

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing 70
West Hedding Street, 7th Floor
San Jose, California 95110



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 15395 SYCAMORE DRIVE PROJECT

File Number: PLN24-246-SB330

The County of Santa Clara (“County”) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the 15395 Sycamore Drive Project (“project”). The County requests your input on the scope and content of the environmental information to be included in the DEIR for the project. A brief description of the project, its location, and a summary of the potential environmental effects are provided below. Approval of the project will require actions by the County, including the preparation and certification of a Final EIR and Subdivision and Grading Approval.

A Public Scoping/Community Meeting to solicit oral comments on the scope and content of the EIR will be held virtually via Zoom at <https://sccgov-org.zoom.us/j/87648299476> on **April 15, 2026, at 6:00 p.m.** The County is also soliciting written comments. The deadline to submit written comments is **April 29, 2026, at 5:00 p.m.**; however, an early response would be appreciated. Please send your response to:

County of Santa Clara Department of Planning and Development
Attention: Lara Tran, Senior Planner
County Government Center
70 W. Hedding Street, 7th Floor, East Wing, San Jose, CA 95110
Email: lara.tran@pln.sccgov.org

Prepared by:
Lara Tran
Senior Planner

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Lara Tran
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Signature

3/26/2026

Date

Approved by:
Anastazia Aziz
Interim Deputy Director of
Planning and
Development, Planning
Services

Signed by:
Anastazia Aziz
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Signature

3/26/2026

Date

Introduction

As the lead agency, the County of Santa Clara (“County”) will analyze the potential environmental impacts associated with the Petal Fields project (“project”) pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.) and its implementing regulations, the CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.). The project applicant is proposing construction of 23 residential units located at 15395 Sycamore Drive in unincorporated Santa Clara County (County), adjacent to the City of Morgan Hill, on approximately 4.8 acres. The project is being processed by the County pursuant to Senate Bill (SB) 330.

Project Location

The project is located at 15395 Sycamore Drive in southern unincorporated Santa Clara County, adjacent to the City of Morgan Hill. The site is designated as Assessor’s Parcel Number 773-31-041 and is located between Sycamore Drive to the south and Sunnyside Avenue to the east. The location of the project is shown in Figure 1.

Project Description

The project would develop 23 residential dwelling units, including 17 single family detached units, and 6 duet units deed-restricted to be affordable to low-income households; an onsite water system consisting of two wells; a community septic system with leach field; onsite stormwater management infrastructure; open space; utility infrastructure; and circulation and parking. The project proposes to dedicate additional rights-of-way to the City and to the County along Sunnyside Avenue and along Sycamore Drive. The project would be constructed in a single phase over approximately 14 months.

All existing site infrastructure would be demolished and/or abandoned, including approximately 15,406 square feet of existing structures, a groundwater well, four water tanks, and a below-grade septic tank. Table 1 outlines the various project components and acreages associated with each component.

Table 1. Proposed Project Components Summary

Project Component	Acres
Single-Family Detached Units	1.07
Duet Units – Deed Restricted Low Income	0.17
Sunnyside Avenue Right-of-Way dedicated to City	0.38
Sunnyside Avenue Right-of-Way dedicated to County	0.31
Sycamore Drive Right-of-Way dedicated to County	0.24
Private Street – Street A	0.87
Water System (Parcel A - Common Area)	0.24
Bioretention Pond (Parcel B – Common Area)	0.26
Community Septic System (Parcel C - Common Area)	0.45
Storm Drain Easement and Overland Release Easement	0.05
Total Project Site	4.8

Required Project Approvals

In addition to certification of a Final EIR, the County Planning Commission will need to approve the Major Subdivision and Grading Approval application for the project to proceed.

