

# 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.

<b>File Number</b>	<b>TAZ</b>	<b>APN(s)</b>	<b>Date</b>
PLN22-221		701-33-001	7/16/2025
<b>Project Name</b>		<b>Project Type</b>	
20350 McKean Road Telecommunication Facility		Wireless Telecommunications Infrastructure	
<b>Person or Agency Carrying Out Project</b>		<b>Address</b>	<b>Phone</b>
Carl Hilbrants		70 West Hedding Street; East Wing, 7th Floor; San Jose, CA 95110	408-299-5781
<b>Name of Applicant</b>		<b>Address</b>	<b>Phone</b>
Public Safety Towers LLC c/o TEP Group Attn: Alison Cantor		3 Monroe Parkway, Suite P #405, Lake Oswego, OR 97035	616-821-7353
<b>Project Location</b>			
20350 McKean Road, San Jose in the unincorporated portion of Santa Clara County, approximately one-half mile east of the intersection of McKean Road and Harry Road.			
<b>Project Description</b>			
<p>This application is for an Architecture and Site Approval to establish a new 80-foot-tall wireless telecommunications facility tower at 20350 McKean Road (See Figure 1—location map). The tower will be disguised as a pine tree (monopine) to help minimize visual impacts to neighbors and passersby. The proposed improvements will be located within a 1,225 square foot leasehold area with the entirety of the proposed equipment, including the tower, will be located behind a 1,089 square foot chain-link fence enclosure. Outside of the leasehold area will be a 12-foot-wide gravel access driveway leading from McKean Road and an 18 square foot area for a future PG&amp;E transformer.</p> <p>The proposed wireless telecommunications facility will include the following components:</p> <ol style="list-style-type: none"> <li>1) Fifteen (15) tower-mounted AT&amp;T Antennas centered at the 71-foot level with adequate space to allow for similar arrays at the 47-foot and 59-foot levels,</li> <li>2) Twelve (12) tower-mounted AT&amp;T Radios centered at the 71-foot level,</li> <li>3) Three (3) tower-mounted AT&amp;T Surge Suppressor units and ancillary equipment,</li> <li>4) Five (5) ground-based equipment cabinets,</li> <li>5) One (1) ground-based 30kW AT&amp;T Diesel Generator,</li> <li>6) One (1) ground-based GPS antenna and ancillary ground-based equipment,</li> <li>7) Faux tree foliage to disguise the pole as a pine tree and “antenna socks” to disguise the individual antennas.</li> </ol>			
<b>Purpose of Notice</b>			

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 **could not have a significant effect on the environment.**

A public hearing for the proposed project is tentatively scheduled for the Zoning Administration Hearing on August 7, 2025, at 10 a.m. via Zoom pursuant to instructions on the County of Santa Clara Planning Office website at the following URL: <https://sccgov-org.zoom.us/j/92551234327>. It should be noted that the approval of a Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately.

<b>Public Review Period:</b> 20 days	<b>Begins:</b> 7/17/22	<b>Ends:</b> 8/6/22
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Public Comments regarding the correctness, completeness, or adequacy of the Initial Study and Negative Declaration are invited and must be received on or before the Public Review Period Ends date. Such comments should be based on specific environmental concerns. Written comments should be addressed to the attention of Carl Hilbrants at the **County of Santa Clara Planning Office, County Government Center, 70 West Hedding Street, San Jose, CA 95110, Tel: (408) 299-5700**. For additional information regarding the Negative Declaration, please contact Carl Hilbrants at (408) 299-5781 or [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org)

**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, 7th Floor, San Jose, CA 95110
- (2) Planning & Development website [www.sccgov.org/sites/dpd](http://www.sccgov.org/sites/dpd) (under “Commissions & Other Meetings” > “Airport Land Use Commission”)

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

City of San Jose, Planning, Building & Code Enforcement

<b>Prepared by:</b> Carl Hilbrants, Senior Planner	 _____ <b>Signature</b>	7/16/25 _____ <b>Date</b>
<b>Approved by:</b> Samuel Gutierrez, Principal Planner	DocuSigned by:  _____ 4BFDD21FF1FB402 <b>Signature</b>	_____ <b>Date</b>