

APPENDIX A

NOP and NOP Comments



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NOTICE OF PREPARATION and NOTICE OF PUBLIC SCOPING MEETING

Date **June 25, 2021**

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

Subject: **Notice of Preparation and Scoping Meeting for a Draft Environmental Impact Report for the Proposed New Horizons Residential Project**

The City of Morgan Hill (City), acting as Lead Agency, will prepare a Draft Environmental Impact Report (DEIR) for the **New Horizons 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, a list of potential environmental effects, and the time and location of a public scoping meeting for the project are attached and may be viewed on-line at: <http://www.morgan-hill.ca.gov/2041/Hill---Morgan-Hill-Devco-LLC>

Pursuant to the time limits mandated by State law, responses to this NOP must be sent to the City at the earliest possible date, but not later than thirty (30) days after receipt of this notice. Please send written comments to the address below by July 25, 2021.

Morgan Hill Development Services
Attention: Tiffany Brown, Associate Planner
17575 Peak Avenue, Morgan Hill, California 95037.
[\(408\) 310-4655 | Tiffany.Brown@morganhill.ca.gov](mailto:Tiffany.Brown@morganhill.ca.gov)

Pursuant to CEQA Guidelines section 15082(c), notice is hereby given that the City of Morgan Hill will hold a public EIR public **Scoping Meeting on July 13, 2021 at 6:00 p.m.** via video conference. The City will hold the Scoping Meeting to receive comments regarding the scope and content of the EIR.

Due to the current COVID-19 restrictions, this meeting will be held virtually. Members of the public and public agencies may participate remotely. All interested persons may participate by joining the video conference at <https://bit.ly/071321ScopingMeeting> or by calling into the meeting at (669) 900-9128 and entering in the Webinar ID: 889 0931 0283.

Tiffany Brown, Associate Planner

A handwritten signature in black ink, appearing to read "Tiffany Brown".

6/24/2021

Date

**Notice of Preparation for an Environmental Impact Report
for the Proposed New Horizons Residential Project**

Date of Distribution: June 25, 2021

A. Introduction

The purpose of an Environmental Impact Report (EIR) 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 the California Environmental Quality Act (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.

Background

The project site is part of a larger approximately 80-acre site annexed from the County of Santa Clara to the City of Morgan Hill in the late 1980's. As part of the annexation, the City prepared and certified the Morgan Hill 1988 Urban Service Area Adjustment Environmental Impact Report. Since then, a 10-acre portion of the 80-acre site has been developed with single-family residences. A development proposal has been filed to develop the remaining approximately 69.4-acre site. The 1988 EIR is over 30 years old, and new regulations and policies have been adopted since its certification. Therefore, the City is in the process of preparing a new EIR to fulfill the CEQA requirements for 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. The project site is mostly undeveloped and fallowed. The southwestern corner of the site is developed with barn and warehouse structures with limited pavement. Tenant Creek extends from the northwest boundary to beyond the southwest boundary of the site. A drainage feature is located at the eastern border of the site. There is an existing retention basin on the southwestern portion of the site. The project site is adjacent to single-family residential development to the north and east, Jackson Park and Jackson Academy (a K-8 school) to the north/northeast, and rural residential/agricultural land to the south and west. Regional, vicinity, and aerial maps of the project site are shown in Figures 1, 2, and 3.

B. Project Description

The project site has a General Plan designation of Residential Detached Medium (up to seven dwelling units per acre [du/ac]) and is zoned as Residential Detached Medium Density – 7,000 square feet (RDM-7,000). The project applicant proposes the following amendments:

1. General Plan Amendment to change the land use designation from Residential Detached Medium (up to seven du/ac) to Residential Attached Medium (16 to 24 du/ac) for 2.29-acres.
2. Zoning Amendment to add the Planned Development Combining District to the remaining 67.11-acres.

The purpose of amending the General Plan land use designation for the 2.29-acres is to increase the density from Residential Detached Medium (7-units/acre) to Residential Attached Medium to allow for a centrally located Senior Living Facility. A zoning amendment is proposed to the Planned Development Combining District to allow for a variety of unit types ranging from single-family detached units to multi-family attached units. The project proposal includes: 262 one- to two-story single-family residences, 20 two-story single-family age-restricted single-family residences, and a 55-unit, three-story age-restricted condominium development (2.29-acre site).

The maximum height of the single-family residences would be 32 feet above the ground surface and the condominium development would have a maximum height of 44 feet. The project proposes to replace the drainage feature on the eastern border of the site with fill and Tenant Creek would remain on-site in its existing configuration. A trail would be constructed within the Tenant Creek riparian area. The project would relocate the existing retention basin to the northern portion of the site and would construct an underground pipe to convey runoff from the project site.

The project includes a Tentative Subdivision Map for the creation of 283 residential lots with associated improvements and easements for public park amenities, trail, streets and utilities. The site would be accessible via one driveway on Hill Road and one driveway on Barrett Road (see

Figure 4, site plan). The project would also create roadway connections to Fountain Avenue and Sorrel Way, linking the proposed residences to the adjacent residential neighborhood to the north. The project would add internal private streets, courts, and alleys to provide circulation and connectivity within the proposed neighborhood.

The project would include approximately four acres of private open space and nine acres of public/park space. The private open space would include a centrally located community clubhouse, a 2.3-acre pond, and a pool. The open space area would also include an amphitheater, playground, dog parks, and senior living amenities. The project includes public park/open space dedication including improvements to the Jackson Trail, dedication of 0.4 acres of parkland to Jackson Academy, and an approximately two-acre expansion of Jackson Park (see of location of the park, trail, and Jackson Academy on Figures 3 and 4). Other off-site improvements include improvements to Hill Road, Barrett Avenue, and Sorrel Way. These improvements include new curbs, sidewalks, landscaping strips, and driveway access to the project site.

The proposed project would be constructed in three stages. Stage one includes internal roadways and off-site public roadway improvements, stage two includes recreational amenities, and stage three includes residential development. The residential development would be constructed in approximately 27 phases. Full demolition and construction of the project would take approximately 60 months.

