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 PROPOSED PROJECT LOCATED AT 205 WEST MIDDLE AVENUE

File Number: PLN25-133-SB330

The County of Santa Clara ("County") will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the 205 West Middle 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 of Santa Clara, including the preparation and certification of a Final EIR.

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, November 18, 2026, at 6:00 p.m.** The County is also soliciting written comments. The deadline to submit written comments is **Monday, December 7, 2026, at 5:00 p.m.**; however, an earlier response, if possible, would be appreciated. Please send your comments to:

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Attention: **Sherri Takalloo, Senior Planner**
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Prepared by:
Sherri Takalloo
Senior Planner

Signed by: Shahrzad Takalloo 4A6E19F465514E2... 10/30/2026
Signature ***Date***

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

Signed by: Anastazia Aziz 6B1BF07E3FBC4DA... 10/30/2026
Signature ***Date***

Board of Supervisors: Sylvia Arenas, Betty Duong, Otto Lee, Susan Ellenberg, Margaret Abe-Koga
County Executive: James R. Williams11

Introduction

As the lead agency, the County of Santa Clara ("County") will analyze the potential environmental impacts associated with the 205 West Middle Avenue Project ("project") pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 *et seq*.) and its implementing regulations, the CEQA Guidelines (14 Cal. Code Regs. Section 15000 *et seq*.). The project applicant is proposing 100 residential units located at 205 W. Middle Avenue in unincorporated Santa Clara County, adjacent to the boundary of the City of Morgan Hill, on approximately 18.75 acres. The project is being processed by the County pursuant to Senate Bill (SB) 330.

Project Location

The project site is located at 205 West Middle Avenue (APN 779-04-055) in unincorporated Santa Clara County, adjacent to the City of Morgan Hill. The approximately 18.75-gross-acre (17.07-net-acre) project site is located along the north side of West Middle Avenue, west of Monterey Road. As shown in Figure 1, the project site is bounded by West Middle Avenue to the north, Monterey Road to the east, and existing residential and agricultural properties to the north and west. Surrounding land uses generally consist of residential, institutional, and agricultural uses. The project site is currently vacant.

Project Description

The proposed project would involve the subdivision of the approximately 18.75 gross acre project site into 50 residential lots. The proposed project would construct a 100-unit residential development consisting of 45 detached single-family homes and 55 townhomes. The proposed project would reserve 13 townhomes for lower-income households.

In addition to landscaping on each single-family and townhome unit lot, the proposed project would also include a common open space area along the west side of the project site.

According to the Arborist Report, 39 existing trees are identified within the project area, consisting of coast live oaks (Quercus agrifolia), northern California black walnuts (Juglans hindsii), valley oaks (Quercus lobata), and Cootamundra wattle (Acacia baileyana). The reported individual trunk diameters range from 2 to 60 inches, with several trees having multiple trunks. Of these, 37 trees are proposed for removal, while two additional trees are identified as having impacts exceeding 30 percent of their Tree Protection Zones (TPZ).

The proposed project would involve the removal of the existing pole-mounted electrical transformer in the center of the site. The existing on-site agricultural irrigation well would be abandoned as part of the proposed project.

Infrastructure improvements would include the installation of a private water supply via the construction of two new on-site municipal wells in the northeast corner of the project site (adjacent to Monterey Road), along with two 170,000-gallon water storage tanks, and a water system operations building. The proposed project would also install an onsite wastewater treatment system (conventional gravity sewers, leach field and stormwater retention basin).

Offsite improvements would include reconstruction of the bus stop along the Monterey Road frontage and widening of West Middle Avenue with sidewalk and curb improvements.

Required Project Approvals
In addition to certification of a Final EIR, the County will need to 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
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities
- 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.

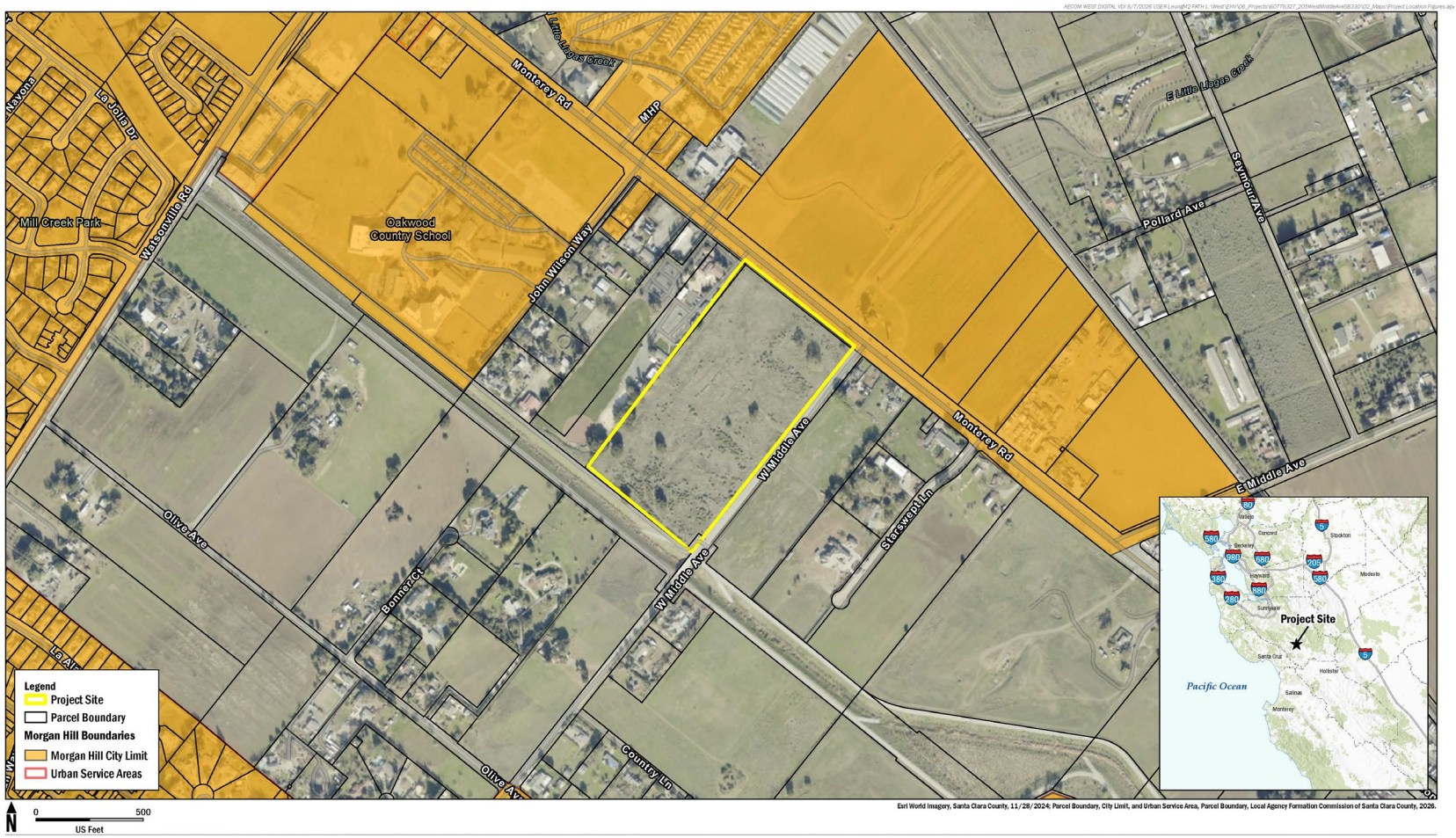

Figure 1
Project Location