

Notice of Completion & Environmental Document Transmittal

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For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025101076**Project Title:** Morgan Hill Annexation and Urban Service Area Amendment ProjectLead Agency: City of Morgan HillContact Person: Adam PaszkowskiMailing Address: 17575 Peak AvenuePhone: (408) 778-6480City: Morgan HillZip: 95037County: Santa Clara**Project Location:** County: Santa Clara City/Nearest Community: Morgan HillCross Streets: Rose Orchard Court and Llagas Road; Barrett Avenue and Condit Road; Butterfield Boulevard and Monterey RoadZip Code: 95037Longitude/Latitude (degrees, minutes and seconds): 37 ° 07 '52.33N / 121 ° 40 '39.01W Total Acres: 54.6Assessor's Parcel No.: 773-32-015 and 773-32-016; 817-06-001; 817-13-008 and 817-13-037; APN 825-06-0

Section: _____ Twp.: _____

Range: _____ Base: _____

Within 2 Miles: State Hwy #: US 101Waterways: Little Llagas creekAirports: NoneRailways: Union Pacific RailroadSchools: Multiple**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units 4 Acres 20 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: Sports Fields and Facilities Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**Sports Recreation/Leisure; Industrial; Residential Estate**Project Description:** *(please use a separate page if necessary)*

Please see separate page.

Reviewing Agencies Checklist

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

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 6/5/26 Ending Date 7/20/26

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>City of Morgan Hill / Daniel Auclair</u>
Address: <u>66 Franklin Street, Suite 300</u>	Address: <u>17575 Peak Avenue / 17900 Rose Orchard Court</u>
City/State/Zip: <u>Oakland, CA 94607</u>	City/State/Zip: <u>Morgan Hill, California 95037</u>
Contact: <u>Karly Kaufman</u>	Phone: <u>(408) 778-6480 / (650) 248-8216</u>
Phone: <u>510-671-0179</u>	

Signature of Lead Agency Representative: Adam Paszkowski Digitally signed by Adam Paszkowski
Date: 2026.05.28 17:32:15 -0700' Date: 5/28/2026

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

PROJECT DESCRIPTION

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.

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. Each is 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 in order to expand the Butterfield Sports Park (currently under construction) and the park facilities located on Condit Road (the Morgan Hill Outdoor Sports Center and Morgan Hill Aquatic Center). The proposed project also includes General Plan amendments for the Butterfield Sports Park and Condit Sports Facilities Expansion sites. With the annexation, USA amendments, and General Plan amendments, the Condit Sports Facilities Expansion site would have a General Plan land use designation of Public Facilities and a zoning designation of Public Facilities (PF) and the Butterfield Sports Park Expansion site would have a General Plan land use designation of Public Facilities and a zoning designation of Public Facilities (PF). With the annexation and USA amendment for APN 825-06-022, this parcel would continue to have a Morgan Hill General Plan land use designation of Residential Attached Low and would have a zoning designation of Residential Attached Low Density (RAL-3,500). No new development is proposed for APN 825-06-022, and existing residential uses would continue unchanged. The proposed project also includes annexation of the portion of Murphy Avenue adjacent to the eastern boundary of APN 817-13-037 into the City limits.

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 conserve approximately 10 acres of upper hillside land either by a deed restriction or dedication to 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 Mountain.