

County of Santa Clara
Department of Planning and Development
 County Government Center, East Wing, 7th Floor
 70 West Hedding Street
 San Jose, CA 95110
 Phone: (408) 299-5700
 www.sccplandev.org



Notice of Intent to Adopt a Mitigated 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.

File Number	TAZ	APN(s)	Date
PLN18-8580	1329	517-37-001, 2, 3, 4, 6	1/5/2024
Project Name		Project Type	
Bagnas Residence		New single-family residence and improvements	
Person or Agency Carrying Out Project		Address	Phone Number
Ekundayo Sowunmi, P.E., QSD/QSP Ackland International, Inc.		333 Hegenburger Rd, Ste 206 Oakland, CA 94621	(510) 564-4284
Name of Applicant		Address	Phone Number
Ekundayo Sowunmi, P.E., QSD/QSP Ackland International, Inc.		333 Hegenburger Rd, Ste 206 Oakland, CA 94621	(510) 564-4284

Project Location

APN 517-37-003 with grading in co-owned parcel or within easement at APNs 517-37-001, 2, 4, and 6. The property is on the east side of the terminus of Sanborn Road, unincorporated Saratoga. 37.228 N 122.051 W.

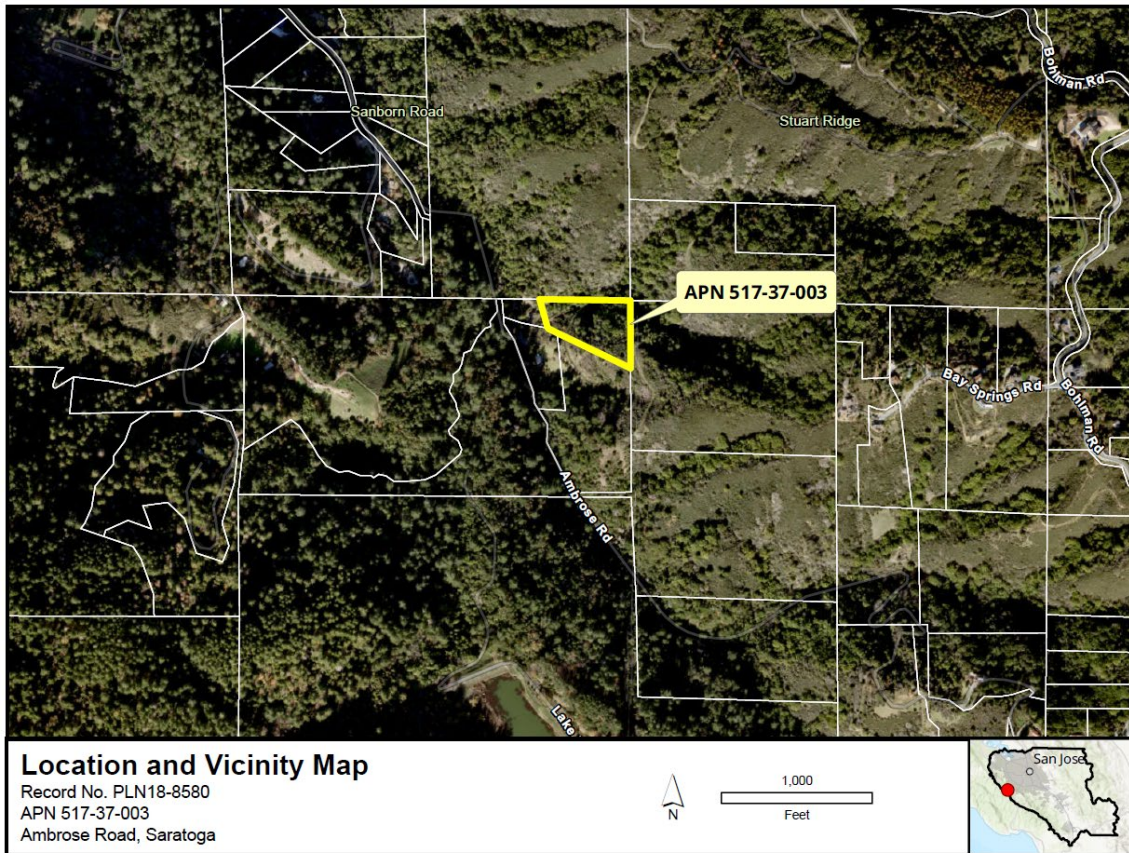


Figure 1 - Location Map

Project Description

