

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: California Avenue Two-Lot Subdivision

Lead Agency: County of Santa Clara

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Project Location: California Avenue, San Martin (unincorporated)
City

Santa Clara
County

Project Description (Proposed actions, location, and/or consequences).

The proposed project is a two-lot subdivision of a 10-gross-acre parcel into two lots (Parcel 1 and 2) of approximately five-gross-acres, each. The project site is surrounded by a mixture of agricultural and single-family residential uses. Grading the project site would involve approximately 80 cubic yards of cut and 74 cubic yards of fill on both future properties to establish the building pad for the residence, and to construct a driveway on each lot. Future improvements would also include the construction of a shared well on Parcel 1, and septic system and fire protection improvements on each parcel. No tree removal is proposed. Once the property is subdivided, Parcel 1 and Parcel 2 could be developed with a single-family residence, an accessory dwelling unit (ADU), and a junior accessory dwelling unit (JADU). Future home development would be served by a shared well and individual onsite septic systems. No construction of residence is proposed as part of this subdivision.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would have potentially significant impacts to biological resources, specifically, on species identified as a candidate, sensitive, or special status species as recognized in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife. The potentially significant impacts may be reduced to less than significant levels with mitigation incorporated. Proposed mitigation measures include environmental training for site workers to identify any special status species, inspecting and securing of open trenches/holes and securing of project materials to dissuade species from taking refuge in those areas, and vehicular inspections and designated vehicular traffic areas to ensure that special status species are not harmed by mobile equipment. Mitigation measures are also proposed for specific, special status species, including Burrowing Owl, American Badger, and nesting birds. A habitat assessment must be conducted to confirm that habitat for Burrowing Owl is absent from the site. Pre-construction surveys would also be conducted by a qualified biologist. If Burrowing Owl is found, an avoidance zone would need to be implemented to ensure that the Burrowing Owl is not disturbed. A qualified biologist would need to monitor the site to ensure the Burrowing Owl is not disturbed. If the avoidance zone is not successful, passive relocation (as approved by the County and CDFW) could occur during non-breeding season. Pre-construction surveys would also be required for the American Badger to determine species presence prior to construction. If identified, an avoidance zone would be implemented around any dens until a qualified biologist determines that the species has vacated the burrow. If determined to be a natal or reproductive den, a biological monitor would be present onsite during construction to ensure that the burrows are not impacted. Pre-construction surveys would also be conducted for nesting birds during the nesting period. If nests are encountered, a qualified biologist would implement species-specific measures to prevent abandonment of active nests, and construction in vicinity would be deferred until the young birds have fledged. With mitigation measures implemented, potentially significant impacts to biological resources would be reduced to less than significant levels.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (CDFW)
Santa Clara Valley Habitat Agency