



NOTICE OF AVAILABILITY of a DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN THAT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THE CITY OF MORGAN HILL HAS PREPARED A DRAFT ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MORGAN HILL ANNEXATION AND URBAN SERVICE AREA AMENDMENT PROJECT FILED UNDER APPLICATIONS USA2025-0001, USA2025-0002, ANX2025-0001, ANX2025-0002, GPA2026-0003, ZA2026-0005, ZA2026-0006, EA2025-0009 AND EA2025-0010

The Morgan Hill Annexation and Urban Service Area Amendment EIR and associated documents are available for review online at the City's project website page: <https://www.morganhill.ca.gov/2675/Annexations>. Project documents are also available at the following locations:

City Hall
17575 Peak Avenue, Morgan Hill, CA 95037
(408) 779-7271

Morgan Hill Library
660 W Main Avenue, Morgan Hill, CA 95037
(408) 779-3196

The purpose of an Environmental Impact Report is to inform decision-makers and the general public of the environmental impacts of a proposed project that an agency (in this case, the City of Morgan Hill) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and its potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) for avoiding or reducing significant impacts; and (3) consider alternatives to the proposed project.

PROJECT 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.

Pursuant to CEQA Guidelines Section 15087(c)(6), APN 817-13-037 is listed on a hazardous materials database due to a closed Cleanup Program site located within the site boundary. The other parcels included in the project are not listed on any of the lists of sites compiled under Section 65962.5 of the Government Code concerning hazardous waste or hazardous waste disposal.

PROPOSED PROJECT

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). No new development is proposed for APN 825-06-022, and existing residential uses would continue unchanged.

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.

SUMMARY OF IMPACTS

The Draft EIR found that impacts related to biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous wastes, and tribal cultural resources would be significant but mitigable to a less than significant level. No significant and unavoidable impacts were identified.

PUBLIC REVIEW PERIOD

The City of Morgan Hill is making this Draft EIR available in accordance with CEQA for a 45-day review and comment period.

The Public Review Period begins on June 5, 2026, and ends on July 20, 2026.

During the comment period, written comments may be submitted in the following ways:

- By post mail to Attn: Adam Paszkowski, Planning Manager, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037
- By email to adam.paszkowski@morganhill.ca.gov with the subject line "Morgan Hill Annexation and USA Amendment Project Draft EIR Comment"

Comments must be received electronically or postmarked on or before July 20, 2026, by 5:00 PM. The City of Morgan Hill will prepare a Final EIR, which will include responses to comments received during the comment period.

COMMUNITY OPEN HOUSE

The City of Morgan Hill invites you to participate in a community open house to provide an opportunity for the public to submit verbal comments on the Draft EIR.

DATE: **Tuesday, July 7, 2026**
TIME: **6:00 PM**
VIRTUAL MEETING: <https://bit.ly/AnnexationEIR> or by calling in to: **1-669-900-9128** then enter the meeting ID: **811 1020 2377#**

NOTICE IS ALSO GIVEN, pursuant to California Government Code Section 65009, that any challenge of the above-referenced EIR in court may be limited to issues raised during this public review period or prior to the public hearing on this matter. The time within which judicial review must be sought of the action by the City Council on this EIR is governed by the provisions of Section 21167 et seq. of the California Public Resources Code and Section 15112 of the CEQA Guidelines.