

# 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 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
PLN22-084		712-07-018	12/22/2023
Project Name		Project Type	
Miramonte LLC Grading Abatement		Grading Abatement Approval	
Person or Agency Carrying Out Project		Address	Phone Number
O Miramonte LLC			
Name of Applicant		Address	Phone Number
Wise Consultant Group LLC			
Project Location			
APN: 712-07-018 is between Monterey Road and Hale Avenue, on the southern side of Miramonte Avenue, in Coyote Valley 0.4 miles west of the City of San Jose, in the unincorporated area of Santa Clara County.			
Project Description			
The project proposal is a Grading Abatement Approval application to legalize a portion of the importation of 3,130 cubic yards of imported base rock associated with the existing Wholesale Nursery use. The project includes keeping a total of 2,070 cubic yards of unpermitted base rock and exporting the remaining 1,060 cubic yards. Approximately 1.9 acres of the 8.1-acre parcel will retain the base rock to establish a driveway, bulk material storage areas, vehicle and machinery parking area, and provide winterized and stable working areas for the production of plants and trees. The remaining 6.1 acres will not have base rock and will be used as areas for keeping potted plants. No tree removal is proposed.			
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 <b>could not have a significant effect on the environment</b> . The project site is not on a list of hazardous material sites as described by Government Code 65962.5 (Cortese List).			
Public Review Period:	Begins:	Ends:	
20 days	2/22/23	1/11/24	
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 Joanna Wilk at the <b>County of Santa Clara Planning Office, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, Tel: (408) 299-5770</b> . 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 Joanna Wilk at (408) 299-5799 or <a href="mailto:joanna.wilk@pln.sccgov.org">joanna.wilk@pln.sccgov.org</a>			
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, 7<sup>th</sup> Floor, San Jose, CA 95110  
(2) Planning & Development website [www.sccgov.org/sites/dpd](http://www.sccgov.org/sites/dpd) (under "Development Projects" > "Current Projects">San Jose)

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

None.

**Prepared by:**

Joanna Wilk, Senior Planner

*Joanna Wilk*

12/22/23

Signature

Date

**Approved by:**

Samuel Gutierrez, Principal Planner

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*[Signature]*  
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12/22/2023

Signature

Date