

## NOTICE OF PREPARATION

**Date** January 29, 2021

**To:** Responsible Agencies, Trustee Agencies, and Other Interested Parties

**Subject:** **Notice of Preparation for a Draft Environmental Impact Report for the Proposed Crosswinds Mission View Drive Residential Project EIR**

The City of Morgan Hill (City), acting as Lead Agency, will prepare a Draft Environmental Impact Report (DEIR) for the **Crosswinds Mission View Drive Residential Project** (project) as identified above and described in the attached materials.

The City is interested in the views of your agency as to the appropriate scope and content of the Draft EIR, as well as any recommended mitigation measures related to responsible and trustee agencies' statutory responsibilities. Please note responsible and trustee agencies will need to use the EIR prepared by the City when considering permits or other approvals required for the project.

The City will consider all comments received in response to the Notice of Preparation (NOP) during the drafting of the EIR. The project location, summary description and list of potential environmental effects are attached and may be viewed on-line at: <http://www.morgan-hill.ca.gov/2088/Half-Dividend-Crosswinds-Residential-Dev>

**Pursuant to the time limits mandated by State law, responses to this Notice of Preparation must be sent to the City at the earliest possible date, but not later than forty-five (45) days after receipt of this notice. Please send written comments to the address below by March 17, 2021.**

Morgan Hill Development Services  
Attention: Gina Paolini, Principal Planner  
17575 Peak Avenue, Morgan Hill, California 95037

(408) 310-4676 | [Gina.Paolini@MorganHill.CA.gov](mailto:Gina.Paolini@MorganHill.CA.gov)



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Gina Paolini, Principal Planner

January 22, 2021

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Date

# **Notice of Preparation for an Environmental Impact Report for the Proposed Crosswinds Mission View Drive Project**

**Date of Distribution: January 29, 2021**

## **A. INTRODUCTION**

The purpose of an Environmental Impact Report is to inform decision-makers and the general public of the environmental impacts of a proposed project that an agency (in this case, the City of Morgan Hill) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and its potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) for avoiding or reducing significant impacts; and (3) consider alternatives to the proposed project.

In accordance with CEQA, the Draft EIR will include the following:

- A summary of the project, its potential significant environmental impacts, and mitigations required to avoid or reduce those significant impacts;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigations for the project;
- Alternatives to the proposed project; and
- Other environmental consequences of the project, including
  - (1) growth-inducing effects
  - (2) significant unavoidable impacts
  - (3) irreversible environmental changes
  - (4) cumulative impacts, and
  - (5) effects found not to be significant.

## **B. PROJECT LOCATION**

The approximately 31-acre project site is located at the intersection of Half Road and Mission View Drive in the City of Morgan Hill. The site is bounded by Half Road to the south and Mission View Road to the east. The project is located on four parcels (APNs 728-30-001, 728-30-002, 728-30-003, and 728-30-004). The project site is mostly undeveloped and consists of grassland and boxed nursery trees. A vacant single-family residence constructed in the 1950s is located on the southwestern section of the site. Regional, vicinity, and aerial maps of the project site are shown in Figures 1, 2, and 3, respectively. A tentative site plan is shown in Figure 4.

The adjacent parcels (APNs 728-30-006, 728-30-008, and 728-30-009) to the west are undeveloped, consisting of mostly grasses and trees. South of the project site, across Half Road, is a vacant field with grasses and residences. East of the project site, across Mission View Drive, is a field with orchards and associated structures, and single-family residences. North of the project site, is an adjacent vacant parcel of land, followed by a health center and associated parking.

