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: 810 East Dunne Avenue Project

Lead Agency: City of Morgan Hill, Development Services Department

Contact Name: Tiffany Brown, Senior Planner

Email: tiffany.brown@morganhill.ca.gov Phone Number: (408) 310-4655

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

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

The 1.07-acre project site, located at 810 East Dunne Avenue in the City of Morgan Hill, is currently developed with an existing Shell fueling station, car wash, and convenience store, featuring a fueling canopy comprised of seven fuel dispensers, a car wash, and paved surface parking. The Morgan Hill 2035 General Plan designates the site as Commercial and the site is zoned General Commercial (CG).

The 810 East Dunne Avenue Project (proposed project) would include demolition of the existing Shell fueling station, car wash, and convenience store, and removal of two existing 15,000-gallon underground storage tanks (USTs). The project site would be redeveloped with a 5,007-square-foot (sf) convenience store, a 2,789-sf fueling canopy featuring four fuel dispensers to serve eight vehicles, a 1,733-sf car wash tunnel, a 250-sf car wash equipment room, and a 679-sf storage area. In addition, two new 20,000-gallon USTs would be installed on-site. The project would require City approval of a Conditional Use Permit, a Design Permit, and Lot Merger Map to merge the two lots into one. In addition, the project would require County of Santa Clara Hazardous Material Compliance Division (HMCD) approval of a UST System Closure Permit and UST Permit to Operate.

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, Greenhouse Gas Emissions, Hazards and Hazardous Materials, 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; obtaining a Tree Removal Permit and providing on-site replacements for removed trees; implementation of a Tree Preservation Plan; designing the project to be all-electric and include a minimum of two commercial electric vehicle (EV) capable parking spaces; approval of a UST System Closure Permit from the Santa Clara County HMCD; stopping work if unidentified or suspected contaminated soil or groundwater is encountered, and subsequent preparation of a report by a qualified environmental professional; retention of a qualified environmental professional to characterize the excavated soil as a waste to determine an appropriate disposal facility and obtain their acceptance of the soil; and the preparation of a detailed Construction Traffic Control Plan for review and approval by the City of Morgan Hill Engineering Land Development Division.

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.

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