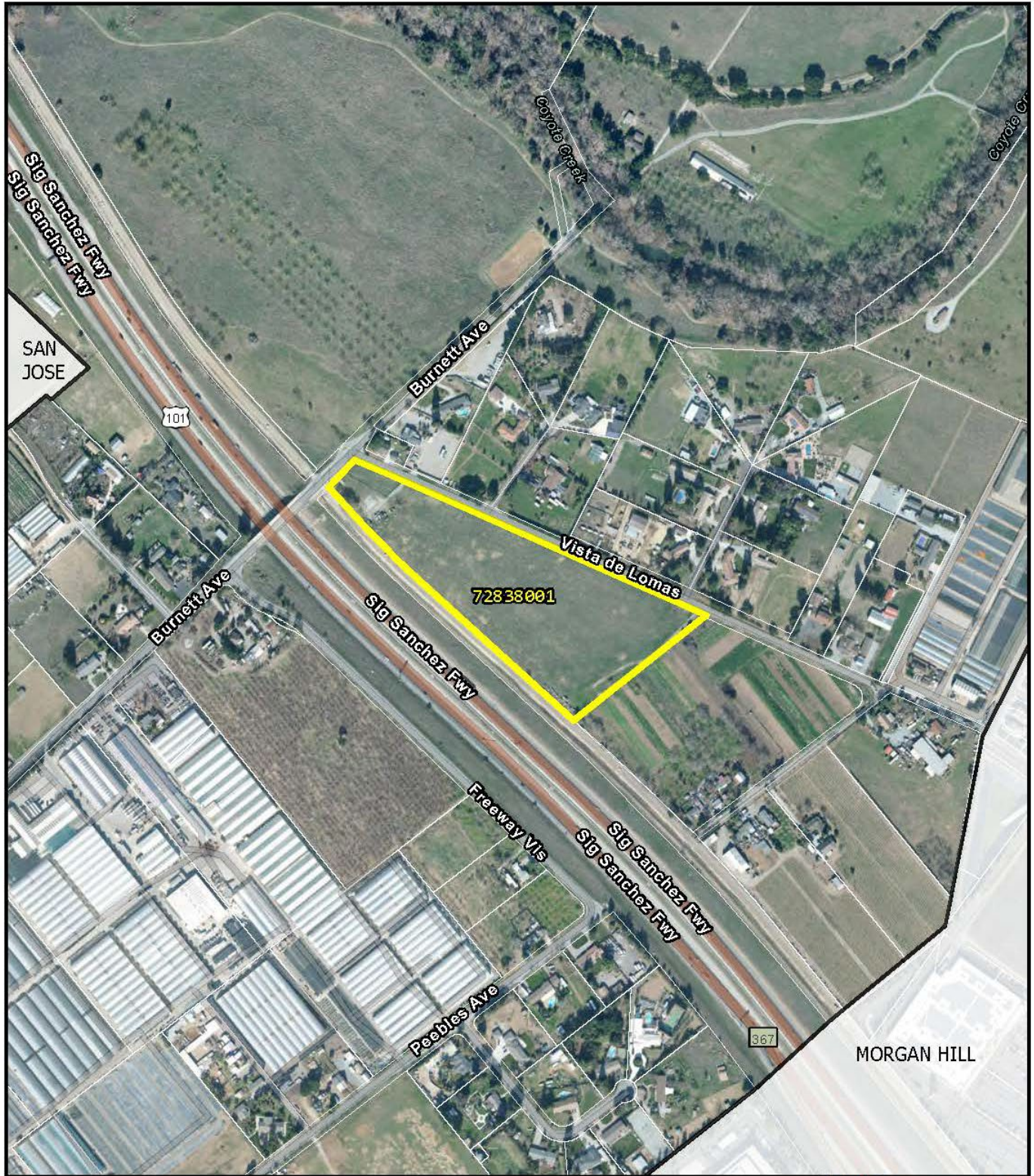
**The Mitigated Negative Declaration and Initial Study may be viewed at the following locations:**

