

2019079077

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: Diana Avenue - Mana Residential Development

Lead Agency: City of Morgan Hill

Contact Person: Joey Dinh

Mailing Address: 17575 Peak Avenue

Phone: 408.778.6480

City: Morgan Hill

Zip: 95037

County: Santa Clara

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

Cross Streets: Diana Avenue at Lotus Way Zip Code: 95037

Longitude/Latitude (degrees, minutes and seconds): 37 ° 08 ' 038 " N / 121 ° 38 ' 24 " W Total Acres: 4.84

Assessor's Parcel No.: 726-09-001, 726-09-002

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 101

Waterways: West Little Llagas Creek, Paradise Creek, M

Airports: None

Railways: Caltrain Schools: Barrett, Nordstrom, E Elementary, L.H. Britton Middle, Live Oak High, Walsh STEAM Academy

Document Type:

- CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI [] Other:
Joint Document Final Document Other:
JUL 22 2019

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:

- [x] Residential: Units 24 Acres 4.84
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Residential Detached Medium Density (RDM 7,000)

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

The project applicant is requesting approval for the following on the 4.84-acre site (APNs 726-09-001 and 726-09-002):

- Demolition of two residential units and associated outbuildings;
•Subdivision of the project site into 24 residential lots; and,
•Construction of 24 single-family residential units, public access roads, and a private park.

The proposed project involves the development of 24 residential units on the project site. The lots would vary in size, from 3,862 square feet to 9,228 square feet. The majority of the single-family lots would be sized between 7,000 and 8,000 square feet. The project would include 12 single-story and 12 two-story units, distributed throughout the site to create height variation and a visually interesting appearance within the neighborhood. All of the proposed residential units would include attached garages for two vehicles.

State Clearinghouse Contact:

(916) 445-0613 M.A.

State Review Began: 7-22-2019

SCH COMPLIANCE 8-20-2019

Project Sent to the following State Agencies

- [x] Resources [x] Cal EPA
Boating & Waterways [x] ARB: Airport & Freight
Central Valley Flood Prot. [x] ARB: Transportation Projects
Coastal Comm [x] ARB: Major Industrial/Energy
Colorado Rvr Bd [x] Resources, Recycl.& Recovery
Conservation [x] SWRCB: Div. of Drinking Water
[x] CDFW # 3 [x] SWRCB: Div. Drinking Wtr #
Cal Fire [x] SWRCB: Div. Financial Assist.
Historic Preservation [x] SWRCB: Wtr Quality
[x] Parks & Rec [x] SWRCB: Wtr Rights
Bay Cons & Dev Comm. [x] Reg. WQCB # 3
[x] DWR [x] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[x] NAHC
[x] Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019079077

Please forward late comments directly to the Lead Agency

AQMD/APCD 2012

(Resources: 7/27)

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".

- | | |
|---|--|
| <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 type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input 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 and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date July 22, 2017 Ending Date August 21, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Geier & Geier Consulting, Inc.</u>	Applicant: <u>Mana Hana, LLC.</u>
Address: <u>P.O. Box 5054</u>	Address: <u>175 E. Main Avenue</u>
City/State/Zip: <u>Berkeley, CA 94705</u>	City/State/Zip: <u>Morgan Hill, CA 95037</u>
Contact: <u>Frederick Geier</u>	Phone: _____
Phone: <u>510.644.2535</u>	

Signature of Lead Agency Representative: *Joey Dink* Date: 7/19/19

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