Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: California Avenue Two-Lot Subdivision

Lead Agency: County of Santa Clara Department of Planning and Development | Contact Person: David Horwitz

Mailing Address: 70 W Hedding St, 7th Floor East Wing | Phone: (408) 299-5795

City: San Jose | Zip: 95110 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: San Martin (unincorporated community)

Cross Streets: California Avenue at Harding Avenue and Colony Avenue | Zip Code: 95046

Longitude/Latitude (degrees, minutes and seconds): 37 ° 05 ′ 24.85 ″ N / 121 ° 37 ′ 9.25 ″ W Total Acres: 10.00

Assessor's Parcel No.: 779-08-001 | Section: N/A | Twp.: N/A | Range: N/A | Base: N/A

Within 2 Miles: State Hwy #: 101 | Waterways: Llagas Creek; West Branch Llagas Creek; Hayes Creek; Little Llagas Creek; East Little Llagas Creek; Corralitos Creek; New Creek

Airports: San Martin Airport | Railways: Caltrain | Schools: San Martin/Gwinn Elementary; Oakwood Country; Paradi

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units refer to other Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: 1 unit / 5 acres (2 units total / 10 acres total)

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Agricultural Land ☐ Air Quality ☐ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☐ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant/ Rural Residential (RR)/ Rural Residential

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
____	Caltrans District # ____	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	____	Regional WQCB # ____
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 3	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	X	Other: Santa Clara Valley Habitat Agency
____	Housing & Community Development	____	Other: ____
____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date September 19, 2025 Ending Date October 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: N/A
Address: N/A
City/State/Zip: N/A
Contact: N/A
Phone: N/A

Applicant: David Faria, Faria Engineering
Address: 1656 Cienaga Rd Unit 100
City/State/Zip: Hollister, CA 95023
Phone: (602) 515-7650

Signature of Lead Agency Representative: David Horwitz Digitally signed by David Horwitz DN: C=US, E=david.horwitz@pln.sccgov.org, O=County of Santa Clara, OU=Department of Planning and Development, CN=David Horwitz Date: 2025.06.25 13:06:44-07'00' **Date:** September 17, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.