Potential Environmental Effects of the Project

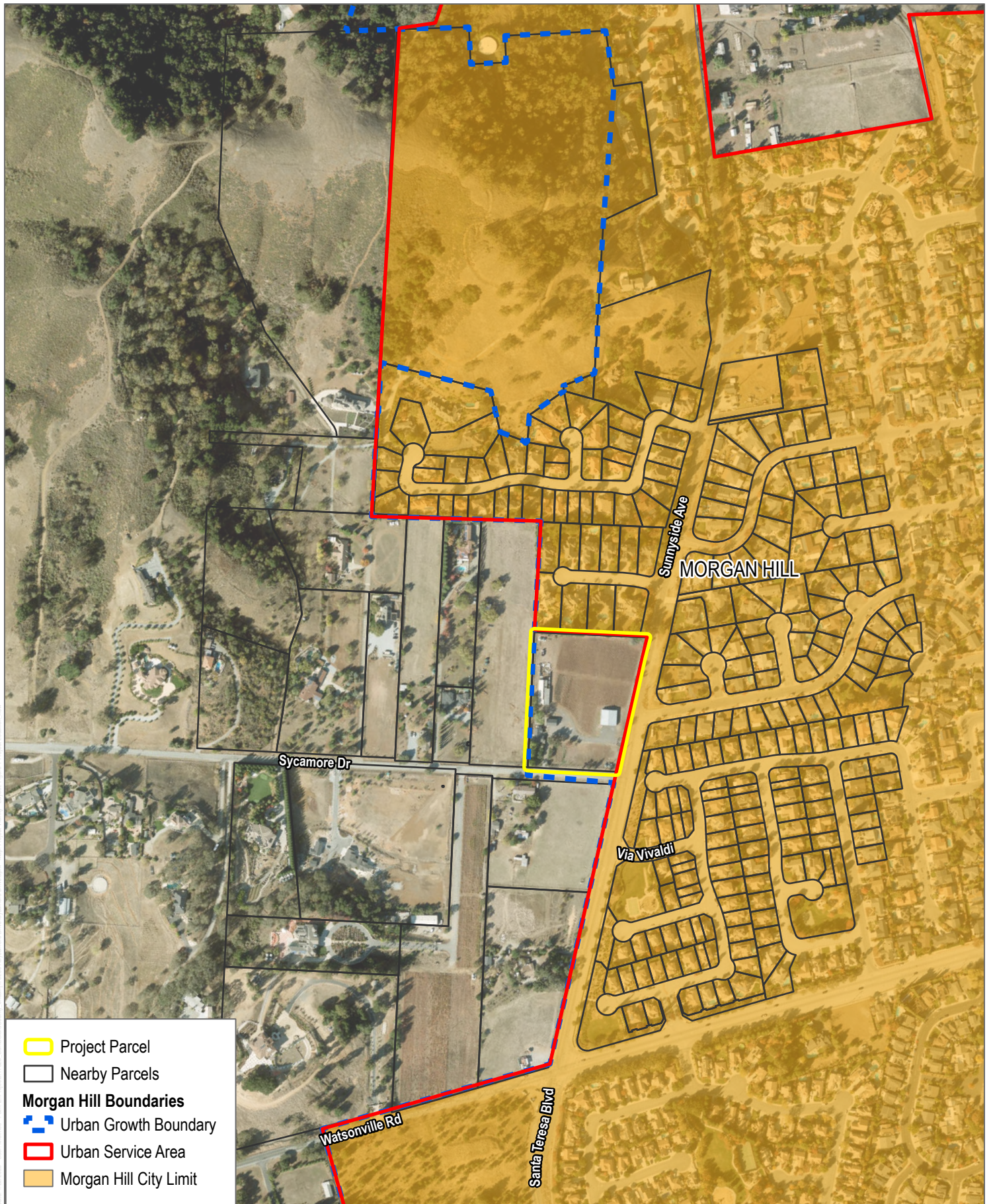
The EIR will consider the effects of this project on the following environmental resources:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The County welcomes all input on the scope and content of the EIR in response to this Notice of Preparation, and especially welcomes responses that will assist the County in:

- 1) Identifying potentially significant environmental impacts raised by the project; and
- 2) Identifying and evaluating potential alternatives to the proposed project and mitigation measures that could avoid or reduce potentially significant impacts associated with the project.

If you represent an agency that may rely upon the EIR for project approval and/or tiering, the County is particularly interested in what information may be helpful for these purposes.



- Project Parcel
- Nearby Parcels
- Morgan Hill Boundaries**
- Urban Growth Boundary
- Urban Service Area
- Morgan Hill City Limit

SOURCE: Esri Imagery; Santa Clara County

FIGURE 1
Project Location
 15395 Sycamore Drive