Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Quail Vineyards Project

Lead Agency: City of Morgan Hill, Development Services Department | Contact Person: Tiffany Brown
Street Address: 17575 Peak Avenue | Phone: (408) 310-4655
City: Morgan Hill | Zip: 95037 | County: Morgan Hill

Project Location: County: Santa Clara | City/Nearest Community: Morgan Hill
Cross Streets: Santa Teresa Boulevard and Watsonville Road | Zip code: 95037
Lat/Long: 37 ° 05 ' 30.76 " N 121 ° 38 ' 45.36 " W | Total Acres: 18.54
Assessor's Parcel No. 779-02-023 | Section: 4 | Twp: 10S | Range: 3E | Base: MDBM
Within 2 miles: State Hwy#: 101 | Waterways: Llagas Creek and Hayes Creek
Airports: N/A | Railways: UPRR | Schools: Barrett Elementary School

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.)_____ ☐ Other:_____
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Design Permit

Development Type:

☒ Residential: *Units* 14 *Acres* 18.54
☐ Office: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Commercial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Industrial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Educational _____
☐ Recreational _____
☐ Other: _____

☐ Water Facilities: *Type* _____ *MGD* _____
☐ Transportation: *Type* _____
☐ Mining: *Mineral* _____
☐ Power: *Type* _____ *MW* _____
☐ Waste Treatment: *Type* _____ *MGD* _____
☐ Hazardous Waste: *Type* _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

☐ Aesthetic/Visual
☐ Agricultural Land/Forest
☐ Air Quality
☐ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Greenhouse Gas Emissions
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation
☐ Vegetation
☐ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☐ Land Use
☐ Cumulative Effects
☐ Other: _____

Present Land Use/Zoning/General Plan Designation: The project site is currently developed with a single-family residence, detached garage, and pool in the southeastern corner of the site, and the Barney Machado Barn is centrally located on-site. The City of Morgan Hill General Plan land use designation for the site is Residential Estate (one dwelling unit per acre), and the zoning designations for the site are Residential Estate (RE-1) and Residential Planned Development District (RPD).

Project Description: The project site would have demolition occur over a four-week period to remove current developments. The water tank would be relocated and the well located south of the existing residence would be decommissioned, consistent with Santa Clara Valley Water District (SCVWD) requirements. The proposed project would include the subdivision of the project site into 14 single-family residential lots, ranging from approximately 43,569 square feet (sf) to 94,254 sf, for subsequent development of single-family residences. Each residential lot would include a bio-swale stormwater treatment area.

Reviewing Agencies Checklist

*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**". If you have already sent your document to the agency please denote that with an "**S**".*

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 4	X	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 3
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling & Recovery, Department of
____	Coachella Valley Mountains Conservancy	____	S.F. Bay Conservation & Development
____	Coastal Commission	____	San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mountains Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Wildlife Region # 3	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
____	Forestry & Fire Protection, Department of	X	Water Resources, Department of
____	General Services, Department of	____	Other:
____	Health Services, Department of	____	Other:
X	Housing & Community Development		
____	Native American Heritage Commission		

Local Public Review Period

Starting Date November 4, 2024 Ending Date December 4, 2024

Lead Agency: City of Morgan Hill

Consulting Firm: Raney Planning & Management, Inc.

Address: 1501 Sports Drive, Suite A

City/State/Zip: Sacramento, CA 95834

Contact: Nick Pappani

Phone: (916) 372-6100

Applicant: Blackrock, LLC

Address: 2730 Lone Oak Court

City/State/Zip: Gilroy, CA 95020

Phone: (408) 892-8345

Signature of Lead Agency Representative: Nick Pappani, VP Date: 11/4/2024

for Tiffany Brown, Senior Planner

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.