County of Santa Clara

Department of Planning and Development

"People Centered Services"

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San José, CA 95110
Phone: (408) 299-5700
Website: plandev.santaclaracounty.gov

Notice of Determination (NOD)

To: ☒ County Clerk
County of Santa Clara

☒ Office of Land Use and Climate Innovation
1400 Tenth Street,
Sacramento, CA 95814

Project Title		**File #**
California Avenue Two-Lot Subdivision		PLN24-118
Person or Agency Carrying Out Project	**Address**	**Phone #**
County of Santa Clara	70 W. Hedding Street San Jose, CA 95113	(408) 299-5795
Applicant	**Address**	**Phone #**
David Faria, Faria Engineering	1656 Cienaga Rd Unit 100, Hollister, CA 95023	(602) 515-7650
State Clearinghouse Number	**County Contact Person**	**Phone #**
2025061337	David Horwitz	(408) 299-5795
Project Location		**APN(s)**
Eastbound side of California Avenue, between Harding Avenue and Colony Avenue, San Martin, CA 95046 (uninc. Santa Clara County)		779-08-001
Project Description		
The proposed project is a two-lot subdivision of a 10-gross-acre parcel into two lots (Parcel 1 and Parcel 2) of approximately five-gross-acres, each. Grading the project site would involve approximately 80 cubic yards of cut and 74 cubic yards of fill on each future property to establish the building pads for the residences 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 each be developed with a single-family residence, an accessory dwelling unit, and a junior accessory dwelling unit. Future home development would be served by a shared well and individual onsite septic systems. No construction of residences is proposed as part of this subdivision.		
This is to advise that the County of Santa Clara intends to approve the above-described project on November 10, 2025, and has made the following determinations regarding the project. The Mitigated Negative Declaration (MND) and record of project approval may be examined at the County of Santa Clara Planning Office.		

1. The project will not have a significant effect on the environment.
2. A Monitoring Program was adopted.
3. ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. ☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
   a) ☒ Mitigation Measures have been made a condition of approval of the project.
5. ☐ An Environmental Impact Report has been prepared for this project pursuant to the provisions of CEQA.
   a) ☐ Mitigation Measures have been made a condition of approval of the project.
   b) ☐ A *Statement of Overriding Considerations* was adopted for this project.
   c) ☐ Findings were made pursuant to CEQA Guidelines section 15091.

David Horwitz, Associate Planner

DocuSigned by:
David Horwitz
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Signature

11/14/2025
Date

Revised: 03-24-2025