

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110



Administration	Development Services	Fire Marshal	Planning
Phone: (408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5770
Fax: (408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

Notice of Determination

To: County Clerk
County of Santa Clara

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title		File #
Zheng Residences		PLN18-12010
Person or Agency Carrying Out Project	Address	Phone #
Junping Zheng	55 Gordon Avenue San Jose, CA 95127	(408) 505-1780
Applicant	Address	Phone #
Oscar Osuna of Osuna Engineering	117 Bernal Road, Suite 70-336 San Jose, CA 95119	(408) 721-2100
State Clearinghouse Number	County Contact Person	Phone #
2021070032	Joanna Wilk	(408) 299-6700
Project Location		APN(s)
21551 Schillingsburg Ave. San Jose CA 95120		701-37-004
Project Description		
<p>This application is for a Building Site Approval and Grading Approval to build a new 4,567 sq. ft. residence including attached garage and 1,200 sq. ft. accessory dwelling unit including attached garage off Tyr Lane with on-site improvements (driveway, septic system, detention pond and landscaping) and maintenance of existing private well. The project also includes converting the existing residence to accessory office (2,360 sq. ft.) on-site, demolition of broken storage shed (sq. ft. unknown), and maintenance of existing private horse barn (1,400 sq. ft.) horse stables (2,000 sq. ft. and 1,600 sq. ft.), horse stables with chicken coop (2,200 sq. ft.), and detached storage sheds (2,000 sq. ft., and 1,080 sq. ft.). Grading quantities are approximately 1,458 cubic yards of cut and 2,342 cubic yards of fill with a maximum depth of 3 ft. Of the proposed grading, 1,111 cubic yards of fill are outside the scope of the Grading Approval associated with the building pads for the residence and accessory dwelling unit.</p>		
<p>This is to advise that the County of Santa Clara Land Development Coordinator has approved the above described project on November 9, 2021 and has made the following determinations regarding the project. The Mitigated Negative Declaration and record of project approval may be examined at the County of Santa Clara Planning Office.</p>		

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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.

Prepared by:

Colleen Tsuchimoto, Senior Planner

Colleen A. Tsuchimoto

Signature

11/9/21

Date