

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 FOUNTAIN OAKS RANCH PROJECT

File Number: PLN25-073-SB330

The County of Santa Clara (County) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Fountain Oaks 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 (visit <https://plandev.santaclaracounty.gov/sb330-projects> for the Zoom link) on **Wednesday, August 12, 2026, beginning at 6:00 p.m.** The County is also soliciting written comments. The deadline to submit written comments is Monday, **August 31, 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: **Charu Ahluwalia, Senior Planner**
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 70 West Hedding Street, 7th Floor, East Wing, San Jose, CA 95110
 E-mail: charu.ahluwalia@pln.sccgov.org

Prepared by:
 Charu Ahluwalia
 Senior Planner

DocuSigned by:

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7/29/2026

Signature

Date

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

Signed by:

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7/29/2026

Signature

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 will analyze the potential environmental impacts associated with the Fountain Oaks Ranch 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 219 housing units on approximately 54.9 acres. The project is being processed by the County pursuant to Senate Bill (SB) 330.

Project Location

The project is located at 2215 and 2880 Tennant Avenue in southern unincorporated Santa Clara County, near the City of Morgan Hill. The project site is designated as Assessor’s Parcel Numbers (APNs) 817-20-008 and 817-20-010 and is located along the north side of Tennant Avenue and the east side of Hill Road. 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 219 housing units, including 175 single-family detached units and 44 duet (attached) units; an on-site public water system consisting of groundwater wells and water storage tanks; community on-site wastewater treatment and disposal facilities, including a treatment system and leach field; on-site stormwater management infrastructure; utility infrastructure; and circulation and parking improvements. The project includes construction of private internal streets and sidewalks to provide access to residential lots and common areas. Common area improvements would include landscaped private open spaces, a private neighborhood park, and stormwater detention basins. The project would also include installation of electrical and telecommunications infrastructure. The proposed residences would operate solely on electric power; no natural gas infrastructure would be installed.

As part of the development, the project is proposing to include 44 deed-restricted affordable housing units (duet units) for low-income households. The proposed project also includes dedication of right-of-way along Tennant Avenue and Hill Road, as well as frontage improvements such as roadway widening, curb, gutter, and sidewalk installation. The project would be constructed in a single phase over approximately three years. Table 1 outlines the various project components and acreages associated with each component.

Table 1. Proposed Project Components Summary

Project Component	Acres
Private Residential Lots (Lots 1 through 219)	25.8
Private Streets (Parcels 1 through 15)	10.6
Tennant Avenue Right-of-Way Dedication	2.8
Hill Road Right-of-Way Dedication	0.8
Existing USA Water Pipeline Easement, Detention Basin, Tennant Creek Open Space/Riparian Corridor and Private Open Space (Parcel A)	4.5

Table 1. Proposed Project Components Summary

Project Component	Acres
Detention Basin and Ornamental Landscaping (Parcel B)	1.6
Existing Home, Garage & Barn (Parcel C)	2.7
Wastewater Treatment, Leaching Field & Private Open Space (Parcel D)	3.4
Conform Grading and Ornamental Landscaping (Parcel E, K and N)	0.4
Private Neighborhood Park and Open Space (Parcel F)	0.7
Existing PG&E Easement/Private Open Space (Parcels G through J, L)	0.7
Private Open Space and Ornamental Landscaping (Parcel M)	0.3
Water Well & Tank Facilities (Parcel O)	0.4
Stormwater Conveyance (Parcel P)	0.1
Total Project Site	54.9

Required Project Approvals

In addition to certification of a Final EIR, the County 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
- Noise and Vibration
- Population and Housing
- Public Services and 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.

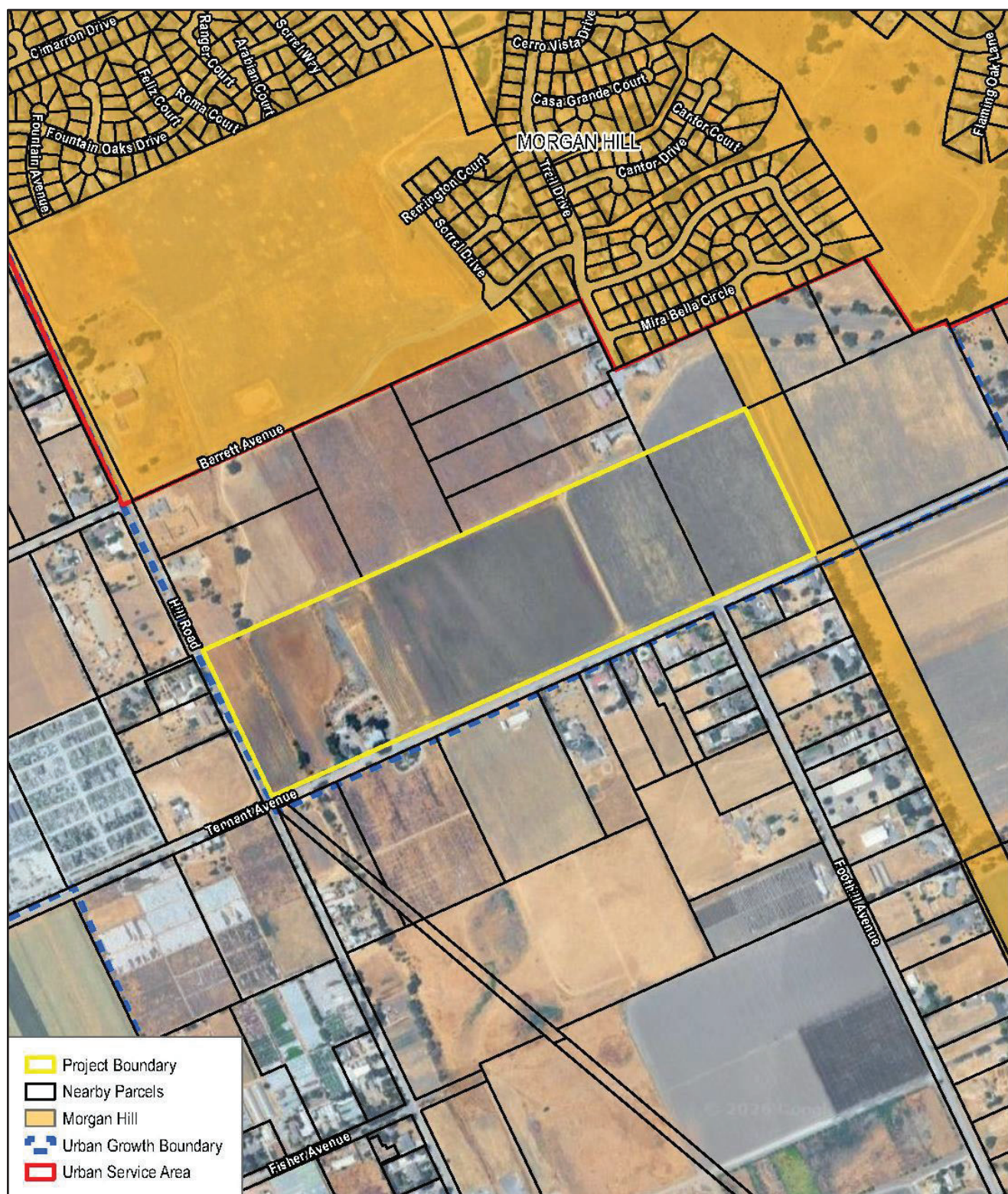


Figure 1
Project Location