

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: Petal Fields Project

Lead Agency: County of Santa Clara Contact Person (Name and Title): Joanna Wilk
Mailing Address: 70 W. Hedding Street Phone and Email: 408.299.5799, joanna.wilk@pln.sccgov.org
City: San Jose, CA Zip: 95110 County: Santa Clara

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

Cross Streets: Burnett Avenue and Freeway Vista Road; Peebles Avenue and Clayton Avenue Zip Code: 95037

Longitude/Latitude (degrees, minutes and seconds)*: 37 09 20.29" N / 121 39 50.34" W Total Acres: 134.52

Assessor's Parcel No.: Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: U.S. 101 Waterways: N/A

Airports: N/A Railways: N/A Schools: Stratford School

* Required field

Document Type:

CEQA: [X] 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:

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.) [] Other:

Development Type:

[X] Residential: Units* 838 Acres* 134.52
[] 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*
[] Water Facilities: Type* MGD* [] Other:

* Required field based on Development Type selected

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Rural residential, greenhouses, orchards/Zoning: A-40Ac-cv; GP: Agriculture Large Scale

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

The Petal Fields Project (project) would include development of 838 residential dwelling units, including 523 single family detached units, 145 single family attached units, and 170 multi-family rental units; open space; utility infrastructure; and circulation and parking. Of the multi-family rental units, twenty percent would be below market rate units. The proposed project includes construction of a 3.5-mile-long water line extension and onsite wastewater facility. The project would be constructed in multiple phases over a total of two years and seven months from 2028 to 2030. Project components would be concentrated within the approximately 134.52-acre project area. All existing site improvements would be demolished.

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 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>2</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 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 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"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 14, 2026 Ending Date May 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Peebles Burnett Venture, LLC</u>
Address: <u>1810 13th Street #110</u>	Address: <u>PO Box 472</u>
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: <u>Morgan Hill, CA 95038</u>
Contact (Name and Title): <u>Brian Grattidge, Senior Project Manager</u>	Contact (Name and Title): <u>Chris Borello, President</u>
Phone: <u>916.438.5312</u>	Phone: <u>408.710.7069</u>
Email: <u>bgrattidge@dudek.com</u>	Email: <u>chris@borellofamily.com</u>

Signature of Lead Agency Representative:  _____ Date: 4/6/26

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