The project is a Building Site approval and Grading Authorization to construct a single-family residence and related improvements on a 4-acre parcel, including grading on neighboring parcels necessary for this project, and a Variance to reduce setbacks. The proposed house size is 5,950 sq. ft., with 3 stories. Total estimated grading quantities for all improvements is 6,123 cubic yards of cut and 1,547 cubic yards of fill. Sixteen (16) coast live oak trees ranging from 8 to 18 inches in diameter are proposed to be removed. No trees within the riparian setback area are proposed to be removed with the project.

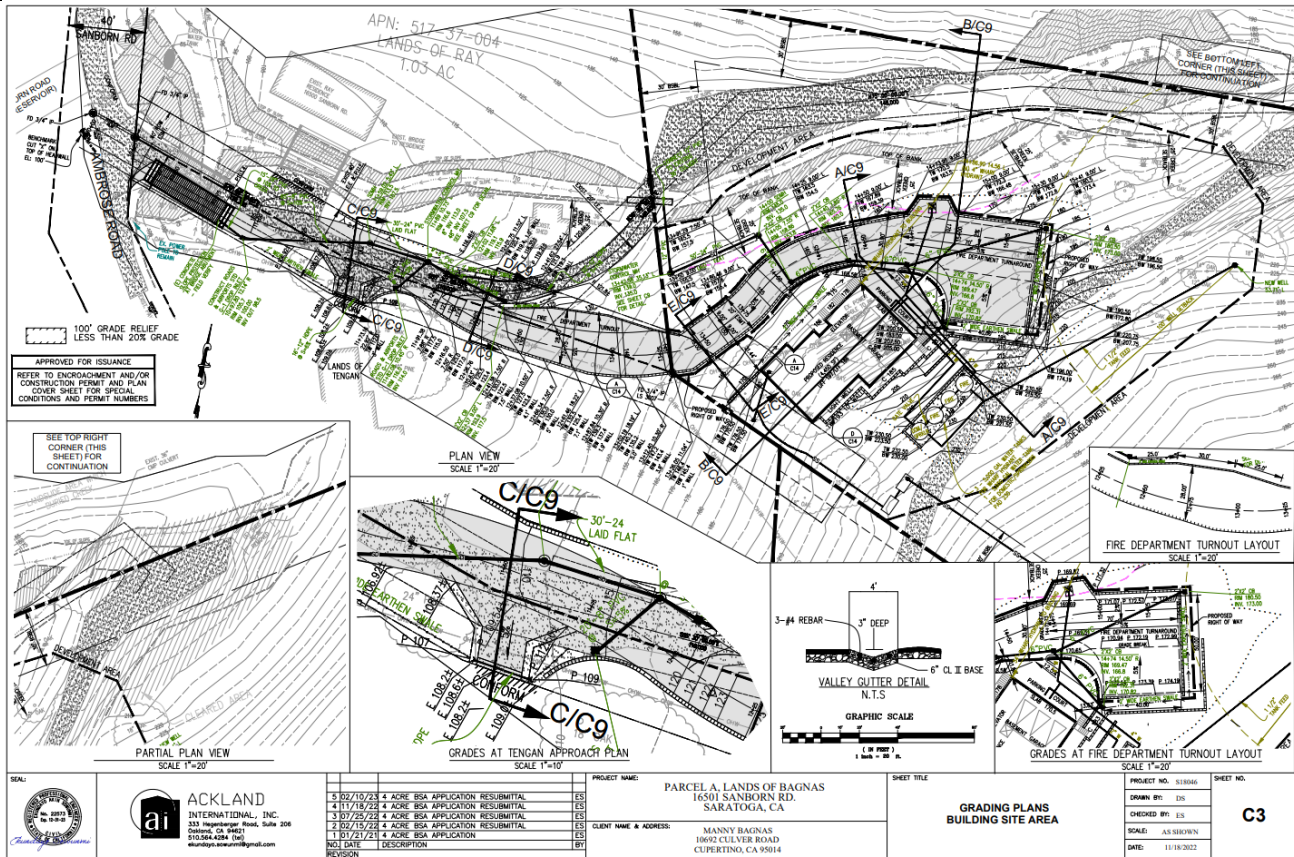


Figure 2 - Site Plan

Purpose of Notice

The purpose of this notice is to inform you that the County Planning Staff has recommended that a Mitigated 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 although the proposed project could initially have a significant effect on the environment, changes or alterations have been incorporated into the project to avoid or reduce impacts to a point where clearly no significant effects will occur.** The project site is not on a list of hazardous material sites as described by Government Code 65962.5 (Cortese List).