C. Potential Environmental 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.

- **Agricultural Resources:** The project site has been used for agricultural purposes. According to the Santa Clara County Important Farmland 2016 Map, the site is designated as Prime Farmland and Farmland of Statewide Importance. In November 2014, the City adopted its Agricultural Lands Preservation Program, which also applies to the sites mapped as Farmland of Local Importance, such as the project site. The EIR will discuss the project's compliance with the Preservation Program's mitigation measures as detailed in the Agricultural Mitigation Ordinance.
- **Air Quality:** The project site is adjacent to sensitive receptors, including the surrounding residential uses, and the K-8 school and park. The EIR will describe the regional air quality conditions of the San Francisco Bay Area and will evaluate air quality impacts from the construction and operation of the project, in conformance with the criteria identified by the Bay Area Air Quality Management District (BAAQMD). The project's consistency with the 2017 Bay Area Clean Air Plan will also be discussed.
- **Biological Resources:** The project is subject to the Santa Clara Valley Habitat Plan. The project site contains a Tenant Creek that is expected to support jurisdictional waters. The EIR will describe biological conditions and any sensitive biological habitats, such as potentially regulated habitats (e.g., wetlands) and special-status species that may occur

on-site. The site also contains mature trees; the EIR will discuss any impacts to trees on-site and adjacent to the site.

- **Cultural Resources:** The project site contains barn and warehouse structures over 50 years old and that would be removed as part of the project. The EIR will include a historic evaluation to evaluate the project's eligibility for listing on the National Register of Historic Places or California Register of Historic Resources. The EIR will also describe the potential for subsurface cultural resources on-site and discuss if the project would result in significant impacts to unknown subsurface cultural resources and/or human remains.
- **Greenhouse Gas Emissions:** The project would be subject to Senate Bill 32 greenhouse gas reduction goals set for year 2030. The EIR will utilize the most recent California Emission Estimator Model to model GHG emissions of the project. In the event the emissions exceed the 2030 targets, mitigation measures would be identified to reduce the project's GHG emissions to the extent feasible. The discussion of greenhouse gas emissions would be based on the Morgan Hill 2035 EIR and Greenhouse Gas Reduction Strategy, as well as Plan Bay Area and the statewide Scoping Plan implementing Senate Bill 32.
- **Hazards and Hazardous Materials:** The project site has been used for agricultural purposes and contains several associated barns and warehouses; therefore, has the potential to contain residual contaminants including pesticides. The EIR will evaluate the potential for hazardous materials contamination on and near the project site, which could be affected by project construction (including grading and excavation activities). Mitigation measures to reduce hazardous materials impacts to a less than significant level will be identified, as necessary.
- **Hydrology and Water Quality:** The project site contains a drainage feature along the eastern boundary of the site and Tenant Creek, which runs from north to south along the western portion of the site. A portion of the site lies within a regulatory flood hazard zone and experiences other flooding issues. The EIR will include a flooding and drainage evaluation, which will describe the settings, impact assessment, and mitigation measures for the proposed project.
- **Noise and Vibration:** The project site is in proximity to sensitive receptors, including adjacent residences. The EIR will include a noise and vibration assessment, which will include on-site noise monitoring of ambient noise levels, calculation of future noise levels, and evaluation of noise and land use compatibility with the project. Noise and vibration impacts from project construction and long-term occupancy will be evaluated based upon the City of Morgan Hill General Plan criteria, and mitigation measures will be identified, as necessary.
- **Population/Housing:** The EIR will address the proposed project's potential to directly or indirectly induce substantial population growth in the City.

- **Public Services:** The project proposes open space/recreational space throughout the project site, and to expand the existing Jackson Park and Jackson Trail. The project would also dedicate public open space to Jackson Academy. The EIR will address the environmental impacts of the open space improvements, and any potential impacts to demand on police and fire protection services, schools, and libraries to serve the proposed project that would result in the expansion of existing public facilities.
- **Transportation:** The EIR will describe the existing transportation network serving the project site and will evaluate whether the project's generated vehicle trips for the potential to cause impacts related to vehicle-miles-traveled (VMT) as well as whether project traffic would cause local intersection level of service to degrade below City standards. The EIR will identify mitigation for potential VMT impacts, as well as any improvements needed to restore the level of service to pre-project conditions and will describe whether the identified improvements would lead to adverse environmental impacts.
- **Utilities:** The development from farmland to residential would require connection/extension of utilities to the site to serve future development. The EIR will evaluate the environmental impacts of any off-site utility improvements. Mitigation measures will be identified to reduce significant impacts, as necessary.

The remaining environmental topics covered in the 2021 CEQA Appendix G Checklist will also be analyzed in the EIR.

