

# 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

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|-------------|
| SCH # _____ |
|-------------|

## Project Title: Llagas – Stralata Project

Lead Agency: City of Morgan Hill, Development Services Department Contact Person: Tiffany Brown  
Street Address: 17575 Peak Avenue Phone: (408) 310-4655  
City: Morgan Hill Zip: 95037 County: Santa Clara

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

Cross Streets: 1110 Llagas Road Zip code: 95037

Lat/Long: 37 ° 07 ' 43.5 " N 121 ° 40 ' 34.3 " W Total Acres: 4.48

Assessor's Parcel No. 773-32-013 Section: 29 Twp: 9S Range: 3E Base: MDBM

Within 2 miles: State Hwy#: 101 Waterways: Tilton Creek

Airports: N/A Railways: UPRR Schools: Stratford, Crossroads Christian, Shadow Mountain Baptist, El Toro Elementary, St. Catherine's, Central High.

## 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: Design Review Permit, Tentative Map Amendment, Vacation of Sabini Court right-of-way (16 feet)

## Development Type:

Residential: Units 4 Acres 4.48  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 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 \_\_\_\_\_  
 Other: \_\_\_\_\_

## Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual  Fiscal  Public Services/Facilities  Traffic/Circulation  
 Agricultural Land/Forest  Flood Plain/Flooding  Recreation/Parks  Vegetation  
 Air Quality  Forest Land/Fire Hazard  Schools/Universities  Water Quality  
 Archeological/Historical  Geologic/Seismic  Septic Systems  Water Supply/Groundwater  
 Biological Resources  Greenhouse Gas Emissions  Sewer Capacity  Wetland/Riparian  
 Coastal Zone  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Drainage/Absorption  Noise  Solid Waste  Land Use  
 Economic/Jobs  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Other

**Present Land Use/Zoning/General Plan Designation:** The project site is currently vacant and consists of ruderal grasses and a variety of orchard and native trees. The City's General Plan land use designation for the site is Residential Estate and the zoning designation is Residential Estate (RE 1).

**Project Description:** The proposed project would include a Design Review Permit and Amended Tentative Map to add a fourth lot into an approved three lot single-family residential subdivision. The proposed project would also include an internal drive aisle, a right-of-way dedication for future access improvements, and a right-of-way vacation of Sabini Court along the northern project frontage. The project would be consistent with the General Plan land use and zoning designations.

## 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".

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                    |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction               |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                  |
| <input checked="" type="checkbox"/> California Highway Patrol           | <input type="checkbox"/> Pesticide Regulation, Department of                |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u>        | <input checked="" type="checkbox"/> Public Utilities Commission             |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u>                |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                   |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling & Recovery,                    |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input type="checkbox"/> Department of                                      |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> S.F. Bay Conservation & Development                |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &           |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Mountains Conservancy                              |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> San Joaquin River Conservancy                      |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> Santa Monica Mountains Conservancy                 |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> State Lands Commission                             |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Clean Water Grants                          |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>3</u>   | <input type="checkbox"/> SWRCB: Water Quality                               |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> SWRCB: Water Rights                                |
| <input type="checkbox"/> Forestry & Fire Protection, Department of      | <input type="checkbox"/> Tahoe Regional Planning Agency                     |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Water Resources, Department of          |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____                                       |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____                                       |

## Local Public Review Period

Starting Date May 8, 2020 Ending Date June 8, 2020

**Lead Agency:** City of Morgan Hill **Applicant:** Paul Latala, Latala Homes  
**Consulting Firm:** Raney Planning & Management, Inc. **Address:** 1999 South Bascom Avenue  
**Address:** 1501 Sports Drive, Suite A **City/State/Zip:** Campbell, CA 95008  
**City/State/Zip:** Sacramento, CA 95834 **Phone:** ( 408 ) 505-9205  
**Contact:** Nick Pappani  
**Phone:** ( 916 ) 372-6100

**Signature of Lead Agency Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.