Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Royal Oak Village Project

Lead Agency: City of Morgan Hill, Development Services Department

Contact Name: Gina Paolini, Principal Planner

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Project Location: Morgan Hill (*City*) Santa Clara (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The project site consists of 3.7-acres of the overall 7.54-acre Royal Oak Mushroom Farm parcel, located 15440 Monterey Road. Currently, the project site contains existing structures associated with the Royal Oak Mushroom Farm, as well as ruderal vegetation and scattered trees along the project site's borders.

The proposed project would include demolition of the existing on-site structures and redevelopment of the site with 73 multi-family residential units distributed throughout three, three-story buildings. The proposed project would be an affordable housing project including one- to three-bedroom units, a clubhouse, green spaces, a dog park and a tot-lot. The proposed project would also include improvements for widening of and other off-site improvements to Watsonville Road and Monterey Road. Project approvals from other public agencies include the U.S. Army Corps of Engineers (Section 408 Permit).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Transportation. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures require the following: pre-construction surveys and avoidance measures if protected species are found during the surveys; replacement of of Ordinance Sized Trees and implementation of a Tree Preservation Plan; compliance with the geotechnical recommendations of the project-specific geotechnical report; an assessment for the presence of lead-based paint-containing materials in all existing structures scheduled for demolition and appropriate handling of such materials if any are encountered; soil sampling for and appropriate handling of any residual pesticide contamination under existing building foundations; limitation of noise-generating construction activities and implementation of noise-reducing measures consistent with the City's Municipal Code; and preparation of and compliance with a Construction Traffic Management Plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. Typical concerns related to development projects in the City include:

- impacts to wildlife habitat;
- increased pollutant emissions;
- increase in noise; and
- increase in traffic.

Provide a list of the responsible or trustee agencies for the project.

Santa Clara Valley Habitat Agency
Central Coast Regional Water Quality Control Board
Bay Area Air Quality Management District
Santa Clara County Department of Environmental Health