

# 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: Quail Vineyards 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 Description (Proposed actions, location, and/or consequences).

The project site consists of an approximately 18.54-acre parcel located at 14905 Santa Teresa Boulevard in the City of Morgan Hill, California. The project site is identified by Assessor's Parcel Number (APN) 779-02-023. The proposed project would include the subdivision of the project site into 14 single-family residential lots, ranging from approximately 43,569 square feet (sf) to 94,254 sf for subsequent development of single-family residences. The zoning designations for the site are Residential Estate (RE-1) and Residential Planned Development District (RPD). Each residential lot would include a bio-swale stormwater treatment area. The proposed project would maintain a setback of at least 100 feet from the top of bank of Llagas Creek. Approximately 2.53 acres of the project site would be reserved for private open space easements. Surrounding existing land uses include single-family residences to the northeast, across Santa Teresa Boulevard; Llagas Creek, a single-family residence, and oak trees to the southeast; single-family residences to the southwest; and a seasonal fruit stand, agricultural land, and single-family residences to the northwest, across Watsonville Road. The project would require the approval of a Tentative Subdivision Map and Design 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 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, stopping work if unidentified or suspected contaminated soil or groundwater is encountered, and subsequent preparation of a report by a qualified environmental professional, and a 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