Cumulative Impacts

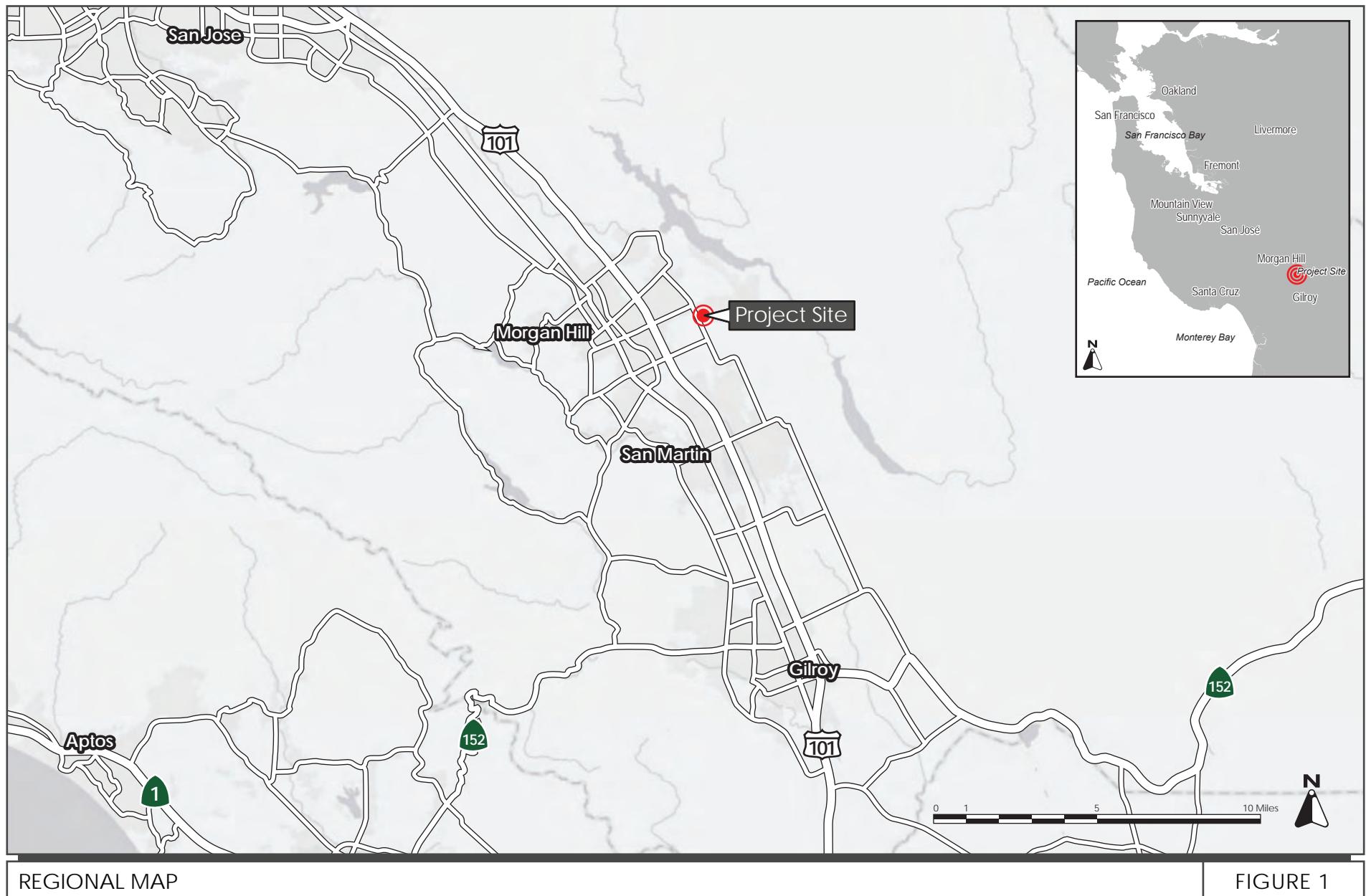
In conformance with CEQA Guidelines Section 15130, the EIR will include a discussion of cumulative impacts from the project in combination with other past, pending and reasonably probable future development in the area, and discuss if the project's contribution is cumulatively considerable.

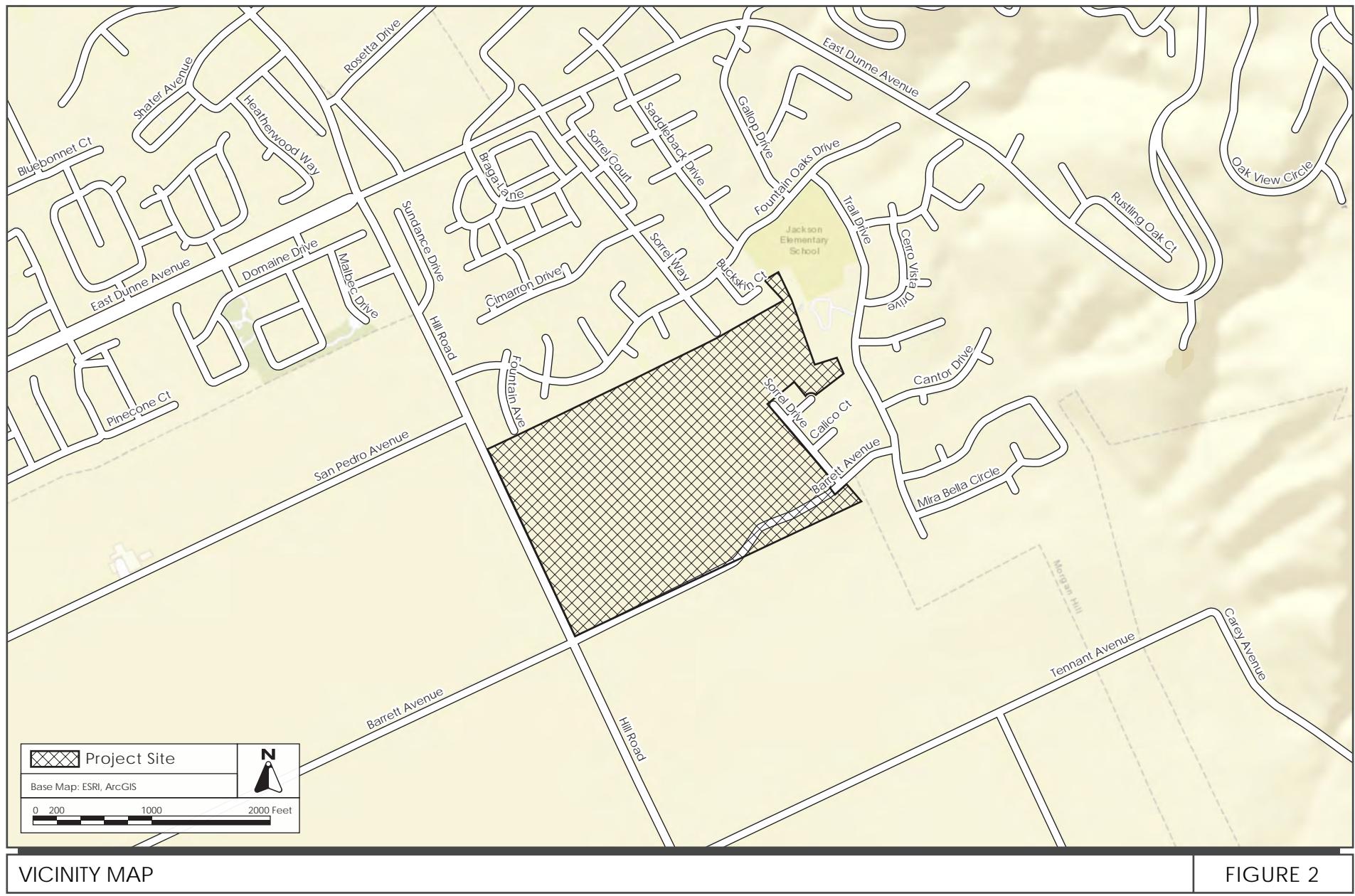
Alternatives

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). The results of the technical analysis noted above will be used to develop a reasonable range of alternatives to be analyzed in the EIR that avoid or lessen project impacts while achieving most project objectives. The "No Project" and at least one development alternative will be included.

