

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 # 2026020243

Project Title: DePaul Residences Project

Lead Agency: City of Morgan Hill, Development Services Department Contact Person: Tiffany Brown
Street Address: 17575 Peak Avenue Phone: (408) 310-4655
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 [x] 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:

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 [x] Land Division (Subdivision, etc.) [x] Other: Design Review

Development Type:

[x] 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
[x] 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 [x] Traffic/Circulation
[x] Agricultural Land/Forest [] Flood Plain/Flooding [] Recreation/Parks [] Vegetation
[x] Air Quality [] Forest Land/Fire Hazard [] Schools/Universities [] Water Quality
[] Archeological/Historical [x] Geologic/Seismic [] Septic Systems [] Water Supply/Groundwater
[x] Biological Resources [x] 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 [x] Toxic/Hazardous [x] 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".

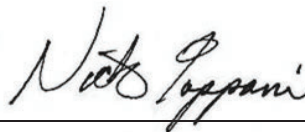
<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input 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 May 29, 2026 Ending Date July 13, 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: May 29, 2025

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