



DEVELOPMENT SERVICES CENTER

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

A Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Morgan Hill will prepare a Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA) for the **Morgan Hill Annexation and Urban Service Area Amendment Project** (project).

Project Description

The proposed project would consist of two annexations in which the sites described above would be grouped, referred to as the City Parks Annexations and the Rose Orchard Court Annexation as described below:

City Parks Annexation

The proposed City Parks Annexation consists of bringing land that is currently adjacent to City parks but in unincorporated Santa Clara County into the city limits. The Condit Sports Facilities Expansion annexation area would have a General Plan land use designation of Public Facilities and a zoning designation of Public Facilities (PF); the Butterfield Sports Park Expansion annexation area would have a General Plan land use designation of Public Facilities and a zoning designation of Public Facilities (PF); and APN 825-06-022 would have a General Plan land use designation of Residential Attached Low and a zoning designation of Residential Attached Low Density (RAL-3,500).

Rose Orchard Court Annexation

The property owner of the proposed Rose Orchard Court annexation area has requested annexation and a USA amendment into the City to facilitate future residential development. The Rose Orchard Court Annexation site would have a General Plan land use designation of Residential Estate and a zoning designation of Residential Estate (RE-1) to develop four new residences on approximately one-acre lots, and donate approximately 10 acres of upper hillside land to either the Open Space Authority or the Santa Clara Valley Habitat Agency, as the property is adjacent to designated open space on the flanks of El Toro.

Location

The proposed annexation and urban service area (USA) amendment sites are located within unincorporated Santa Clara County just outside of city limits and encompass four different areas: Rose Orchard Court annexation and USA amendment area (Assessor's Parcel Number [APN] 773-32-015 and 773-32-016); Butterfield Sports Park Expansion

annexation and USA amendment area (817-06-001); Condit Sports Facilities Expansion Park annexation and USA amendment area (APNs 817-13-008 and 817-13-037); and APN 825-06-022 annexation and USA amendment parcel.

Potential Environmental Effects of the Project

The EIR will identify the significant environmental effects anticipated to result from the development and operation of the project as proposed. The EIR is anticipated to include the following specific environmental categories as related to the proposed project:

- Aesthetics ▪ Air Quality ▪ Biological Resources ▪ Cultural Resources
- Greenhouse Gas Emissions ▪ Hydrology and Water Quality
- Land Use and Planning ▪ Noise ▪ Transportation ▪ Wildfire

Additional topics may be included based on the results of the scoping process. All other topics included on CEQA Guidelines Appendix G checklist will also be analyzed in the EIR.

Lead Agency

City of Morgan Hill

Project Proponent

City of Morgan Hill and Daniel Auclair

PUBLIC COMMENTS

The City of Morgan Hill is soliciting the views of responsible and trustee agencies as well as interested persons as to the content of the environmental information to be included in the EIR. The NOP has a 30-day comment period starting October 24, 2025, and ending on November 24, 2025. All comments to the NOP are due to the City by November 24, 2025:

Morgan Hill Development Services
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