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: 600 West Edmundson Avenue Project

Lead Agency: County of Santa Clara | Contact Person (Name and Title): Lara Tran, Senior Planner
Mailing Address: 70 West Hedding Street | Phone and Email: 408.299.5759; 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: McKelvey Lane | Zip Code: 95037
Longitude/Latitude (degrees, minutes and seconds)*: 37 ° 06 ′ 26.72 ″ N / 121 ° 39 ′ 06.01 ″ W Total Acres: 13.3
Assessor's Parcel No.: 767-20-015 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: US 101 | Waterways: Little Llagas Creek; Machado Creek; Llagas Creek
Airports: N/A | Railways: Caltrain South County Connector | Schools: Oakwood School; Barrett Elementary School

*** 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: Grading; SB 330

Development Type:

☒ Residential: Units* 52 Acres* 13.3
☐ Office: Sq.ft.* Acres* Employees*
☐ Commercial: Sq.ft.* Acres* Employees*
☐ Industrial: Sq.ft.* Acres* Employees*
☐ Educational:
☐ Recreational:
☒ Water Facilities: Type* On-Site Public Water System MGD* 0.027
☐ Transportation: Type*
☐ Mining: Mineral*
☐ Power: Type* MW*
☒ Waste Treatment: Type* On-Site Wastewater Treatment MGD* 0.0213
☐ Hazardous Waste: Type*
☐ 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: Undeveloped / Zoning: Rural Residential / General Plan: Rural Residential

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

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. The project is being processed under Senate Bill 330 (Housing Crisis Act) as a Builder's Remedy project, and would require approval of a Major Subdivision and Grading and certification of an Environmental Impact Report and adoption of a Mitigation Monitoring and Reporting Program.

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 and "**X**". If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	X	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
____	Caltrans District # ____	X	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 3
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	X	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 3	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
X	Housing & Community Development	____	Other: ____
X	Native American Heritage Commission		

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

Starting Date July 14, 2026 Ending Date August 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Dudek
Address: 725 Front Street, Suite 400
City/State/Zip: Santa Cruz, CA 95060
Contact (Name and Title): Catherine Wade, Project Manager
Phone: 831.600.1410
Email: cwade@dudek.com

Applicant: The Latala Group
Address: 305 Vineyard Town Center, #393
City/State/Zip: Morgan Hill, CA 95037
Contact (Name and Title): Paul Latala, CEO
Phone: 408.515.9205
Email: paul@latalahomes.com

Signature of Lead Agency Representative: DocuSigned by: Lara Tran 747B96A85CB94DC... **Date:** 7/13/2026

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