

County of Santa Clara

Department of Planning and Development
Planning Office

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January 27, 2022

MH Engineering
PO Box 1029
Morgan Hill, CA

FILE NUMBER: PLN21- 223
SUBJECT: Two-Lot Subdivision
SITE LOCATION: 12475 Foothill Avenue, San Martin (APN 825-25-104)
DATE RECEIVED: December 29, 2021

Dear MH Engineering:

Staff has reviewed the application, submitted on December 29, 2021 and would like to provide additional information and staff's assessment of the proposed design with respect to approvability.

The information in this section is/are not incomplete item(s) and are not required to deem the application complete for processing. The information in this section is informational only and can be discussed further if desired with County Staff.

1. Please note that agricultural accessory structures & uses, such as greenhouses and flower room, are only permitted as ancillary to and supporting onsite agricultural operations. Provide evidence that an onsite agricultural operation is active on the property. Provide detailed description of agricultural activities, number and type of crops and acres of cultivation. This may affect the ability to retain these structures on-site.
2. Article 19 Categorical Exemptions (CEQA Guidelines) does not include minor land division in rural area. Therefore, the project is not qualified for categorical exemption under CEQA.

15315. Minor Land Divisions

*Class 15 consists of the division of property **in urbanized areas zoned for residential, commercial, or industrial use** into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.*

Therefore, the proposed two-lot subdivision requires an initial study once it is deemed complete. Staff recommend submitting biological report with land cover verification, site reconnaissance, plant survey on riparian plant species, wildlife survey for CNDDDB covered

species including California tiger salamander, and other info that would assist staff with CEQA Appendix G Bio checklist (attached for reference, page 313-314), as well as impact and mitigation measures, if any. Additional studies may be required after a review of the submitted application.

For questions regarding this letter, please call me at (408) 299-5784 or schedule an appointment.

Sincerely,



Xue Ling
Associate Planner

Cc: Leza Mikhail, Planning Manager and Zoning Administrator