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: 205 West Middle Avenue Project

Lead Agency: Santa Clara County | Contact Person: Sherri Takalloo

Mailing Address: County Government Center, 70 West Hedding, 7th Floor, East Wing | Phone: (408) 299-5718

City: San Jose | Zip: 95110 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: Morgan Hill

Cross Streets: Monterey Road | Zip Code: 95037

Longitude/Latitude (degrees, minutes and seconds): 37 ° 06 ′ 07.54 ″ N / 121 ° 37 ′ 46.65 ″ W Total Acres: 18.75

Assessor's Parcel No.: 779-04-055 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: | Waterways: Llagas Creek

Airports: | Railways: Caltrain- San Martin Station | Schools: Oakwood High School, Barrett Elementary School

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:

Development Type:

☒ Residential: Units 100 Acres 18.75
☐ 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 wastewater 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:

Present Land Use/Zoning/General Plan Designation:

Land Use - Vacant; General Plan - Agriculture Medium Scale ; Zoning - A-20Ac and A-20Ac-mh

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

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.

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**".

x	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	x	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
x	Caltrans District # 4		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
x	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission	x	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	x	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	x	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 November 6th, 2026 Ending Date December 7th, 2026

Lead Agency (Complete if applicable):

Consulting Firm: AECOM
Address: 300 Lakeside Drive
City/State/Zip: Oakland, CA, 94612
Contact: Broden Farazmand
Phone: +1-510-768-9095

Applicant: Hengli 14 LLC/ Shizao Zheng
Address: 400 Concar Drive,
City/State/Zip: San Mateo/CA/94402
Phone: 202.257.2014

Signature of Lead Agency Representative: Shahrzad Takalloo **Date:** 11/3/2026

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