Other Required Sections

The above discussions identify and highlight the major issues to be addressed in the Draft EIR. In conformance with the CEQA Guidelines, the EIR will also contain other sections, including: 1) Significant Unavoidable Impacts; 2) Growth Inducing Impacts; 3) Significant Irreversible Environmental Changes; 4) EIR References and Organizations & Persons Consulted; and 5) EIR Authors.

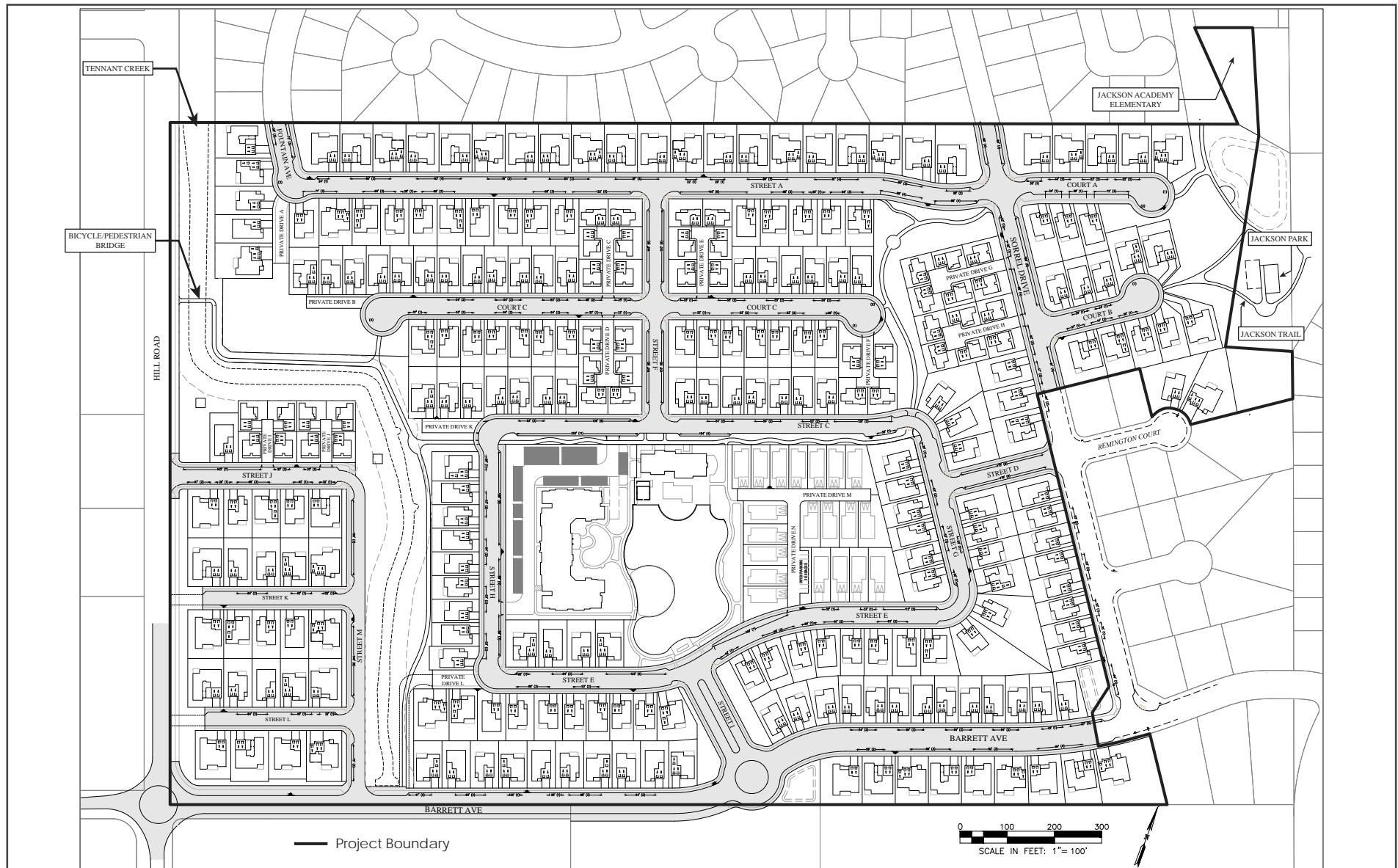






AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



SITE PLAN

FIGURE 4

From: [Alpert paul](#)
To: [Tiffany Brown](#)
Cc: [Planning](#)
Subject: [EXTERNAL] Devco project
Date: Tuesday, July 20, 2021 11:11:18 AM

Further to the zoom meeting of July 13, 2021 where the Devco LLC project to build 336 dwellings was discussed, I would like to submit the following comment.

Someone at the meeting stated that the proposed Devco LLC project is not in harmony with the existing homes in the area, which are one-story, single-family residences. I agree.

There is another Morgan Hill development between Murphy and Condit south of East Dunne. Every time I drive by these homes I cringe. They also are not in harmony with neighboring homes. They are much larger and two-story and packed together with very little space allowed for front- or backyards. Obviously, the major consideration in their design was the amount of money which could be charged by the developer.

I'm all for free enterprise, but this should not mean that no other (i.e., aesthetic) factors should be taken into account. I'm reminded of Jack-in-the-Box fast-food franchises which originally had a bizarre figure representing Jack emerging from the roofs but which mercifully were later removed.