## **C. PROJECT DESCRIPTION**

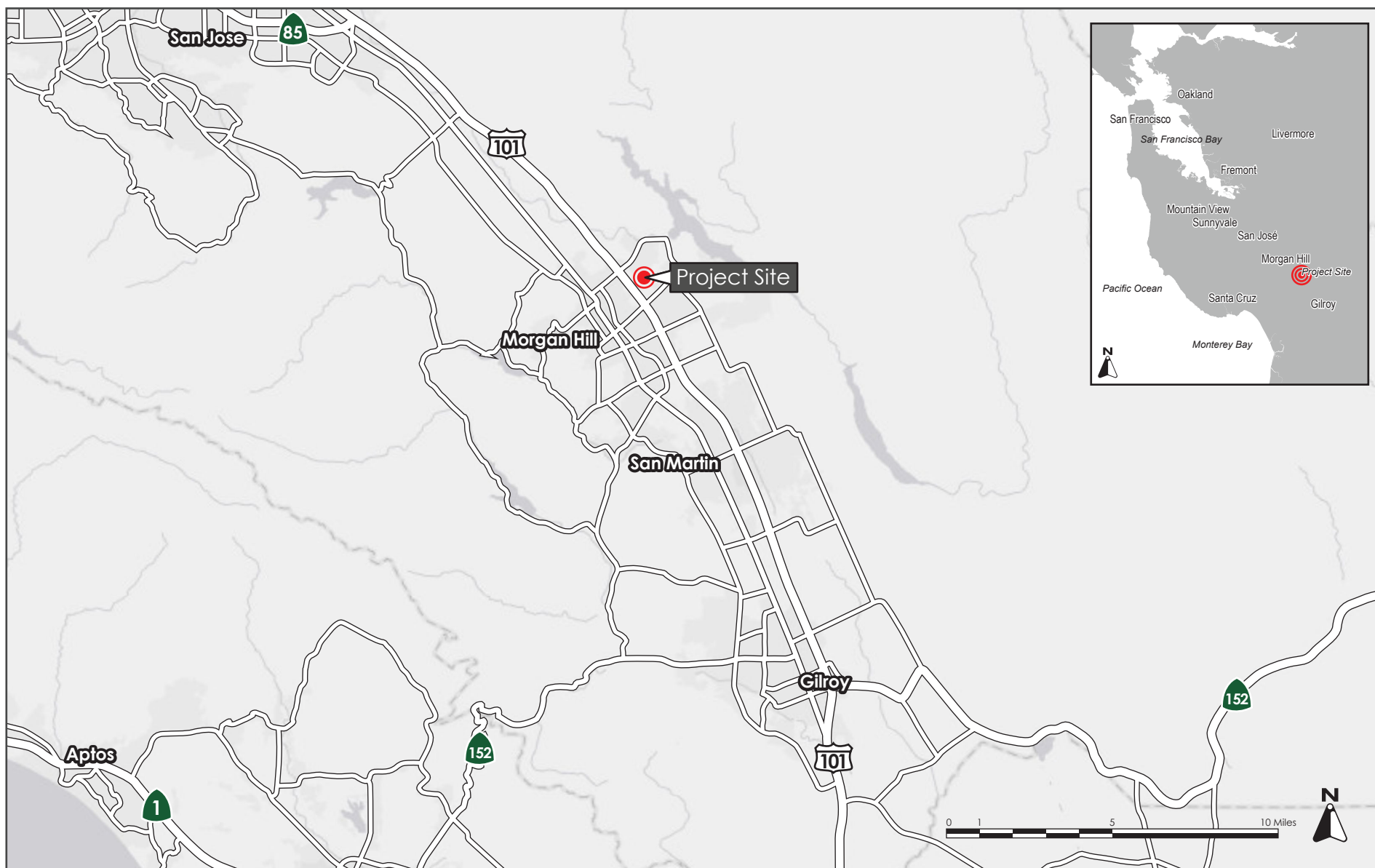
The project proposes to construct a total of 269 new one- to two-story residential units, including 56 one- to two-story single-family, 64 duets, and 149 three-story condominium units. The project would include approximately 40 below-market-rate (BMR) units. The project proposes recreational areas

including a clubhouse, pool, children's play area, and barbeque/picnic areas. The project would also include landscaping, including trees and lawn areas.

The project site would be accessed via three vehicular connections: two site entries from DePaul Drive and one entry from Mission View Drive. The project would also include emergency vehicle access to Half Road and DePaul Drive. The site will include private internal streets that would provide access to residences and on-street parking. Each unit would include a two-car garage on the ground floor. On-street parking and uncovered parking stalls would be available to guests.

