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 Gateway

Lead Agency: City of Morgan Hill

Contact Name: Tiffany Brown, Associate Planner

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

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

Currently, the eastern portion of the project site is developed with a mobile home, which is accessed by a paved driveway connecting to Monterey Road. The remainder of the site consists primarily of ruderal grasses that are regularly mowed. The City's General Plan land use and zoning designation for the site is Mixed Use Flex (MU-F).

The proposed project would include a Vesting Tentative Map to subdivide the project site into two parcels and a Design Review Permit to develop 101 multi-family units, a 2,423-square foot commercial/retail building, and associated improvements. Of the 101 residential units, 15 would be below market rate units and four would be live/work units. The live/work units would include 261 square feet of functioning small-scale office space, with typical uses including, but not limited to, home offices, insurance sales and real estate brokerages. The existing mobile home would be demolished. The project would be developed consistent with the General Plan land use and zoning designations.

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, Hazards and Hazardous Materials, and Noise. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the IS/MND measures require the following: pre-construction surveys and avoidance measures if protected species are found during the surveys; abandonment of any existing on-site septic systems; surveys of the existing mobile home for asbestos-containing materials and lead; limits on construction noise hours; and limits on use of vibration-generating equipment.

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.

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

Santa Clara Valley Habitat Agency
Central Coast Regional Water Quality Control Board