

**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: DePaul Residences Project**

Lead Agency: City of Morgan Hill, Development Services Department Contact Person: Joey Dinh  
Street Address: 17575 Peak Avenue Phone: (408) 310-4671  
City: Morgan Hill Zip: 95037 County: Santa Clara

**Project Location:** County: Santa Clara City/Nearest Community: Morgan Hill

Cross Streets: Cochrane Road and DePaul Drive Zip code: 95037

Lat/Long: 37 ° 09 ' 05.81 " N 121 ° 38 ' 53.01 " W Total Acres: 15.8

Assessor's Parcel No. Portions of 728-31-017 and -019 Section: 16 Twp: 9S Range: 3E Base: MDBM

Within 2 miles: State Hwy#: 101 Waterways: Madrone Channel, Coyote Creek, Llagas Creek

Airports: N/A Railways: UPRR Schools: Live Oak High School, Sobrato High School, Stratford School, Central High School, Crossroads Christian School, Shadow Mountain Baptist School, Morgan Hill Preschool Academy, Britton Middle School, P.A. Walsh STEAM Academy, St. Catherine's School, Nordstrom Elementary School

**Document Type:**

- CEQA:  NOP  Draft EIR NEPA:  NOI Other:  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: Design Review

**Development Type:**

- Residential: Units 105 Acres 7.36  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 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 \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: Stormwater Detention and Quality, Open Space, and Private Streets

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

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

**Present Land Use/Zoning/General Plan Designation:** The approximately 15.8-acre project site currently consists of a vacant field with a driveway off of Cochrane Road and an unpaved private roadway that encircles the eastern portion of the project site. The City of Morgan Hill General Plan designates the site as General Commercial and the site is zoned Planned Unit Development (PUD), Administrative Office (CO), and Highway Commercial (CH).

**Project Description:** The proposed project would include subdivision of the project site into 114 lots that would be developed with 105 detached single-family residences. Each residential unit would include a two-car garage. A total of 158 street parking spaces would be available for guests of the single-family residences. In addition, the proposed project would include a 2.27-acre stormwater detention basin, 0.47-acre stormwater quality management area, and approximately 0.49-acre of common open space. Site access would be provided by two new driveways off of DePaul Drive to the east and a new internal roadway system. The project would require the approval of a Vesting Tentative Map and Design Review.

## Reviewing Agencies Checklist

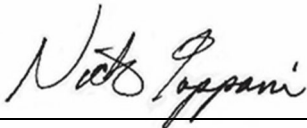
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input 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 # 3
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	Other: _____

### Local Public Review Period

Starting Date February 6, 2026 Ending Date March 9, 2026

Lead Agency: City of Morgan Hill Applicant: Brian Pianca  
Consulting Firm: Raney Planning & Management, Inc. Address: 415 Mission Street, 45th Floor  
Address: 1501 Sports Drive, Suite A City/State/Zip: San Francisco, CA 94105  
City/State/Zip: Sacramento, CA 95834 Phone: ( 415 ) 948-1395  
Contact: Nick Pappani, Vice President  
Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative:  Date: February 2, 2025

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