

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: Highway 17 Single-Family Residence

Lead Agency: County of Santa Clara Department of Planning and Development

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Project Location: Highway 17, unincorporated Los Gatos, Santa Clara County

City

County

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

Building Site Approval and Grading Approval to construct a single-family residence and related improvements on a 12.8-parcel (APN 558-41-033). The subject property is zoned hillside and has a General Plan designation of Hillside. The project site has a hilly, heavily wooded terrain of Oak Woodland (PRC Section 21083.4), with a limited building envelope due to geologic hazards, located east of Highway 17 and west of Lexington Reservoir. The parcel is surrounded by other heavily forested and sloped parcels that consist of low density single-family homes, an elementary school, water reservoir, and open space, which are all within unincorporated Santa Clara County. The applicant proposes to construct a single-family residence with an attached garage, new driveway with fire truck turnaround, related drainage improvements, on-site wastewater treatment system, and water tanks and hydrant for fire safety. Total estimated grading quantities for all improvements are 920 cubic yards of cut and 191 cubic yards of fill. Retaining walls of up to 4 feet in elevation are proposed along the driveway and fire truck turnaround. No tree removal is proposed. Domestic water is proposed to be provided by San Jose Water Company.

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 a potentially significant impact on biological resources, specifically, special-status species, due to construction of the project. Worker's environmental awareness training, pre-construction surveys, construction observation (all conducted by a qualified biologist), implementation of a construction logistics plan to minimize site disturbance, and additional mitigations required if any special-status species are found to occupy the site, would reduce the project's impact on special-status species to less than significant levels. The project would have a potentially significant impact on cultural and tribal resources. Pre-construction training by a qualified archaeologist and requirements to halt work and contact the County to initiate assessing the find if any resources are discovered, would reduce cultural and tribal resource impacts to a less than significant level. The project is located in a seismically active area, and could have significant impacts related to geology and soils. Mitigation measures are included in accordance with a qualified geotechnical engineer and geologist regarding grading operations and design, foundation and retaining wall design, and drainage, in order to reduce geologic and soils impacts to less than significant levels. The project is in close proximity to hydrological resources. The construction of the project involving earth disturbance, grading, and an increased impervious area, could have a significant impact on hydrology and water quality. The project is required to include County-standard BMPs for erosion and sediment control, include an on-site drainage system that does not increase downstream peak flows, and install stream protection prior to the installation of those drainage facilities, in order to reduce hydrology and water quality impacts to less than significant levels. The proposed project is in a high and very high fire hazard severity zone, and could have significant impacts related to wildfire. To reduce wildfire impacts to less than significant levels, the project is required to implement defensible space around the proposed residence and comply with WUI requirements related to home hardening in reference to State requirements, maintain County and State minimum water supply, and restrict parking outside of any fire access routes.

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

N/A

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

Santa Clara Valley Water District; California Department of Fish and Wildlife; California Department of Forestry and Fire Protection; California Native American Heritage Commission; Caltrans; California Regional Water Quality Control Board