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 seq.) that the following project will not have a significant effect on the environment.

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<th>File Number(s)</th>
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<td>10992-16GP-16Z / 10700-16S</td>
<td>June 16, 2017</td>
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**Project Name / Type**

County-initiated General Plan and Zoning Ordinance Amendments related to minimum parcel size for Roadside Service; related 4-lot subdivision proposal

**County Department**

Planning and Development

**Applicant**

Ryan Amaya

**Project Location**

General Plan and Zoning Amendments: Roadside Services parcels in unincorporated areas of Santa Clara County (see Figure 1) / Proposed 4-lot subdivision: 10164 Pacheco Pass Highway (see Figure 2)

**Project Description**

The proposed project is a County-initiated General Plan Amendment and Zoning Ordinance Amendment that would establish a 5-acre minimum lot creation size for Roadside Services areas. The Roadside Services designation of the Land Use Chapter for the Santa Clara County General Plan (Book B) does not currently contain an allowable density policy for these areas. The current minimum lot size in the zoning ordinance is 20 acres [Table 2.50-2 in Section 2.50.030 (Development Standards)], which would be reduced to 5 acres under the proposed project. Under the proposed Zoning Ordinance Amendment, single-family residential use would be permitted only if incidental to and necessary to support a permitted non-residential use, as defined by the land use approval and conditions of that primary non-residential use.

Roadside Service parcels are located at or near on/off ramps of State highways, such as 101 and 152 (see Figure 1), and the proposed change would apply to all such parcels in the unincorporated area of the County. The proposed amendments would also allow consideration of a proposed 4-lot subdivision of parcels that straddle State Route 152 located adjacent to Casa De Fruta Orchard Resort in the unincorporated area east of Gilroy (see Figure 2). No roadside service-type development is proposed as part of the subdivision.

**Purpose of Notice**

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 would not have a significant effect on the environment.

A public hearing for the proposed project is tentatively scheduled for the Planning Commission on July 27, 2017 in the County Government Center, Isaac Newton Senter Auditorium, 70 W. Hedding Street, San Jose, CA 95110. The Planning Commission will make recommendations to the Board of Supervisors regarding the adequacy of the Initial Study / Negative Declaration and whether or not to adopt the General Plan and Zoning Ordinance Amendments. The proposed 4-lot subdivision would be considered at a later Zoning Administration hearing, assuming Board adoption of the proposed amendments.
Public Review Period: 30 days  Begins: June 16, 2017  Ends: July 16, 2017

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 David Rader at the County of Santa Clara Planning Office, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, E-mail: david.rader@pln.sccgov.org. A file containing additional information on this project may be reviewed at the Planning Office under the file number appearing at the top of this form. For additional information regarding this project and the Negative Declaration, please contact David Rader at (408) 299-5779 or david.rader@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
3. Gilroy Library, 350 W 6th St, Gilroy, CA 95020

Responsible Agencies sent a copy of this document

Caltrans

Prepared by: David M. Rader, Senior Planner

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Approved by: Manira Sandhir, Principal Planner, AICP

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Figure 1 - County of Santa Clara Unincorporated Area and Locations of Roadside Services Zoning