I am not advocating for a rigid mandate like those enforced by many planned communities, where little freedom is allowed to the homeowners to deviate from the plan. However, there should be some consideration for the overall character of the community.

In my opinion, the proposed Devco LLC project should be completely redesigned with fewer and smaller, one-story homes. If you agree, please comment to tiffany.brown@morganhill.ca.gov and to planning@morganhill.ca.gov.

Paul Alpert, CPA

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From: [amelia robinson](#)
To: [Tiffany Brown](#)
Subject: [EXTERNAL] Hi
Date: Sunday, July 25, 2021 6:26:02 PM

Hi Tiffany,

I have a concern about the new house development with Sorrel Way. There are already many cars who park on this street and many people live here and making it a main way for the new development will cause more traffic problems with everyone trying to get to the freeway and will be very difficult to evacuate again.

Thanks,

Amelia Robinson

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From: [Anthony Eulo](#)
To: ndechene@msn.com
Cc: [Christina Turner: CityCouncil](#)
Subject: RE: [EXTERNAL] Horizon project
Date: Wednesday, August 4, 2021 7:37:31 PM

Dear Neal Dechene and/or Carolyn Jane Haley:

Thank you very much for sharing your concerns about growth and community water use. We agree that water supply and sustainability are very serious issues. During droughts and other water shortages, the City's Municipal Code contains our approved water shortage contingency plan and lays out the different levels of water supply shortage and the water use restrictions that accompany them. During a Level 2 shortage, which is the situation we currently find ourselves in, there are some moderate restrictions of water use that are instituted. The City did this in the past drought and was very successful in reducing water use significantly with a tremendous level of community support. In a Level 2 shortage, however, there is no impact to building permits as that is not a measure that comes into play until a Level 3 shortage is declared. In a Level 3 shortage, which is called for when reductions in water use greater than 40% are required, all irrigation is essentially eliminated and there may be an impact to building permits. I think we are all thankful that the situation is not currently that dire. If you are interested in seeing the different stages in the City's drought plan, they are specified [here](#) in the Municipal Code.

Note that we have been counseled that the State Housing and Community Development Department will almost certainly not approve any restrictions in the issuance of residential building permits, even during these circumstance, due to the housing crisis. The laws have changed in this area, despite the City's aggressive lobbying efforts, and our Municipal Code is superseded. We do not believe that we could deny the Horizon Project due to the current water shortage that the State is experiencing.

While thinking about growth during a water shortage is common, the correlation between growth and water use is weaker than one might expect. Incredibly, our entire County uses about the same amount of water now as it did 30 years ago. This is mostly due to new development being highly efficient (both indoors and out) and the fact that people treat water more preciously today than they did in the past. In our own community, we used more water every year during the period of 2000 – 2013 than we did annually in 2015 – 2019 - even with all of the development that has occurred during this time period and a warming climate.

With that said, there is much discussion in California about what changes climate change may bring to our water supply system. With this in mind, and in recognition that about 50% of the water consumed in Morgan Hill is imported from the Delta, staff will be focusing on this issue in the coming months and further analyzing approaches to ensure that the community has a resilient and sustainable water supply. We anticipate bringing back some program options for City Council consideration later this year.

The City held a Town Hall about a month ago on the drought issue and, since you are concerned, you may want to view the recording now. (https://youtu.be/2S_T7hr431M) While you can't ask questions live during a recorded event, you should certainly feel free to ask me via phone or e-mail any additional questions that arise.

-
Anthony Eulo (pronouns he/him/his)
Program Administrator

City of Morgan Hill
Community Services Department
17575 Peak Avenue, Morgan Hill, CA 95037

P: 408.310.4179 **C:** 408.921.6473
anthony.eulo@morganhill.ca.gov
morganhill.ca.gov | [facebook](#) | [twitter](#)

From: Neal Dechene <n.dechene@msn.com>
Date: July 26, 2021 at 12:50:58 PM PDT
To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>, John McKay <john.mckay@morganhill.ca.gov>, Gino Borgioli <Gino.Borgioli@morganhill.ca.gov>, Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov>, Rene Spring <Rene.Spring@morganhill.ca.gov>
Subject: [EXTERNAL] Horizon project

As a long time resident of this community, I feel that the continual push to build more and more houses when we have NO NEW sources of water and are already forcing residents to use less and less water shows a complete lack of responsibility by the city government. We have at least ten years, if we are lucky and if nature cooperates, before Anderson Reservoir is back on line. Those are big ifs - shame on all of you for being negligent in your responsibility to our community. You don't deserve your jobs.

Carolyn Jane Haley

Sent from my iPhone

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From: [Becky Obbema](#)
To: [Tiffany Brown](#); [Christina Turner](#); [Jennifer Carman](#); [Edith Ramirez](#); [Rich Constantine](#)
Subject: [EXTERNAL] Fwd: NOP - MY COMMENTS- Hill-Morgan Hill Devco, LLC (New Horizons)
Date: Wednesday, July 14, 2021 10:37:52 AM

Hello Tiffany, Jennifer, Edith, Christina and Mayor Constantine:

Thank you for scheduling time to listen to our community and my concerns about DevCo's development project on Barrett and Hill Roads.

As we step into a historic drought which is forecasted to continue into 2022 and possibly longer, and we no longer have Anderson reservoir, my concern is simple – WATER and the lack of it!

If we are being asked to reduce our water consumption but our City to two days per week, how can our City consider adding over 350 new properties with numerous new residents to our water supply? How can the City of Morgan Hill promise to serve us and protect our residential water usage as paying resident of over 25 years?