It should be noted that the approval of a Mitigated Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately.

Public Review Period: 30	Begins: 1/5/2024	Ends: 2/5/2024
---------------------------------	-------------------------	-----------------------

Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before the above date. Such comments should be based on specific environmental concerns. Written comments should be addressed to the attention of Robert Cain at the **County of Santa Clara Planning Office, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, Tel:**

<p>(408) 299-5700. Comments may also be emailed to robert.cain@pln.sccgov.org. A file containing additional information on this project may be reviewed at the Planning Office or online at https://plandev.sccgov.org/development-projects/current-projects under the file number appearing at the top of this form. For additional information regarding this project and the Negative Declaration, please contact Robert Cain at (408) 299-5706 or robert.cain@pln.sccgov.org.</p>	
<p>The Mitigated Negative Declaration and Initial Study may be viewed at the following locations:</p>	
<p>(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 (under “Development Projects” > “Current Projects”)</p>	
<p>Responsible Agencies sent a copy of this document</p>	
<p>Santa Clara County Department of Parks and Recreation, California Department of Fish and Wildlife, California Department of Forestry and Fire Protection, The California Native American Heritage Commission</p>	
<p>Mitigation Measures included in the project to reduce potentially significant impacts to a less than significant level:</p>	
AES-MIT 1	Requires vegetative screening.
AES-MIT 2	Requires lighting design to not adversely affect nighttime views.
BIO-MIT 1	Requires workers environmental training.
BIO-MIT 2	Requires avoidance of impacts to watercourses.
BIO-MIT 3	Requires construction monitoring by a qualified biologist.
BIO-MIT 4	Details required actions concerning special status amphibian species.
BIO-MIT 5	Details required actions concerning any riparian impacts.
BIO-MIT 6	Details protection of water quality requirements.
BIO-MIT 7	Requires preconstruction surveys for the San Francisco dusky-footed woodrat.
BIO-MIT 8	Details required actions concerning the San Francisco dusky-footed woodrat.
BIO-MIT 9	Requires preconstruction surveys for the American badger.
BIO-MIT 10	Details required actions concerning the American badger.
BIO-MIT 11	Requires construction envelope perimeter fencing.
BIO-MIT 12	Details required actions concerning nesting raptors and other nesting migratory birds.
BIO-MIT 13	Details required actions concerning roosting bats.
BIO-MIT 14	Details oak tree replacement requirements.
BIO-MIT 15	Restricts construction to daytime.
BIO-MIT 16	Requires lighting design to not adversely impact nocturnal species.
GEO-MIT 1	Requires construction monitoring by a qualified geotechnical firm.
GEO-MIT 2	Requires seismic building design measures.
GEO-MIT 3	Details grading operations requirements.
GEO-MIT 4	Requires the minimization of grading.
GEO-MIT 5	Details cut and fill of slopes requirements.
GEO-MIT 6	Details retaining walls requirements.
GEO-MIT 7	Details drainage requirement (landslide prevention).
HWC-MIT 1	Details drainage requirements (water quality protection).
HWC-MIT 2	Details creek protection requirements.
WF-MIT 1	Details project siting requirements.
WF-MIT 2	Details defensible space requirements.
WF-MIT 3	Details utilities requirements.
WF-MIT 4	Details home hardening requirements.
WF-MIT 5	Details parking restrictions (emergency vehicle access and evacuation).
WF-MIT 6	Details fire water supply requirements.

A reporting or monitoring program must be adopted for measures to mitigate significant impacts at the time the Negative Declaration is approved, in accord with the requirements of section 21081.6 of the Public Resources Code.

Prepared by:
Robert Cain, Senior Planner

DocuSigned by:

Robert Cain

1/5/2024

B5CEFA7685054B6...

Signature

Date

Approved by:
Samuel Gutierrez, Principal Planner

DocuSigned by:
[Signature]

1/5/2024

4BFDD21FF1FB4D2...

Signature

Date