



DEVELOPMENT SERVICES CENTER

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT, PUBLIC COMMENT PERIOD, AND COMMUNITY MEETING FOR THE NEW HORIZONS PROJECT

NOTICE IS HEREBY GIVEN THAT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THE CITY OF MORGAN HILL HAS PREPARED AN ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED ZONING AMENDMENT AND VESTING TENTATIVE MAP FOR A PROJECT FILED UNDER APPLICATIONS ZA2021-0001, SD2021-0003, EA2018-0016: HILL-MORGAN HILL DEVCO, LLC. THE PROJECT IS ALSO REFERRED TO AS NEW HORIZONS.

The New Horizons Draft EIR and associated documents are available for review online at the City's project website page at <https://morganhill.ca.gov/2041/New-Horizons-Hill-Morgan-Hill-Devco-LLC> and are also available at the following locations:

City Hall 17575 Peak Avenue Morgan Hill, CA 95037 (408) 778-6480	Morgan Hill Library 660 W Main Ave, Morgan Hill, CA 95037 (408) 779-3196
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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.

PROJECT LOCATION

The approximately 69.4-acre project site (APN: 817-20-031) is located east of Hill Road, bounded by residential development to the north, Barrett Avenue to the south, and Sorrel Drive and Jackson Park to the east.

PROPOSED PROJECT

The proposed project would subdivide a 69.4-acre project site into 320 lots to facilitate the development of 223 one- to two-story single-family detached houses, 42 court-style houses, 21 senior (i.e., age-restricted) cottages, and 34 senior duet units. Out of the 223 single family homes, 23 of them include an accessory dwelling unit (ADU), and all 21 senior cottage units include an ADU. The project would include approximately six acres of private open space and four acres of public open space. The project also proposes off-site improvements to Jackson Park, Jackson Elementary School, Hill Road, and Barrett Avenue. A zoning amendment is proposed to add the Planned Development Combining District, which would allow for a variety of unit types ranging from single-family detached units to multi-family attached units.

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

The project would result in a significant, unavoidable impact to agricultural resources as a result of conversion of Prime Farmland, as well as significant, unavoidable Vehicle Miles Traveled (VMT) impacts from project residents' daily travel. Approximately 40-acres of the project site is designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. The project proposes to develop the site with residential uses. Conversion of the above-mentioned farmland types to residential uses would constitute a significant impact to agricultural resources, for which no feasible mitigation exists to replace the lost resources. The Morgan Hill citywide average VMT per capita is currently 24.64. The impact threshold of 15 percent below the citywide average VMT per capita equates to 20.94 VMT per capita. The project is estimated to generate 33.25 VMT per capita, which would exceed the impact threshold of 20.94 VMT per capita. The project would implement mitigation measures/TDM measures such as carshare and school pool programs to reduce VMT. Implementation of the above mitigation measures would reduce the project's VMT per capita to 29.55. The reduced VMT per capita, however, would still be greater than the impact threshold of 20.94 VMT per capita, and no additional feasible measures are available.

All other impacts of the proposed project would be mitigated to a less than significant level with incorporation of applicable project-level mitigation measures identified in this EIR.

Pursuant to CEQA Guidelines Section 15087(c)(6), the subject site is **not** listed on any of the lists of sites compiled under Section 65962.5 of the Government Code concerning hazardous waste or hazardous waste disposal.

PUBLIC REVIEW PERIOD

The City of Morgan Hill is making this Draft EIR available in accordance with CEQA for a 60-day review and comment period.

The Public Review Period begins on November 3, 2023 and ends on January 3, 2024.

During the comment period, written comments may be submitted in the following ways:

- By mail to Attn: Tiffany Brown, Development Services, 17575 Peak Avenue, Morgan Hill, CA 95037
- Through the City's website: <https://morganhill.ca.gov/2041/New-Horizons-Hill-Morgan-Hill-Devco-LLC>
- By email to tiffany.brown@morganhill.ca.gov with the subject line "Draft EIR Comment"

Comments must be received electronically or postmarked on or before January 3, 2024. The City of Morgan Hill will prepare a Final EIR, which will include responses to comments received during the comment period.

COMMUNITY OPEN HOUSE

The City of Morgan Hill invites you to participate in a community open house to provide an opportunity for the public to submit verbal comments on the Draft EIR.

DATE: Monday, December 4, 2023
TIME: 6:00 p.m.
LOCATION: City Council Chambers – West Conference Room,
17555 Peak Avenue, Morgan Hill CA

NOTICE IS ALSO GIVEN, pursuant to Government Code Section 65009, that any challenge of the above-referenced EIR in court may be limited to issues raised during this public review period or prior to the public hearing on this matter. The time within which judicial review must be sought of the action by the City Council on this EIR is governed by the provisions of Section 21167 et seq. of the California Public Resources Code and Section 15112 of the CEQA Guidelines.

Date: October 27, 2022

Publish: November 3, 2022