

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 PETAL FIELDS PROJECT**

File Number: PLN24-210-SB330

The County of Santa Clara (“County”) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Petal Fields Project (“project”). The County requests your input on the scope and content of the environmental information to be included in the EIR 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 of Santa Clara, including the preparation and certification of a Final EIR.

A Public Scoping/Community Meeting to solicit oral comments on the scope and content of the EIR will be held virtually via Zoom (visit plandev.santaclaracounty.gov/SB330-projects for the Zoom link) on **April 14, 2026, beginning at 6:00pm**. The County is also soliciting written comments. The deadline to submit written comments is May 14, 2026, at 5:00pm; however, an earlier response, if possible, would be appreciated. Please send your comments to:

County of Santa Clara Planning Office
Attention: **Joanna Wilk, Principal Planner**
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Prepared by:
Joanna Wilk
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Signature

3/25/2026

Date

Approved by:
Jacqueline Onciano
Director of Planning and
Development

Signed by:
Jacqueline R. Onciano
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Signature

3/27/2026

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, Peebles Burnett Venture, LLC, is proposing construction of a new subdivision with 838 housing units located at 330 Burnett Avenue in unincorporated Santa Clara County, adjacent to the City of Morgan Hill, on approximately 135 acres. The project is being processed by the County pursuant to Senate Bill (SB) 330.

Project Location

The project is located at 330 Burnett Avenue in southern unincorporated Santa Clara County, adjacent to the City of Morgan Hill. The project site is between Burnett Avenue and Peebles Road and Peebles Road and Madrone Parkway. The project site includes Assessor Parcel Numbers (APNs) 726-37-003, 726-37-004, 726-37-007, 726-39-001, 726-39-002, a portion of 726-39-008, 726-39-009, 726-39-010, 726-40-001, 726-40-002, 726-40-003, 726-40-006, 726-40-007, 726-40-008, 726-40-013. Existing uses on the site include 1,737,222 square feet of greenhouse buildings, 60,449 square feet of residential buildings, 484,086 square feet of paved areas, and orchards. The location of the project is shown in Figure 1.

Project Description

The 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.

Required Project Approvals

In addition to certification of a Final EIR, the County Planning Commission must 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
- Mineral Resources
- Noise
- Population and Housing

- Public Services
 - Recreation
 - Transportation
 - Tribal Cultural Resources
 - Utilities
 - Wildfire
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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.

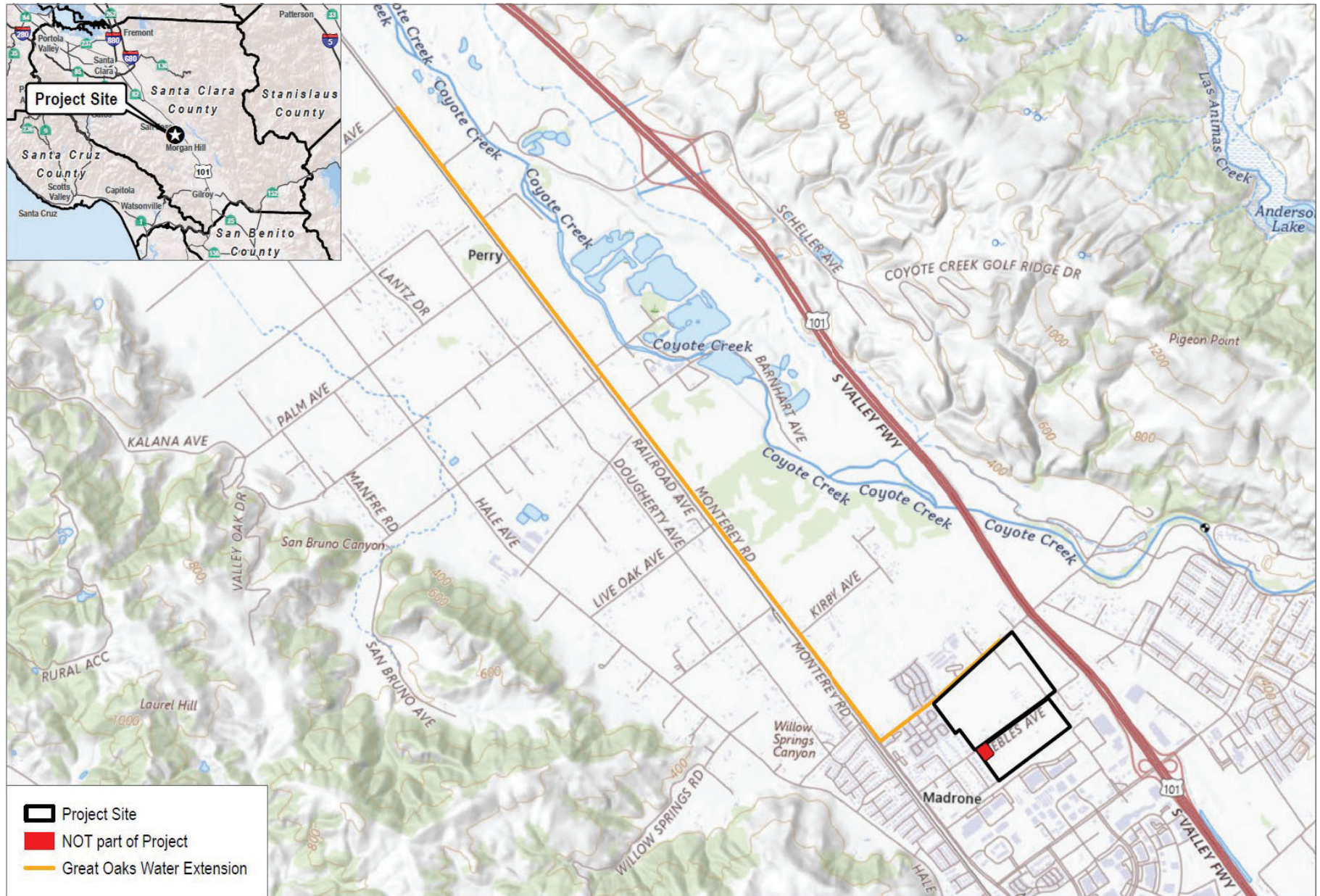


Figure 1
Project Location