In addition to the above concern, here is a list of other concerns we have:

- Water – historic drought and an empty reservoir
- Water usage for 360 new homes and the over development in Morgan Hill
- Water table dropping resulting in more sinkholes (like the one near Jackson Park on Trail Dr)
- Flooding on Barrett when rain is prevalent – can we capture this water? How will the CofMH prevent these homes from experience damage due to flood in this zone that has historically flooded for years?
- Flooding into the field closest to Jackson Park during heavy winter rains from the water ducts that run around the perimeter of the park
- Sinkholes and mudslide on or near Jackson school
- Traffic impact from Barrett onto Hill Rd is DANGEROUS for adults *(experienced drivers) to high school students (new drivers) – deaths have happened here
- Traffic impact from Hill to Barrett to Trail to Jackson School (stop sign on Barrett and Trail is consistently run, especially with parents delivering kids to Jackson)
- New dwellings build along Barrett how will you regulate the number of cars on the road? Will it become the 50 car pile-up at the south end of Trail Dr on the county properties owned by Emily Chen?
- Multi-story building (again WATER) blocking views and not staying consistent within the similar family housing community found currently in Jackson
- Planned Pond in the middle of this development for beauty, again WATER, mosquitoes (West-Nile Virus), flooding and maintenance, who, source of drinking water for wildlife will they chemicals harm them, how will this be managed?
- Ingress Access to this community – off of Hill, off of Barrett, and in and out of this neighborhood so Barrett is not the only ingress
- How will you support the safety of senior drivers turning onto Hill Rd? Particularly during high

traffic hours - that can be frightening during normal commute times, intimidating and dangerous - will a round-a-bout provide a safety zone for drivers to enter and leave our community?

- Are the developers using pre-Covid traffic reports for their study or are they using today's traffic reports which are not accurate because of Covid work-from-home lifestyles?
- Will there be adequate Emergency access and support from our Fireman and police?
- Will there be a safe route out of the community for ALL in an emergency, like the 2020 fires?
- What will happen to our community infrastructure from PG&E, mobile service (decrease in effectiveness lately - dead zones are increasing), impact on water, sewage, trash
- Will PG&E be forced to re-route the gas pipeline that runs through these fields? What will PG&E do to ensure the safety of delivering gas and electricity to our community and these new homes?
- How will Jackson School be impacted will this new community be zoned for Jackson removing current students and their future siblings from attending?
- Will you require the builder to have new homeowners build drought-resistant landscaping?
- If we run out of water what will you do?
- Where will the animals get their water since Anderson Lake was drained?
- If a pond is approved in this development how will it affect the wildlife?
- Which environmental impact agency is evaluating these property plans? and the affects of these plans on our infrastructure, environment (wildlife) and current residence?
- With more houses where will the many animals and many bird species go for water that is not chemically treated?
- Are we digging up more Tarantulas breed grounds, what Morgan Hill is known for? I had a Tarantula go in my pool looking for water that we saved.
- What rules and regulations have the City of Morgan Hill put into practice to protect ALL Morgan Hill residences who've lived along these open areas - both people and species?
- What will we determine we are at capacity?

Thank you for listening. When will you answer my concerns? Will there be another meeting? Who is reading my concerns? Who is acting on my behalf? Will you reply to me in writing or will there be a report shared?

Rick and Becky Obbema
408-569-3546
Morgan Hill Resident since 1995

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JULY 7, 2021

VIA EMAIL: TIFFANY.BROWN@MORGANHILL.CA.GOV

Morgan Hill Development Services
Attention: Tiffany Brown, Associate Planner
17575 Peak Avenue
Morgan Hill, CA 95037

Dear Ms. Brown:

NOTICE OF PREPARATION AND SCOPING MEETING FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED NEW HORIZONS RESIDENTIAL PROJECT, SCH# 2021060587

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Notice of Preparation of an Environmental Impact Report for the New Horizons Residential Project (Project). The Division monitors farmland conversion on a statewide basis, provides technical assistance regarding the Williamson Act, and administers various agricultural land conservation programs. We offer the following comments and recommendations with respect to the project's potential impacts on agricultural land and resources.

Project Description

The proposed project would remove the existing structures and develop the project site with a total of 337 residential units. The project proposes to subdivide the project site into 283 lots parcels. This includes 262 one- to two-story single-family detached houses, 20 two-story age-restricted single-family houses, and 55 age-restricted three-story condominiums. The project would include approximately four acres of private open space and nine acres of public open space. The project also proposes off-site improvements to Jackson Park, Jackson Elementary School, Hill Road, and Barrett Road.

The approximately 69.4-acre project site is located at the northeast quadrant of Barrett Avenue and Hill Road in the City of Morgan Hill (Assessor's Parcel Number [APN] 817-20-031). The project site contains Prime Farmland as defined by the Department of Conservation's Farmland Mapping and Monitoring Program.¹

¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, <https://maps.conservation.ca.gov/DLRP/CIFF/>.

Department Comments

Conversion of agricultural land is often considered an unavoidable impact; however, the City has established a number of goals, policies, and actions in its General Plan to mitigate for the conversion of farmland. Additionally, the City has established an Agricultural Lands Preservation Program which is intended to promote continued viable agricultural activities in and around the City of Morgan Hill.

The Department is pleased to see the City's commitment to agricultural preservation, and strongly supports the City's current goals, policies, actions, and Agricultural Lands Preservation Program.

Prior to approval of the proposed project the Department recommends further discussion and consideration of the following issues:

- Proposed mitigation measures for all impacted agricultural lands within the proposed project area.
- Projects conformity with the City's established agricultural goals, policies, actions, and Agricultural Lands Preservation Program.

Conclusion

Thank you for giving us the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the New Horizons Residential Project. Please provide this Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner via email at Farl.Grundy@conservation.ca.gov.

Sincerely,



Monique Wilber
Conservation Program Support Supervisor

County of Santa Clara

Parks and Recreation Department

298 Garden Hill Drive
Los Gatos, California 95032-7669
(408) 355-2200 FAX (408) 355-2290
Reservations (408) 355-2201

www.parkhere.org



July 15, 2021

City of Morgan Hill
Development Services Department- Planning Division
Attn: Tiffany Brown
17575 Peak Avenue
Morgan Hill, CA 95037

SUBJECT: Notice of Preparation of an EIR for the Hill-Morgan Hill Devco New Horizons Project

Dear Tiffany Brown,

The Santa Clara County Parks and Recreation Department's (County Parks Department) has received the Notice of Preparation of an EIR for the Hill-Morgan Hill Devco New Horizons Project (Project).