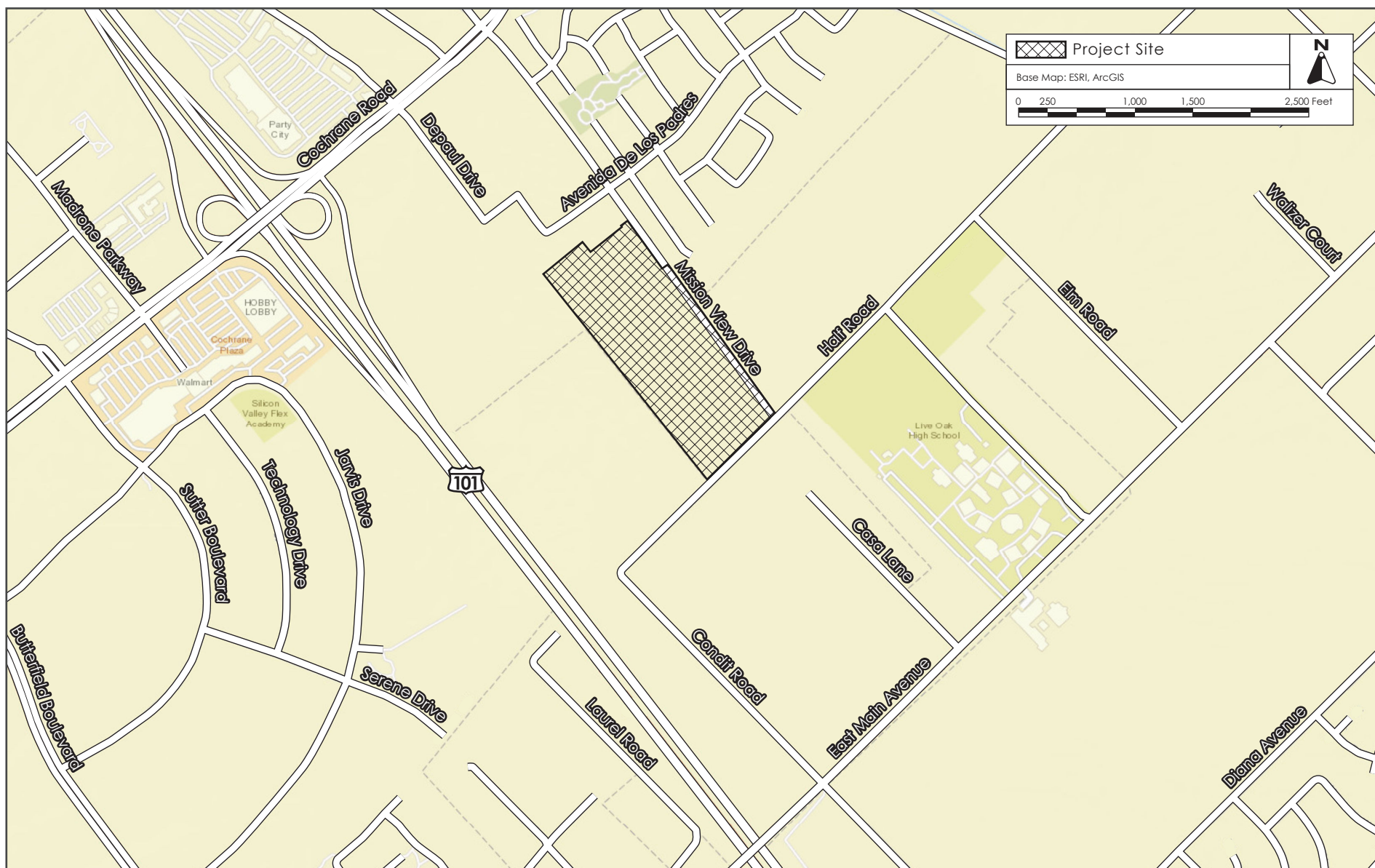
### **Required Project Approvals**

1. Vesting Tentative Map
2. Architectural Design Review
3. Issuance of Demolition, Grading, Building, and Occupancy Permits
4. Tree Removal Permits



