

## 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

<b>SCH #</b>
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**Project Title:** \_\_\_\_\_  
 Lead Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

**Project Location:** County: \_\_\_\_\_ City/Nearest Community: \_\_\_\_\_  
 Cross Streets: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: \_\_\_\_\_  
 Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA: <input 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 type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<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 type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input 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 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 type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input 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:** \_\_\_\_\_

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

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".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ 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
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

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

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

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

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

## **SECTION 1.0 PROJECT INFORMATION AND DESCRIPTION**

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### **1.1 PROJECT LOCATION AND EXISTING SETTING**

The approximately 69.4-acre project site is located at the northeast quadrant of Barrett Avenue and Hill Road in the City of Morgan Hill (Assessor's Parcel Number [APN] 817-20-031). The project site is largely undeveloped, and the ground is predominantly fallowed. There are four vacant structures, formerly used for agricultural purposes, totaling approximately 25,000 square feet on the southeastern portion of the site, surrounded by trees. There is an existing retention basin on the southwestern portion of the site. Tennant Creek transects the project site from the northeast boundary to southeast boundary.

The project site is bounded by Barrett Avenue, agricultural land, and rural residences to the south; Hill Road, warehouse/storage structures, industrial structures, and rural residences to the west; and single-family residences to the north and east. Sorrel Way is located northeast of the site. Jackson Park and Jackson Elementary School are located northerly adjacent to the project site.

### **1.2 PROJECT DESCRIPTION**

The proposed project would remove the existing structures and develop the project site with a total of 337 residential units. The project proposes to subdivide the project site into 283 lots parcels. This includes 262 one- to two-story single-family detached houses, 20 two-story age-restricted single-family houses, and 55 age-restricted three-story condominiums. The maximum height of the single-family residences would be 32 feet above the ground surface and the condominiums would have a maximum height of 44 feet.

Single-family detached houses would be located throughout the entire site. The age-restricted cottages and condominiums would be centrally located on the site.

The project would include approximately four (4) acres of private open space and nine (9) acres of public open space. The project also proposes off-site improvements to Jackson Park, Jackson Elementary School, Hill Road, and Barrett Road (the project's open space and off-site improvements are described in more detail in Sections 1.2.2 and 1.2.9).

### **1.2.1 Site Access, Circulation, and Parking**

The project site is bisected with Tennant Creek. The portion of the site adjacent to Hill Road will have access via one 36-foot driveway on Hill Road and one driveway on Barrett Road. The rest of the project site has access off of Barrett Road and creates driveway connections to Fountain Avenue and Sorrel Way, linking the proposed residences to the adjacent residential neighborhood to the north. The project would add four internal private streets, courts, and alleys to provide circulation and connectivity within the proposed neighborhood.

The project would include 1,557 parking spaces, consisting of 641 covered spaces and 916 uncovered spaces.

### **1.2.2 Open Space and Recreation**

The project would provide approximately four acres of private open space, consisting of passive park and recreation areas. The private open space would include a centrally located community clubhouse, a pond with fountains, and a pool. The open space area would also include an amphitheater, playground, dog parks, and senior living amenities. In addition, the project would contain private open lawn areas.

The project also proposes to dedicate approximately nine acres of land to public park/open space. This includes the improvements to the Jackson Trail and an approximately two-acre expansion of Jackson Park.

### **1.2.3 Landscaping and Trees**

Of the 47 trees currently existing on the project site, 32 would be removed and 15 would remain on-site. A variety of trees and shrubs would be planted throughout the parking lots, around building perimeters, and along sidewalks.

### **1.2.4 Utilities**

The project would construct new storm drain, sanitary sewer, and water lines that would connect to the City's existing systems in Barrett Avenue and Hill Road. The existing retention basin would be relocated from its existing location to the north. The existing storm drain lines that connect to the existing retention basin would be removed.

New water lines would connect to the existing water mains in Barrett Avenue and Hill Road, sanitary sewer lines would connect to new sewer lines in Barrett Avenue, and storm drains would connect to a new storm drain in Barrett Avenue.

Gas and electric utilities would be provided by the Pacific Gas and Electric Company (PG&E). PG&E has easements for two existing gas lines on the eastern portion of the project site. The two gas lines would remain on the project site.

### **1.2.5 Storm Drainage**

The proposed project would include two on-site bioretention basins located on the western side of the site. Additionally, the project would include three subsurface stormwater treatment areas. One treatment area would be centrally located near the proposed lake, the second would be located below the proposed houses on the east, and the third would be located below the proposed houses on the southeast.

### **1.2.6 Construction and Phasing**

The proposed project would be constructed in three stages. Stage one includes in-tract and off-site public improvements, stage two includes recreational amenities, and stage three includes residential development. Full demolition and construction of the project would take approximately 60 months.

### **1.2.7 General Plan and Zoning**

The project site is zoned as Residential Detached Medium Density (RDM) and has a General Plan land use designation of Residential Detached Medium (up to seven dwelling units per acre). The proposal includes amending the General Plan land use designation for 2.29-acres to increase the density from Residential Detached Medium (7-units/acre) to Residential Attached Medium to allow for a centrally located Senior Living Facility. A zoning amendment is proposed to add the Planned Development Combining District, which would allow a variety of unit types ranging from single-family detached units to multi-family attached units.

### **1.2.8 Off-Site Improvements**

The project proposes off-site improvements to Jackson Park, Jackson trail, and Barrett Avenue. As discussed previously, the existing on-site detention basin would be relocated to the north and is proposed as an improvement to Jackson Park. The detention basin would connect to a storm drain culvert that would divert 100-year flows to the basin.

The project proposes approximately two acres of public open space dedication, of which 1.4 acres would go towards general public open space, and 0.36 acres would be offered to Jackson Park. Other off-site improvements include improvements to Hill Road, Barrett Avenue, and Sorrel Way. These improvements include new curbs, sidewalks, landscaping strips, and driveway access to the project site.

### **1.2.9 Uses of the EIR**

The EIR would provide decision-makers in the City of Morgan Hill (the CEQA Lead Agency), responsible agencies, and the general public with relevant environmental information to use in consideration of the project. If the project is approved, the EIR could be used by the City

in conjunction with appropriate discretionary approvals, including the following:

- Vesting Tentative Map
- General Plan Amendment
- Planned Development Zoning
- Architectural Design Review
- Issuance of Demolition, Grading, Building, and Occupancy Permits
- Tree Removal Permits