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: Llagas-Stralata Project

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).

The project site consists of a 4.48-acre parcel located at 1110 Llagas Road in the City of Morgan Hill, California. Currently, the project site is undeveloped and slopes generally north to south. Ruderal grasses and a variety of orchard and native trees exist on-site. The City's General Plan land use designation for the site is Residential Estate (RE) and the site is zoned Residential Estate (RE 1).

The proposed project would include a Design Review Permit and Amended Tentative Map to add a fourth lot into an approved three lot residential subdivision. The proposed project would also include an internal drive aisle, a right-of-way dedication for future access improvements, and a right-of-way vacation of Sabini Court along the northern project frontage. The project would be 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 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; limits on hours of construction; 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