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2

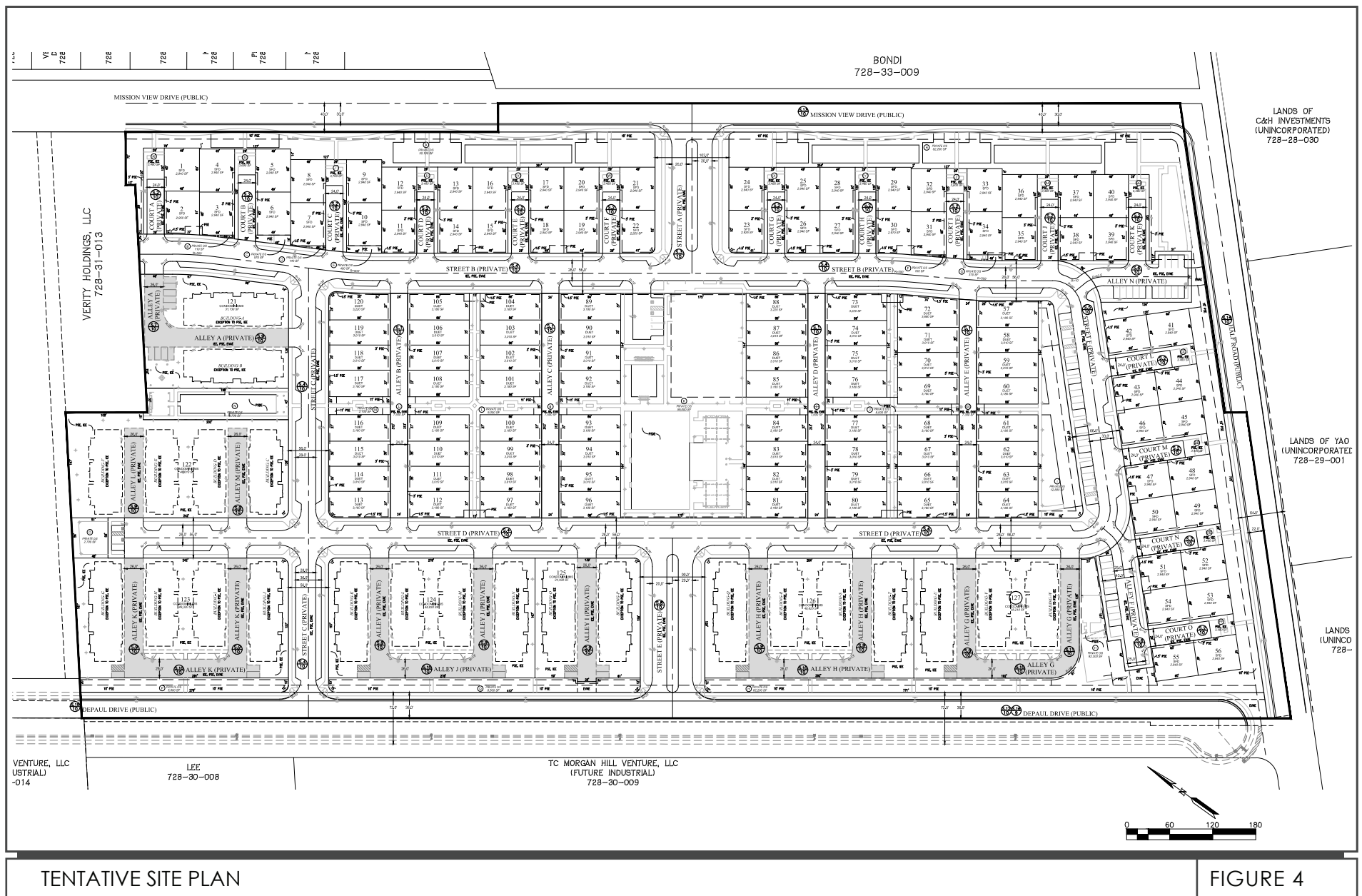




AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3





TENTATIVE SITE PLAN

FIGURE 4

## **D. POTENTIAL IMPACTS OF THE PROJECT**

The EIR will identify the significant environmental effects anticipated to result from development and operation of the project as proposed. The EIR will include the following specific environmental categories as related to the proposed project. Below are key resource topics that will be analyzed in the EIR:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise and Vibration
- Transportation
- Utilities and Service Systems

### **Agricultural Resources**

Portions of the project site have historically been used for agricultural purposes, including an orchard that is no longer actively cultivated. According to the Santa Clara County Important Farmland 2016 Map, the majority of the site is designated as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. In November 2014, the City adopted its Agricultural Lands Preservation Program (Preservation Program), which intends to preserve open space agricultural activity within the Morgan Hill Sphere of Influence. The EIR will discuss the project's compliance with the City's General Plan and the Preservation Program's mitigation measures as detailed in the Agricultural Mitigation Ordinance.

