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## **NOTICE OF INTENT TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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**DATE: November 1, 2024**

Based upon the conclusions set forth in the Initial Study, the CEQA Lead Agency finds that the proposed Project, which includes measures and mitigations designed to minimize environmental impacts, would not result in significant adverse effects on the environment. The CEQA Lead Agency has prepared this Notice of Intent to adopt the Initial Study/Mitigated Negative Declaration pursuant to 14 CCR Section 15072.

<b>Project Title:</b>
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Quail Vineyards Project
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<b>Project Description:</b>
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The Quail Vineyards Project (proposed project) would include the removal of the existing on-site residence, garage, and pool, as well as the streetlight located within the Secretariat Way terminus; the existing barn and well located north of the existing residence would remain. 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. The proposed project would maintain a setback of at least 100 feet from the top of the bank of Llagas Creek. Approximately 2.53 acres of the project site would be reserved for private open space easements. As part of the proposed project, the terminus of Secretariat Way, which is located on the project site, would extend further west and intersect with Watsonville Road, north of the project site. Secretariat Way would serve as the central roadway for the project site and primary site access would be provided by Watsonville Road. The proposed residences would be clustered around Secretariat Way and a new cul-de-sac ("Court A").
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<b>HAZARDOUS WASTE AND SUBSTANCES STATEMENT</b>
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CEQA requires this notice to disclose whether any listed toxic sites are present. The development project proposed in this application is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.
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<b>Project Location:</b>
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The project site consists of an approximately 18.54-acre parcel located at 14905 Santa Teresa Boulevard in the City of Morgan Hill, California. The project site is identified by Assessor's Parcel Number (APN) 779-02-023.
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**Project Proponent:**

Blackrock, LLC

**Lead Agency:**

City of Morgan Hill

**Public Review Period:**

A minimum 30-day public review period will begin on November 1, 2024. Written comments must be submitted to the Lead Agency no later than 5:00 PM on December 4, 2024.

Public Hearing date:

**December 10, 2024 at 7:00 PM**

If you have questions, please contact Tiffany Brown by email at [Tiffany.Brown@morganhill.ca.gov](mailto:Tiffany.Brown@morganhill.ca.gov). We will make sure you can view the plans and answer any questions you may have.

**Available Material:**

A copy of the draft Initial Study/Mitigated Negative Declaration (IS/MND) and supporting materials are available at the City of Morgan Hill, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037. The IS/MND and supporting technical studies will also be accessible online at:

<https://www.morganhill.ca.gov/1958/Development-Projects>

A copy of the IS/MND will be posted to the State Clearinghouse: <https://ceqanet.opr.ca.gov/>

**Contact for Public Comments:**

Written comments on the draft IS/MND may be addressed to: City of Morgan Hill, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037.

Attn: Tiffany Brown, [Tiffany.Brown@morganhill.ca.gov](mailto:Tiffany.Brown@morganhill.ca.gov) or (408) 310-4655