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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 600 WEST EDMUNDSON AVENUE PROJECT

File Number: PLN25-031-SB330

The County of Santa Clara ("County") will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the 600 West Edmundson Avenue 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, 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 (https://plandev.santaclaracounty.gov/services/planning-services/projects/sb330-housing-development-projects/projects-under-CEQA-review for the Zoom link) on **July 28, 2026, beginning at 6:00 p.m.** The deadline to submit written comments is **August 14, 2026, at 5:00 p.m.**; however, an earlier response, if possible, would be appreciated. Please send your comments to:

County of Santa Clara Planning Office
Attention**: Lara Tran, Senior Planner**
County Government Center
70 West Hedding Street, 7th Floor, East Wing, San Jose, CA 95110
E-mail: lara.tran@pln.sccgov.org

Prepared by:
Lara Tran
Senior Planner

DocuSigned by: Lara Tran 747B96A85CB94DC... — ***Signature*** — 7/13/2026 — ***Date***

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

Signed by: Anastazia Aziz 6B1BF07E3FBC4DA... — ***Signature*** — 7/13/2026 — ***Date***

Board of Supervisors: Sylvia Arenas, Betty Duong, Otto Lee, Susan Ellenberg, Margaret Abe-Koga
County Executive: James R. Williams

Introduction

As the lead agency, the County of Santa Clara ("County") will analyze the potential environmental impacts associated with the 600 West Edmundson Avenue 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. §15000 et seq.). The project applicant is proposing construction of a new subdivision with 52 housing units located at 600 West Edmundson Avenue in unincorporated Santa Clara County, adjacent to the City of Morgan Hill, on approximately 13.3 acres. The project is being processed by the County pursuant to Senate Bill (SB) 330.

Project Location

The project is located at 600 West Edmundson Avenue in southern unincorporated Santa Clara County, adjacent to the City of Morgan Hill. The project site is designated as Assessor's Parcel Number (APN) 767-20-015 and is located between West Edmundson Avenue to the north and McKelvy Lane to the south. The location of the project is shown in Figure 1.

Project Description

The project consists of development of a residential subdivision with a total of 52 housing units, including 40 single-family detached units and 12 duet (attached) units; an on-site public water system consisting of two wells and two water storage tanks; on-site wastewater treatment and disposal facilities, including treatment units, septic tanks, lift station components, and leach fields; on-site stormwater management infrastructure; open space; utility infrastructure; fire protection infrastructure; and circulation and parking. Of the 12 duet units, 11 units would be deed-restricted affordable housing for low-income households. The project also includes dedication of approximately 0.40 acres of public right-of-way and proposes widening of West Edmundson Avenue along the project frontage to accommodate access to the project site. The project would be constructed in a single phase over approximately two years. Table 1 outlines the various project components and acreages associated with each component.

Table 1. Proposed Project Components Summary

Project Component	Area (acres)
Single-Family Residential Lots	5.7
Duet Residential Lots	0.6
Proposed Open Space	0.3
Proposed Private Streets	3.0
Private Utilities	3.7
Total Project Site	**13.3**

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.

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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 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.

Board of Supervisors: Sylvia Arenas, Betty Duong, Otto Lee, Susan Ellenberg, Margaret Abe-Koga
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Figure 1
Project Location