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: The Gates Project

Lead Agency: City of Morgan Hill, Development Services Department

Contact Name: Joey Dinh, Associate Planner

Email: joey.dinh@morganhill.ca.gov Phone Number: (408) 310-4671

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

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

The majority of the 3.82-acre project site is undeveloped ruderal grassland with small trees located along the eastern and western borders. The project site also includes 28 parking spaces for the existing Starbucks located to the northwest and an existing storm-drain easement. The City's General Plan land use designation for the site is Commercial (C), and the zoning designations for the site are Planned Development Combining District (PD) and General Commercial (CG).

The proposed project would include construction of seven residential buildings with a total of 44 townhomes, as well as one mixed-use building with five townhomes, four 665-square-foot commercial spaces, and one 1,350 square foot commercial space. The proposed project would also include a children's play area, bocce ball courts, a seating plaza, and barbeque areas, as well as a detention basin in the southern portion of the site. The project would require the approval of the following discretionary entitlements: General Plan Amendment from Commercial to Mixed Use Flex; Rezone from PD and CG to Mixed Use Flex (MU-F); Vesting Tentative 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, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise. 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; implementation of a Tree Preservation Plan; obtainment of a Section 404 and Section 401 Permit; payment of Santa Clara Valley Habitat Plan fees; compliance with the geotechnical recommendations included in the project-specific geotechnical report; designing the project to be all-electric and include a minimum of four commercial electric vehicle (EV) capable parking spaces; compliance with the recommendations included in the Additional Arsenic Assessment prepared for the proposed project; testing and proper disposal of the unidentifiable liquid located in a 35-gallon unlabeled steel cylinder on-site; ensuring building pads are elevated at least one foot above the 100-year floodplain line; and compliance with Municipal Code requirements and implementation of noise reduction measures to reduce construction noise impacts.

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
Federal Emergency Management Agency
San Francisco Bay Regional Water Quality Control Board
Santa Clara Valley Habitat Agency
Santa Clara County Department of Environmental Health
U.S. Army Corps of Engineers