

# County of Santa Clara

## Department of Planning and Development

*"People Centered Services"*

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STAFF MEMO  
Zoning Administration  
August 7, 2025  
**Item # 1**

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## **File: PLN24-118** **Vesting Tentative Parcel Map Approval for a Two-Lot Subdivision**

**Owner:** DraLion, LLC

**Applicant:** David Faria, Faria Engineering

**Address:** California Avenue, San Martin

**APN:** 779-08-001

**Gen. Plan Designation:** Rural Residential

**Zoning:** RR-5Ac

**Lot Size:** 10.00-gross-acres

**Supervisory District:** 1

### **BACKGROUND**

On July 15, 2024, an application for a Vesting Tentative Parcel Map Approval for a two-lot subdivision was filed at the Department of Planning and Development. The application was resubmitted on October 16, 2024, and was subsequently deemed complete on November 13, 2024, with a Permit Streamlining Act deadline of May 12, 2025 (180 days). County Staff requested a one-time, 90-day extension to the Permit Streamlining Act deadline, which was granted by the applicant. The new Permit Streamlining Act deadline is August 10, 2025.

### **DISCUSSION**

In accordance with the California Environmental Quality Act (CEQA), an Initial Study and subsequent Mitigated Negative Declaration (MND) was prepared for the project and posted on June 30, 2025, to the State Clearinghouse. Staff received two comments from the California Department of Fish and Wildlife (CDFW) on July 29, 2025 regarding the Initial Study/ Mitigated Negative Declaration. To address these comments, the Initial Study/ Mitigated Negative Declaration must be re-circulated for review with additional information. This must occur prior to the Zoning Administration public hearing, where a decision on the project will be rendered.

For the reasons stated, staff recommend the Zoning Administration Hearing Officer continue the item to a date uncertain so that all CEQA comments concerning the project have been adequately addressed.

## REVIEWED BY

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Reviewed by: Lara Tran, Senior Planner

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