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: Monterey-Miner (JEMCOR) Apartments 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 7.5-acres located north of the Monterey Road and Madrone Parkway intersection in the City of Morgan Hill, California. Currently, the site is developed with a vehicle scrap yard and U-Haul rental yard. A large warehouse structure and single-story building are located within the southwestern portion of the site. Dozens of vehicles have historically been stored on the site, but have since been removed.

The proposed project would include demolition of all on-site structures in order to construct two, two-story buildings and 12, three-story buildings containing 249 multi-family units, all of which would be affordable to lower income households. Project amenities would be located in a separate building and would include a club terrace containing a fitness room, computer room, kitchen, clubroom, and leasing office. The proposed project would require City approval of Design Review. Because 100 percent of the proposed units would be affordable to lower income households, the proposed project would qualify for a density bonus and is expected to follow the entitlement guidelines of the Senate Bill (SB) 330 program and Government Code Section 65915 regarding density bonus.

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 include, but are not limited to, pre-construction surveys and avoidance measures if protected species are found during the surveys, implementation of a Tree Preservation Plan, compliance with the geotechnical recommendations of the project-specific geotechnical report, and an assessment for the presence of and appropriate actions should any lead-based paint be present in existing structures to be demolished.

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