- (1) Santa Clara County Planning Office, 70 West Hedding Street, East Wing, 7<sup>th</sup> Floor, San Jose, CA 95110
- (2) Planning & Development website <https://plandev.sccgov.org/development-projects/current-projects> (under “Development Projects” > “Current Projects”>PLN21-222)

**Responsible Agencies sent a copy of this document**

None

Figure 1 - Location Map



### Location and Vicinity Map

Record No. PLN21-222  
APN 728-38-001  
Morgan Hill

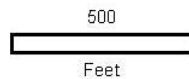


Figure 2 – Proposed Site Plan

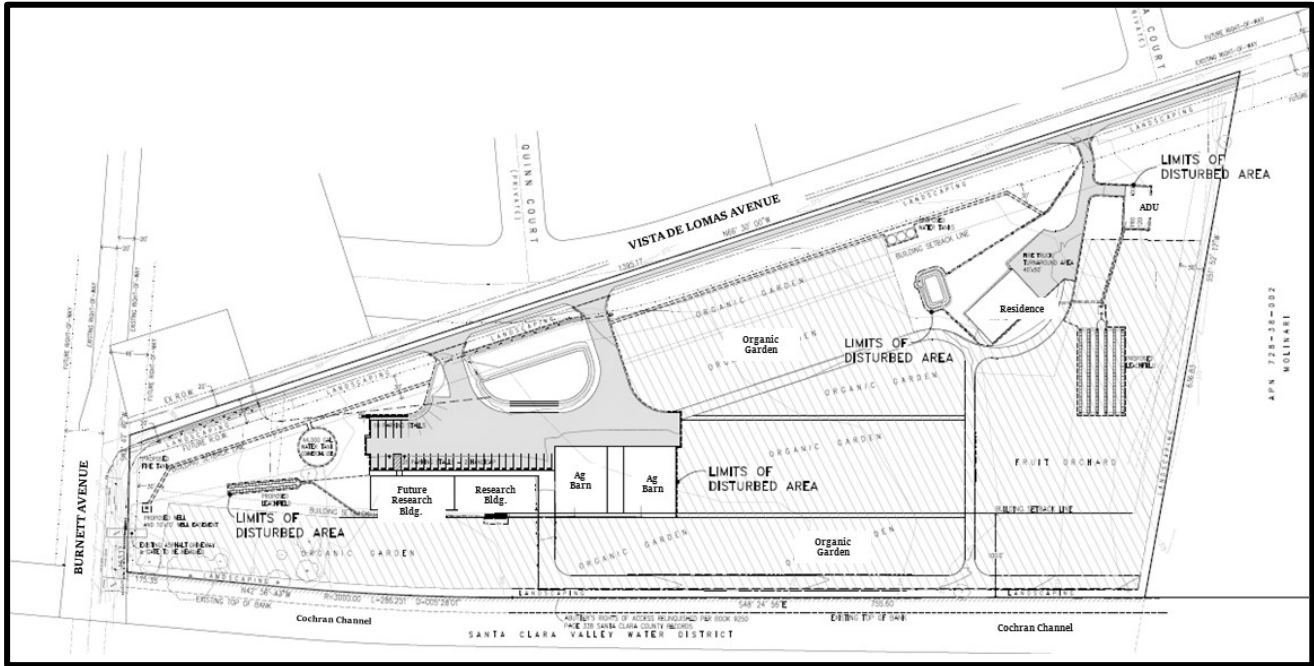
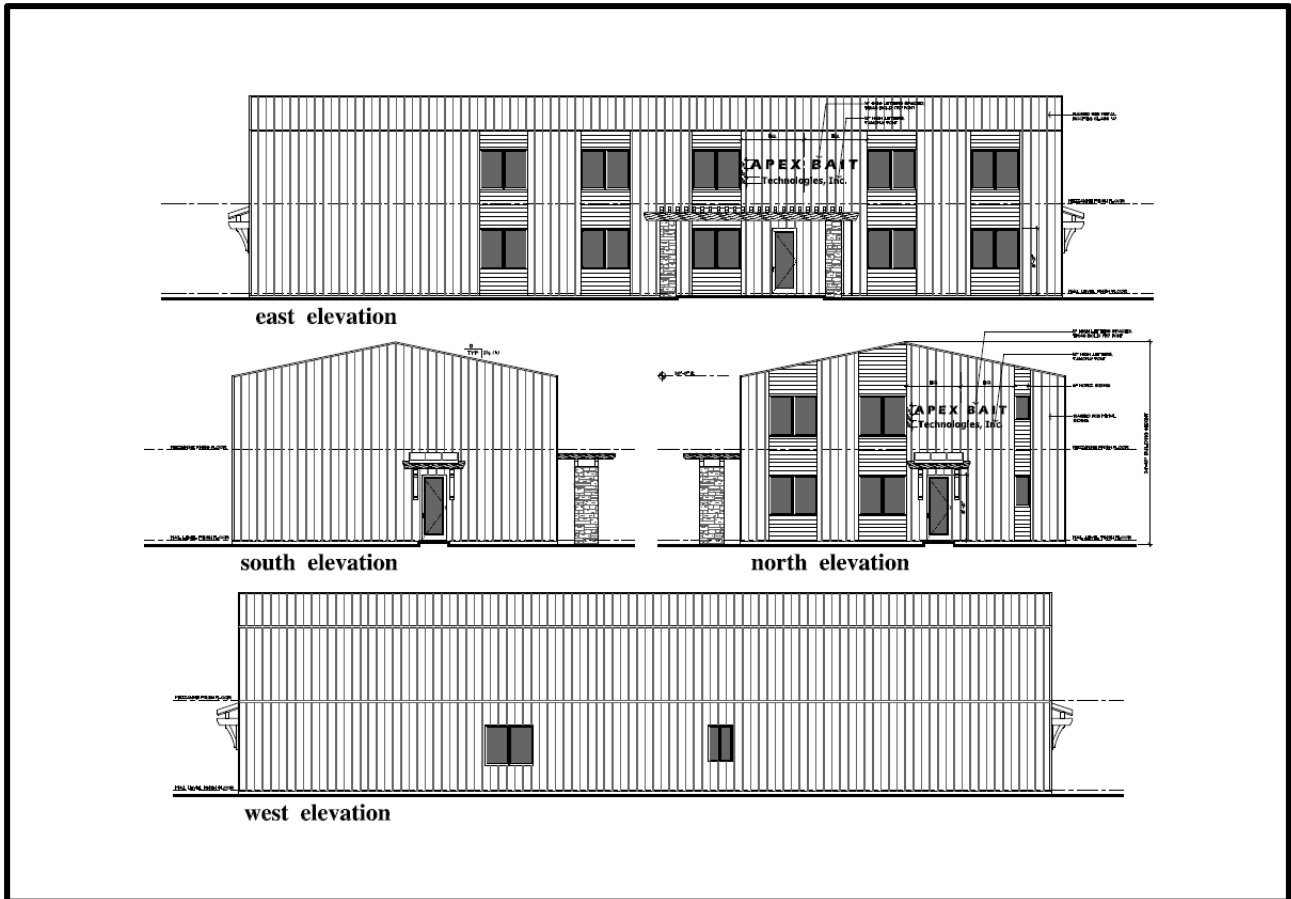


Figure 3 – Research Building Proposed Elevations



**NOISE MITIGATION:**

- **NOISE – MIT 1:** Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the daytime hours of 7 AM and 7 PM Monday through Saturday.
- **NOISE – MIT 2:** Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers’ recommendations. Equipment engine shrouds shall be closed during equipment operation.
- **NOISE – MIT 3:** Motorized construction equipment shall not be left idling for more than 5 minutes, when not in use.
- **NOISE – MIT 4:** Stationary equipment (power generators, compressors, etc.) shall be located at the furthest practical distance from nearby noise-sensitive land uses or sufficiently shielded to reduce noise-related impacts.

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

**Prepared by:**

Charu Ahluwalia, Senior Planner

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*Charu Ahluwalia*  
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11/21/2022

**Signature**

**Date**

**Approved by:**

Michael Meehan, Principal Planner

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11/21/2022

**Signature**

**Date**