

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: Fountain Oaks Ranch

Lead Agency: Santa Clara County

Contact Person (Name and Title): Charu Ahluwalia, Senior Planner

Mailing Address: 70 West Hedding Street, 7th Floor, East Wing

Phone and Email: (408) 299-5740, charu.ahluwalia@pln.sccgov.org

City: San Jose

Zip: 95110

County: Santa Clara

Project Location: County: Santa Clara

City/Nearest Community: Unincorporated Santa Clara County; near City of Morgan Hill

Cross Streets: Tennant Avenue, Hill Road

Zip Code: 95037

Longitude/Latitude (degrees, minutes and seconds)*: 37 ° 7 ' 48.6 " N / 121 ° 36 ' 11.3 " W Total Acres: 54.9

Assessor's Parcel No.: 817-20-008 and 817-20-010

Section: _____

Twp.: 9 South

Range: 3 East

Base: Mount Sizer

Within 2 Miles: State Hwy #: US 101

Waterways: Tennant Creek, Foothill Creek, Corralitos Creek, East Little Llagas Creek

Airports: n/a

Railways: Caltrain South County Connector

Schools: Barrett Elem, Nordstrom Elem, Live Oak High, El Toro Health Science Academy

* 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 Housing Accountability Act

Development Type:

☒ Residential: Units* 219

Acres* 54.9

☐ 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* _____

On-Site Wastewater Treatment

MGD* 0.046

☐ Recreational: _____

☐ Hazardous Waste: Type* _____

☒ Water Facilities: Type* _____

On-Site Public Water System

MGD* 0.116

☐ 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:

Existing land use: one single family home, agricultural structures, well and septic system. Zoning: Exclusive Agriculture, 20-acre lot size minimum General Plan: Agriculture Medium Scale

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

Construct 175 single-family residential units and 44 duet (attached) residential units, totaling 219 residential units units; along with utility infrastructure including water supply, wastewater treatment facilities with leach fields, and storm drainage systems. and circulation and parking on approximately 54.9 acres. Common area improvements would include a detention basin, neighborhood park, and landscaped open space parcels. All of the 44 duet units would be deed-restricted affordable housing for low-income households. The existing structures at 2215 Tennant Avenue would remain. The project would also dedicate right-of-way to the County along Tennant Avenue and Hill Road. The project would be constructed in a single phase over approximately 3 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 permit.

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".

☒ Air Resources Board	☒ 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 # <u>4</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>3</u>
☐ 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	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date July 31, 2026 Ending Date August 31, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>The Latala Group</u>
Address: <u>853 Lincoln Way Suite 105</u>	Address: <u>305 Vineyard Town Center, Unit 393</u>
City/State/Zip: <u>Auburn CA 95603</u>	City/State/Zip: <u>Morgan Hill, CA 95037</u>
Contact (Name and Title): <u>Katherine Waugh, Senior Project Manager</u>	Contact (Name and Title): <u>Paul Latala, CEO</u>
Phone: <u>530.863.4642</u>	Phone: <u>408-515-9205</u>
Email: <u>kwaugh@dudek.com</u>	Email: <u>paul@latalahomes.com</u>

Signature of Lead Agency Representative: Charu Ahluwalia Date: 7/30/2026

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