

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: Crosswinds Residential Project

Lead Agency: City of Morgan Hill Contact Person: Gina Paolini
 Mailing Address: 17575 Peak Avenue Phone: 408-310-4676
 City: Morgan Hill Zip: 95037 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Morgan Hill
 Cross Streets: Half Road and Mission View Drive Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 37 ° 09 ' 00 " N / 121 ° 38 ' 32 " W Total Acres: 31.5

Assessor's Parcel No.: 728-30-001, 728-30-002, 728-30-003, 738-30-004 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: US 101 Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Tree Removal Permits</u> |

Development Type:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>269</u> Acres <u>31.5</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

GP: Residential Attached Low, Zoning: Residential Attached Low Density

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

See attached project description.

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".

<input type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" type="checkbox"/> Caltrans District # <u>4</u>	<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 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 January 29, 2021 Ending Date March 17, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates, Inc.</u>	Applicant: <u>The Crosswinds at Morgan Hill LLC</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>385 Woodview Avenue, Suite 100</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>Morgan Hill, CA 95037</u>
Contact: <u>Amber Sharpe, Project Manager</u>	Phone: <u>408-779-5900</u>
Phone: <u>408-454-3409</u>	

Signature of Lead Agency Representative: *Gina Paolini* Date: January 28, 2021

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

SECTION 1.0 PROJECT INFORMATION AND DESCRIPTION

1.1 PROJECT SETTING AND LOCATION

The approximately 31-acre project site is located at the intersection of Half Road and Mission View Drive in the City of Morgan Hill. The site is bounded by Half Road to the east. The project is located on four parcels. The Assessor's Parcel Numbers (APNs) are 728-30-001, 728-30-002, 728-30-003, and 728-30-004. The project site is mostly undeveloped and consists of grassland and boxed nursery trees. A vacant single-family residence constructed in the 1950s is located on the southwestern section of the site. Regional, vicinity, and aerial maps of the project site are shown in Figures 1, 2, and 3, respectively.

The adjacent parcels (APNs 728-30-006, 728-30-008, and 728-30-009) to the west are undeveloped, consisting of mostly grasses and trees. South of the project site, across Half Road, is a vacant field with grasses and buildings used for industrial purposes. East of the project site, across Mission View Drive, is a field with orchards and associated structures, and single-family residences. North of the project site, is an adjacent vacant parcel of land, followed by a health center and associated parking.

1.2 PROJECT DESCRIPTION

The project proposes to construct a total of 269 new residential units, comprised of 56 single-family, 64 duets,¹ and 149 condominium units. There would be a total of 40 below-market-rate (BMR) units. Each unit would include a two-car garage on the ground floor. The single-family detached residences would be constructed on the eastern and southern perimeters of the project site, along Mission View Drive and Half Road. The single-family residences would reach a maximum height of 30 feet.

The attached duets would be constructed in the center of the project site and would reach a maximum height of 30 feet. Three-story condominiums would be constructed along the western and northwestern perimeters of the project site, along DePaul Drive and adjacent to a vacant parcel. The condominiums would reach a maximum height of 39 feet.

The residences would be set back from the edge of the sidewalk by at least 30 feet from the future DePaul Drive, 15 feet from the sidewalk on Half Road, and 15 feet from the sidewalk along Mission View Drive, and 10 feet from the northern property line. A site plan of the proposed project is shown in Figure 4, and example elevations are shown in Figures 5 through 8.

1.2.1 Construction and Demolition

The project would remove 46,000 cubic yards of soil from the project site and would add 46,000 cubic yards of fill to the site during construction, for a net zero amount of soil removed. Demolition and construction of the proposed residential project and DePaul Drive would take approximately 20 months. The project would be constructed in three phases. Table 1 and Figure 5, Phasing Plan shows

¹ A duet unit is a residential unit that is attached to one other residential unit.

which residences would be constructed during each phase and the duration of each construction phase.

