

# 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

<b>SCH #</b>
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## Project Title: 15395 Sycamore Drive

Lead Agency: County of Santa Clara Contact Person (Name and Title): Lara Tran, Senior Planner  
Mailing Address: 70 W. Hedding Street, 7th Floor, East Wing Phone and Email: lara.tran@pln.sccgov.org  
City: San Jose, CA Zip: 95110 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Unincorporated Santa Clara County; adjacent to the City of Morgan Hill

Cross Streets: Sunnyside Avenue Zip Code: 95037

Longitude/Latitude (degrees, minutes and seconds)\*: 37 ° 05 ' 50.46" N / 121 ° 38 ' 58.96" W Total Acres: 4.8

Assessor's Parcel No.: 773-31-041 Section: 04 Twp.: 10S Range: 3E Base: Mount Diablo

Within 2 Miles: State Hwy #: US 101 Waterways: N/A

Airports: N/A Railways: Caltrain South County Connector Schools: Paradise Valley Engineering Academy

### \* Required field

#### 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: SB 330 Housing Accountability Act

#### Development Type:

Residential: Units\* 23 Acres\* 4.8  
 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\* community wastewater treatment MGD\* 0.00483  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type\* \_\_\_\_\_  
 Water Facilities: Type\* new public water system, ground water wells MGD\* 0.0125  Other: \_\_\_\_\_

### \* Required field based on Development Type selected

#### Project Issues Discussed in Document:

Aesthetics  Energy  Mandatory Findings of Significance  Solid Waste  
 Agriculture and Forestry  Fiscal Impacts  Mineral Resources  Transportation  
 Air Quality  Flood Plain/Flooding  Noise  Tribal Cultural Resources  
 Biological Resources  Geology/Soils  Population/Housing  Utilities/Service Systems  
 Coastal Zone  Greenhouse Gas Emissions  Public Services  Vegetation  
 Cultural Resources  Growth Inducement  Recreation  Wetland/Riparian  
 Cumulative Effects  Hazards/Hazardous Materials  Schools/Universities  Wildfire  
 Drainage/Absorption  Hydrology/Water Quality  Septic System  Other: \_\_\_\_\_  
 Economic/Jobs  Land Use/Planning  Sewer Capacity \_\_\_\_\_

#### Present Land Use/Zoning/General Plan Designation:

Land Use; Rural single family/ Zoning; Rural Residential/ General Plan Designation; Rural Residential with Scenic Roads combining district

#### Project Description: (please use a separate page if necessary)

The 15395 Sycamore Drive Project proposes demolition of all existing onsite structures and construction of 23 residential units on an approximately 4.8-acre site in unincorporated Santa Clara County, adjacent to the City of Morgan Hill. The project includes 17 single-family detached homes and 6 duet units that would be deed-restricted as affordable to low-income households. Improvements include a privately maintained internal loop road, onsite water supply via two new groundwater wells, a community wastewater treatment system with leach field, onsite stormwater management facilities including a bioretention pond, utility infrastructure, and pedestrian improvements. The project would dedicate additional right-of-way along Sycamore Drive and Sunnyside Avenue, including new sidewalks.

The Project is being processed under SB 330 (Housing Crisis Act) as a Builder's Remedy project, and would require approval of a Tentative Subdivision Map, grading permits, and certification of an Environmental Impact Report (EIR).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## 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 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 type="checkbox"/> Caltrans District # _____	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input 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 checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" 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 checked="" 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 March 30, 2026 Ending Date April 29, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>The Latala Group</u>
Address: <u>853 Lincoln Way, Suite 105</u>	Address: <u>305 Vineyard Town Center, #393</u>
City/State/Zip: <u>Auburn CA 95603</u>	City/State/Zip: <u>Morgan Hill, CA 95037</u>
Contact (Name and Title): <u>Katherine Waugh, Senior Project Manager</u>	Contact (Name and Title): <u>Paul Latala, CEO</u>
Phone: <u>530.863.4642</u>	Phone: <u>408-515-9205</u>
Email: <u>kwaugh@dudek.com</u>	Email: <u>paul@latalahomes.com</u>

Signature of Lead Agency Representative: \_\_\_\_\_  
DocuSigned by: Lara Tran Date: 3/25/2026  
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.