### **Air Quality**

The EIR will describe the existing air quality conditions in the Bay Area and will evaluate the proposed project's construction and operational impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and thresholds.

### **Biological Resources**

Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The EIR will address the loss of trees within, and adjacent to, the construction zones. In addition, the EIR will identify and discuss the project's biological impacts during construction and operation and the project's consistency with the Santa Clara Valley Habitat Plan.

### **Cultural Resources**

The EIR will identify and discuss potential subsurface archaeological resource impacts from project construction. The project site contains a vacant single-family residential building that was constructed in the 1950s. The EIR will address the building's historic potential and any known existing cultural resources on and adjacent to the site. The EIR will also evaluate the potential for the site to contain tribal cultural resources in accordance with AB52.

### **Energy**

Implementation of the proposed project would result in an increased demand for energy on-site. The EIR will discuss the increase in energy usage on-site and energy efficiency measures proposed by the project.



### **Greenhouse Gas (GHG) Emissions**

The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions based on BAAQMD thresholds and consistency with policies adopted by the City of Morgan Hill for reducing GHG emissions. The daily GHG emissions resulting from the project will be estimated using the California Emissions Estimator Model. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.

### **Hazards and Hazardous Materials**

The EIR will address existing hazards or hazardous material conditions on and in the vicinity of the site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.

### **Land Use and Planning**

The project site is located in a rural/suburban area of Morgan Hill and is surrounded by agricultural land, residences, and a school. The EIR will describe the existing land uses adjacent to the site. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

### **Noise and Vibration**

Noise levels in the project area are primarily influenced by vehicular noise on surrounding roadways, including US 101. The EIR will discuss noise and vibration that would result from the construction and operation of the proposed project (including noise from project generated traffic) and its impact on nearby sensitive receptors. Noise levels will be evaluated for consistency with applicable noise standards and guidelines. Additionally, the EIR will evaluate the effects of vibration during project construction on adjacent buildings.

### **Transportation**

The EIR will examine the transportation impacts from the project by completing a vehicle-miles traveled (VMT) analysis. The EIR will also include a level of service (LOS) analysis. The project's effects on LOS will be evaluated based on consistency with the City's LOS policy and will not be used as a metric to determine CEQA impacts. Any environmental impacts (e.g., such as removal of trees) resulting from recommended roadway improvements will be evaluated. Project-generated impacts or operational issues associated with vehicular access or on-site circulation would be addressed.

### **Utilities and Service Systems**

Implementation of the proposed project could result in an increased demand on utilities and service systems compared to existing conditions. The EIR will examine the impacts of the project on utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management.

### **Other Resource Topics**

The EIR will analyze impacts related to other resource topics including aesthetics, geology and soils, hydrology and water quality, mineral resources, population and housing, public services, recreation, and wildfire.

### **Cumulative Impacts**

In conformance with CEQA Guidelines Section 15130, the EIR will include a discussion of cumulative impacts from the project in combination with other past, pending and reasonably probable future

development in the area, based on projections for development according to General Plan buildout. The EIR will analyze and describe any significant cumulative impacts to which the project may contribute.

### **Significant Unavoidable Impacts**

The EIR will identify those significant impacts that cannot be avoided if the project is implemented as proposed.

### **Alternatives**

The EIR will evaluate possible alternatives to the proposed project based on the results of the environmental analysis. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant environment effects (CEQA Guidelines Section 15126.6). Alternatives to the proposed project would include a “No Project” alternative. Other alternatives that may be discussed include “Reduced Development (i.e., smaller project size),” a “Design” Alternative and “Location” alternatives. Alternatives will be chosen based on their ability to avoid or lessen one or more significant impacts while still meeting most of the basic objectives of the proposed project.

### **Other Required Sections**

In conformance with the CEQA Guidelines, the EIR will also contain the following sections: 1) Growth Inducing Impacts; 2) Significant Irreversible Environmental Changes; 3) EIR References and Organizations & Persons Consulted; and 4) EIR Authors.