The County Parks Department functions to provide a sustainable system of diverse regional parks, trails, and open spaces that connects people with the natural environment and supports healthy lifestyles while balancing recreation opportunities with natural, cultural, historic, and scenic resource protection. The County Parks Department is also charged with the planning and implementation of the Santa Clara County Countywide Trails Master Plan Update (Countywide Trails Plan), an element of the Parks and Recreation Section of the County General Plan (adopted by the Board of Supervisors on November 14, 1995). The Countywide Trails Plan indicates the following trail route located in the Project site vicinity:

San Martin-South Valley Connector Trail (C27): an on-street bicycle route and parallel multi-use off-street trail along Hill Road to connect Main Street in Morgan Hill with the Juan Bautista de Anza National Historic Trail and the Bay Area Ridge Trail.

The City of Morgan Hill's 2017 Bikeways, Trails, Parks and Recreation Master Plan (BTPRMP) also identifies trail routes in the Project vicinity. The BTPRMP proposes a buffered bike lane and parallel multi-use trail along Hill Road, which coincides with the proposed San Martin-South Valley Connector Trail route. The BTPRMP also proposes a multi-use trail route along the northern boundary of the Project site to connect trail users from Hill Road and surrounding neighborhoods with nearby Jackson Park and Jackson Academy (K-8 school).

The County Parks Department recommends the EIR evaluate and address the following related to the San Martin-South Valley Connector Trail:

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, S.Joseph Simitian

County Executive: Jeffrey V. Smith



Trail Location

The western boundary of the Project site, parallel to Hill Road, should have the appropriate amount of space allocated to construct the buffered bike lane as part of the Project or to remain available for future bike lane development.

The County Parks Department supports the construction of the proposed public multi-use trail as part of the Project and recommends that it be designated as a segment of the San Martin-South Valley Connector Trail as that trail route is further implemented. The proposed multi-use trail should be located within close vicinity of the proposed buffered bike lane along Hill Road, as indicated in the current Landscape and Open Space Plans for the Project (referred to as the New Horizons Trail).

Trail Design and Accessibility

As the Project and trail design is further developed in conjunction with the EIR, the County Parks Department recommends that trail design considerations be included to ensure appropriate connectivity that supports use as a countywide trail segment and that the trail maintains public access for residential and non-residential users. The Project design should incorporate elements and amenities to ensure the public feels welcome – particularly along portions of the trail currently shown adjacent to residential structures. The County Parks Department suggests referencing documents such as Santa Clara County's *Uniform Interjurisdictional Trail Design, Use, and Management Guidelines* to ensure the implementation of appropriate trail widths, building setbacks, landscaping, and signage.

In regards to accessibility, there are conflicting labels in various current Project design plans for a proposed bridge connection to Hill Road. On Figure PD-10 of the Planned Development Application, as well as Sheet 9 of the Preliminary Grading Plan, the creek-crossing bridge is noted as "pedestrian only". On Figure L-1 of the Landscape Plan, the same crossing is noted as a "bicycle/pedestrian bridge". The County Parks Department suggests future Project documents promote and encourage multi-use accessibility to nearby parklands and roadways with a bicycle/pedestrian bridge in this location. This should include upgrading the creek-crossing connection from the development to Hill Road from a pedestrian-only bridge to a bicycle/pedestrian bridge, or by correcting future Project documents to reflect the proposed multi-use bridge.

The County Parks Department appreciates that the City of Morgan Hill is working with the Project to implement other proposed BTPRMP routes in the Project vicinity, in addition to those routes that align with the San Martin-South Valley Connector Trail, including a multi-use trail route along the northern boundary of the Project site to connect trail users from Hill Road and surrounding neighborhoods with nearby Jackson Park and Jackson Academy (K-8 school). The County Parks Department also appreciates the City of Morgan Hill's efforts to improve multi-use connections between the Project site and regional trails and parklands, to improve public access to other trails featured in the Countywide Trails Plan.

Thank you for the opportunity for County Parks Department to provide comments on the Notice of Preparation of an EIR for the Hill-Morgan Hill Devco New Horizons Project. If you have any questions, please email me at kelly.gibson@prk.sccgov.org

Sincerely,

Kelly Gibson

Kelly Gibson

Assistant Planner

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, S.Joseph Simitian

County Executive: Jeffrey V. Smith



County of Santa Clara

Parks and Recreation Department

298 Garden Hill Drive
Los Gatos, California 95032-7669
(408) 355-2200 FAX (408) 355-2290
Reservations (408) 355-2201

www.parkhere.org



July 15, 2021

City of Morgan Hill
Development Services Department- Planning Division
Attn: Tiffany Brown
17575 Peak Avenue
Morgan Hill, CA 95037

SUBJECT: Notice of Preparation of an EIR for the Hill-Morgan Hill Devco New Horizons Project

Dear Tiffany Brown,

The Santa Clara County Parks and Recreation Department's (County Parks Department) has received the Notice of Preparation of an EIR for the Hill-Morgan Hill Devco New Horizons Project (Project).

The County Parks Department functions to provide a sustainable system of diverse regional parks, trails, and open spaces that connects people with the natural environment and supports healthy lifestyles while balancing recreation opportunities with natural, cultural, historic, and scenic resource protection. The County Parks Department is also charged with the planning and implementation of the Santa Clara County Countywide Trails Master Plan Update (Countywide Trails Plan), an element of the Parks and Recreation Section of the County General Plan (adopted by the Board of Supervisors on November 14, 1995). The Countywide Trails Plan indicates the following trail route located in the Project site vicinity:

San Martin-South Valley Connector Trail (C27): an on-street bicycle route and parallel multi-use off-street trail along Hill Road to connect Main Street in Morgan Hill with the Juan Bautista de Anza National Historic Trail and the Bay Area Ridge Trail.

The City of Morgan Hill's 2017 Bikeways, Trails, Parks and Recreation Master Plan (BTPRMP) also identifies trail routes in the Project vicinity. The BTPRMP proposes a buffered bike lane and parallel multi-use trail along Hill Road, which coincides with the proposed San Martin-South Valley Connector Trail route. The BTPRMP also proposes a multi-use trail route along the northern boundary of the Project site to connect trail users from Hill Road and surrounding neighborhoods with nearby Jackson Park and Jackson Academy (K-8 school).

