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: Manzanita Park Project

Lead Agency: City of Morgan Hill, Development Services Department

Contact Name: Gina Paolini, Principal Planner

Email: gina.paolini@morganhill.ca.gov Phone Number: (408) 310-4676

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

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

The project site consists of approximately 5.83 acres located east of the Monterey Road/Tilton Avenue intersection in the City of Morgan Hill, California. Currently, the site is undeveloped and comprised primarily of previously disturbed grassland. Trees are not located on-site. The site is surrounded by undeveloped agricultural land within the City of San Jose to the north; undeveloped land within Santa Clara County to the east; an RV/boat storage yard and a single-family residence to the south; and Monterey Road and the Union Pacific Railroad tracks to the west. Additionally, existing single-family residences are located to the south, and condominiums and Central High School are to the west, across Monterey Road.

The proposed project consists of a residential condominium development, including 67 units spread across 12, three-story buildings. The proposed project's 12 buildings are arranged in four-plex, five-plex, and six-plex configurations. In addition, the project would include improvements to both Monterey Road and Tilton Avenue, on-site parking, associated utilities improvements, landscaping, and open space areas. The proposed project would require City approval of a Vesting Tentative Map and Design Review.

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, 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, preconstruction surveys and avoidance measures if protected species are found during the surveys, compliance with the geotechnical recommendations of the project-specific geotechnical report, industry standard Best Management Practices to reduce noise levels generated during project construction activities, and a Construction Traffic Control Plan to ensure disruptions to the transportation network near the project site do not occur during project construction.

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 during construction; and
- increase in traffic.

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

Bay Area Air Quality Management District
California Department of Fish and Wildlife
Central Coast Regional Water Quality Control Board
Santa Clara County Department of Environmental Health
Santa Clara Valley Habitat Agency
U.S. Fish and Wildlife Service