

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: 1320 NORTH DIANA AVENUE HOUSING PROJECTLead Agency: Santa Clara CountyContact Person: Samuel GutierrezMailing Address: 70 W. Hedding Street 7th Floor East Wing East WingPhone: 408-299-5787City: San JoseZip: 95110County: Santa Clara**Project Location:** County: Santa Clara County City/Nearest Community: Morgan HillCross Streets: N Diana Ave & Condit RoadZip Code: 95037Longitude/Latitude (degrees, minutes and seconds): 37 ° 08 ' 20.5 " N / 121 ° 37 ' 57.2 " W Total Acres: _____Assessor's Parcel No.: 728-17-013, 728-17-014, 728-17-015

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 101Waterways: Madrone Channel

Airports: _____

Railways: CaltrainSchools: Nordstrom Elementary Sch**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 Approval**Development Type:**☒ Residential: Units 86 Acres 13.75☐ 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 _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Utilities & Systems**Present Land Use/Zoning/General Plan Designation:**agricultural uses, SFR detached homes, greenhouses, sheds, and ancillary structures. GP: Agriculture Medium Scale.**Project Description:** (please use a separate page if necessary)

The project development area is approximately 13.75 acres and would include development of 86 housing units consisting of 68 single-family detached homes and 18 duet homes. Seven percent of the housing units are proposed to be designated as affordable to extremely low-income households, but the applicant has not provided information as to which unit types and units will be so designated. Two existing residences would remain, while one existing residence and associated structures, including greenhouses, sheds, and ancillary buildings, would be demolished. With the exception of a single residence at 1320 North Diana Avenue, which is proposed to be demolished, all structures on-site are less than 45 years of age. The project is being processed by the County pursuant to Senate Bill

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	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date 8/3/2026 Ending Date 9/2/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>North Diana LLC - Scott Murray</u>
Address: <u>525 B Street, Suite 1700</u>	Address: <u>175 E. Main Ave Ste. 130</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Morgan Hill, CA 95037</u>
Contact: <u>Kara Palm</u>	Phone: <u>408-406-6000</u>
Phone: <u>619-548-3968</u>	

Signature of Lead Agency Representative: _____ Date: 8/3/2026

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