County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

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STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER	APN(S)	
PLN25-169	708-40-005	8/6/2026

PROJECT NAME	APPLICATION TYPE
Single-Family Residence, Barn, Stables, ADU, and JADU	Building Site Approval, Grading Approval, and Design Review (Tier II)

OWNER	APPLICANT
Antony and Ligimol Kedongaparambil	Scott Zazueta, D&Z Design Associates, Inc.

PROJECT LOCATION

21690 Shillingsburg Ave, San Jose CA 95120

PROJECT DESCRIPTION

Building Site Approval, Grading Approval and Design Review (Tier II) for a new 11,875 sq. ft. single-family residence, an 8,600 square foot barn, 5,882 stables, 1,200 square foot ADU and a 499 square foot JADU with 200 square foot attached garage. Proposed grading includes 3,229 cubic yards of cut, 2,984 cubic yards of fill, maximum cut and fill height of 6 feet for a new driveway, bio-retention pond and associated site grading. The subject property is zoned to allow single-family residences by right. The project is a covered project under the Santa Clara Valley Habitat Plan (HCP).

All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects that meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.

CEQA (GUIDELINES) EXEMPTION SECTION

Section 15303: New Construction and Conversion of Small Structures Exemption from CEQA.

COMMENTS
The proposed project consists of a single-family residence with accessory structures located in a zone which allows for single family residential development and therefore qualifies for CEQA Categorical Exemption Section 15303 - New Construction and Conversion of Small Structures. Section 15303 accounts for one single-family residence, or a second dwelling unit in a residential zone (15303(a)), and accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences (15303(e)). The proposed project's environmental impacts were analyzed, resulting in a Categorical Exemption. The project will not create any significant environmental impacts as the project does not impact any watercourses or special status species. As such, the project qualifies for a Class 3, Section 15303(a) and Section 15303 (e).
APPROVED BY: Erin Freitas, Senior Planner Signed by: Erin Freitas B0697... Signature 8/6/2026 Date