Table 1: Construction Phasing		
Construction Phase	Number of Units	Construction Duration
All Phases	N/A	<u>1 month</u> May 2022 (demolition and site preparation - entire site) May 2022 to June 2022 (grading/excavation of proposed residential area)
Phase 1	40 condominium units (Buildings A and B, G -J) 32 single-family attached units (Building units 89 - 120) 22 single-family detached units (Building units 1-22) Clubhouse/pool area	<u>8 months</u> June 2022 to January 2023 (trenching and building construction) February 2024 to March 2024 (paving)
Phase 2	34 single-family detached units (Building units 23 through 56) 32 single-family detached units (Building units 57-88) 45 condominium units (Buildings Q through W)	<u>8 months</u> October 2023 to November 2023 (trenching) December 2023 to June 2024 (building construction – exterior) February 2024 to March 2024 (building construction – interior and paving)
	DePaul Drive Extension	<u>2 months</u> October 2023 to November 2023 (grading/excavation and trenching) December 2023 to January 2024 (paving)
Phase 3	64 condominium units Buildings C through F and K through P	<u>4 months</u> April 2025 to May 2025 (trenching)

Table 1: Construction Phasing		
Construction Phase	Number of Units	Construction Duration
		June 2025 to September 2025 (building construction and paving)

Development of the project site would require shallow grading for utilities, drainage, and roads and buildings foundations.

1.2.2 Landscaping and Outdoor Areas

The project would include recreational areas including a clubhouse, pool, children’s play area, and barbeque/picnic areas. The project would also include pedestrian paths, and landscaping, including trees and lawn areas. The proposed project would remove all existing trees on-site and would plant new trees throughout the site.

1.2.3 Site Access and Parking

The project would provide 606 parking spaces including 538 covered spaces and 68 uncovered parking spaces. The 538 covered (garages and carports) parking spaces would be designated for the residences and on-street parking and uncovered parking stalls would be available to guests.

The project site would be accessed via three vehicular connections: two project entries from DePaul Drive and one entry from Mission View Drive. DePaul Drive is proposed to be extended by approximately 2,000 feet south along the project site’s eastern frontage to provide direct access to the project site via full access driveways. DePaul Drive would terminate at a cul-de-sac just north of Half Road. The project would extend Mission Boulevard and DePaul Drive from the northern and southern edges of the development. A full access intersection from the planned DePaul Drive extension to Half Road would be constructed. The project would also include three emergency vehicle access points: one along Half Road and two along DePaul Drive.

1.2.4 Storm Drainage Improvements

All runoff from the project site would be ultimately directed into the existing Santa Clara Valley Water District’s Madrone Channel. The residential development would convey stormwater to the Madrone Channel via public storm drains and lines in Half Road.

1.2.5 Utilities

New domestic water lines and fire service water lines would connect to existing 10-inch water mains on Mission View Drive and Half Road, and to 12-inch water mains on DePaul Drive. Stormwater runoff would flow to biotreatment areas and would be collected via on-site catch basins. Stormwater would be treated and then directed to the City’s stormwater system. The project’s new sanitary sewer lines would connect to an existing eight-inch sanitary sewer line on Half Road.

Electricity at the project site would be provided by Silicon Valley Clean Energy (SVCE) and natural gas would be provided by Pacific Gas and Electric (PG&E). Solid waste services would be provided by Recology South Valley.

1.2.6 Green Building Measures

The project would include the following green building measures, in compliance with the California Green Building Standards Code:

- Solar-ready area for PV solar panels on the roof
- Low volatile organic compound (VOC) emission interior wall and ceiling paints
- Insulation with 30 percent post-consumer recycled content for walls and floors
- Energy Star General Electric (GE) appliances.
- High efficiency heating, ventilation, and air conditioning (HVAC) units.
- Drought-tolerant landscaping and low flow irrigation system.
- Bicycle storage for residents.
- Electric vehicle (EV) charging stations.

1.2.7 General Plan and Zoning

The project site has a General Plan Land Use Designation of Residential Attached Low (6-16 dwelling units per acre) and a Zoning designation of Residential Attached Low Density. The proposed project would maintain consistency with the existing General Plan and Zoning Designations.

1.3 PROJECT OBJECTIVES

Pursuant to CEQA Guidelines Section 15124, the EIR must include a statement of the objectives sought by the proposed project. The overall goal of the project applicant is to construct a residential housing development, following the requirements of the Morgan Hill 2035 General Plan.

Project objectives as proposed by the applicant include:

- Provide market-rate and below-market rate housing, as envisioned in the City of Morgan Hill General Plan.
- Create a visually appealing pedestrian corridor along the Mission View Drive and Half Road frontages.
- Implement improvements to provide private vehicular and pedestrian circulation.
- Increase passive and active open space throughout the project site.

1.4 USES OF THE EIR

This EIR would provide decision-makers in the City of Morgan Hill, other public agencies, and the general public with relevant environmental information to use in considering the project. If the

proposed project is approved, the EIR could be used by the City in conjunction with appropriate discretionary approvals including, but not limited to, the following:

- Vesting Tentative Map
- Architectural Design Review
- Issuance of Demolition, Grading, Building, and Occupancy Permits
- Tree Removal Permits