The County Parks Department recommends the EIR evaluate and address the following related to the San Martin-South Valley Connector Trail:

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, S.Joseph Simitian

County Executive: Jeffrey V. Smith



Trail Location

The western boundary of the Project site, parallel to Hill Road, should have the appropriate amount of space allocated to construct the buffered bike lane as part of the Project or to remain available for future bike lane development.

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The County Parks Department appreciates that the City of Morgan Hill is working with the Project to implement other proposed BTPRMP routes in the Project vicinity, in addition to those routes that align with the San Martin-South Valley Connector Trail, including a multi-use trail route along the northern boundary of the Project site to connect trail users from Hill Road and surrounding neighborhoods with nearby Jackson Park and Jackson Academy (K-8 school). The County Parks Department also appreciates the City of Morgan Hill's efforts to improve multi-use connections between the Project site and regional trails and parklands, to improve public access to other trails featured in the Countywide Trails Plan.

Thank you for the opportunity for County Parks Department to provide comments on the Notice of Preparation of an EIR for the Hill-Morgan Hill Devco New Horizons Project. If you have any questions, please email me at kelly.gibson@prk.sccgov.org

Sincerely,

Kelly Gibson

Kelly Gibson

Assistant Planner

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, S.Joseph Simitian

County Executive: Jeffrey V. Smith



From: [Darcy Foster](#)
To: [Christina Turner](#); [Tiffany Brown](#); [Jennifer Carman](#); [Edith Ramirez](#)
Subject: [EXTERNAL] New Horizons Development
Date: Monday, July 12, 2021 11:42:33 AM

Dear City Planning Commissioners, et al;

This letter is intended to voice my concern over the proposed New Horizons Morgan Hill development (www.newhorizonsmorganhill.com) on Hill Road at Barrett.

- The developer does not address the impact on traffic for already very busy commute roads (Hill Rd and E. Dunne Avenue). The developer considers a roundabout will mitigate the load on Hill Road. Single lane roundabouts work best in areas of low traffic. This is not a low traffic area. (Often, Waze redirects traffic to Hill Road when 101 or Butterfield are compromised.) Hill Road is a limited access road, terminating at both Maple and Main.
- The developer does not address the increased load on police and fire support, especially as the access points are buried in the middle of the complex.
- The developer does not address the need to work with the Valley Water supply services and the cross-valley water supplier who submerged large water conduits across the property about 34 years ago.
- The impact of increased residents attempting to access E. Dunne via the back exit is not addressed. When Hill can't be easily entered, residents will backtrack to E. Dunne, already a heavily traveled route.
- The negative enrollment impact on the three closest schools (JAMM, Britton and Nordstrom) is not considered. The type of homes intended for the complex would obviously invite young families with small children, due to the inferred affordability of the homes. **Please note:** **The proposed costs of any of the homes has not been communicated in the marketing brochures.**

- The developer wishes to intermingle multiple types of dwellings, inconsistent with the surrounding residences and not in keeping with the City's master plan, as I understand it.
- The extra load on **all city utilities** is untenable, ***especially during an unprecedented extended period of drought and high temperatures, as we have been experiencing for the past two years.***
- In our conversations with the developer, the engineering team was unable to supply construction timetables to accomplish even the most rudimentary preconstruction amendments. There seems to be no idea how long residents would be impacted even before building starts.
- My overriding concern is: this development as designed is too ambitious for the acreage involved and the access roads leading to and from the property.

Sadly, the percentage of people notified by the city of this planned development did not **in any way** reach the residents who will be impacted by the large number of residences on basically postage stamp lots.

Please consider how this large scope development will impact an area that is already densely populated.

Thank you,
Darcy Foster
16910 Sundance Drive
Morgan Hill

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From: [Denise Weyl](#)
To: [Tiffany Brown](#)
Subject: [EXTERNAL] Devco Development project
Date: Sunday, July 25, 2021 10:56:23 PM

Tiffany, I'm writing today because I am a 20+ year resident of the Jackson Meadows neighborhood (Trail Drive) and have some major concerns regarding the large Devco housing development right around the corner from my house. With such a large project in the planning phase and the impact it will have on our quality of life in the neighborhood, please consider those of us who already live here and the changes this will bring. Specifically my concerns include:

- Layout and traffic flow along Barrett and Fountain Oaks, which includes the traffic around Jackson Academy of Math & Music 9 months out of the year.
- I strongly believe that primary ingress and egress should be off of Hill Road vs. the current plan.
- Density, which includes water usage and the drain on current utilities, which we are ultra concerned about given our drought situation.

The number of dwellings in this development is too large for the space, and I urge you to consider making modifications to the project to protect the quality of life we're accustomed to in this neighborhood.

Sincerely,
Denise Weyl
16630 Trail Dr.
Morgan Hill

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From: [perry.eden](#)
To: [Tiffany Brown](#)
Subject: [EXTERNAL] DEVCO Residential project
Date: Friday, June 25, 2021 8:45:02 AM

Our names are Dennis and Eden Perry. Our address is 2505 Fountain Oaks Dr

We are opposed to this project and amending the zoning laws. Mainly the water and sewage problems. We don't have enough water now to properly water our plants and trees. Also the air pollution from the excess cars stopped at Jackson school multiple times a day are ruining the clean air in our neighborhood. Have them do the traffic study during school hours when the parents are waiting for their kids with their engines running for 20 minutes. in front of our house.

Thank you.
Dennis and Eden Perry

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From: [perry.eden](#)
To: [Tiffany Brown](#)
Subject: [EXTERNAL] Devco project
Date: Tuesday, July 13, 2021 9:58:16 AM

From Dennis and Eden Perry 2595 Fountain Oaks Dr

Dear city council

We are opposed to rezoning for this project

1. Water shortage. We are severely restricted from watering our mature trees and plants that over 40 years old. We don't have enough water now, let alone building more dense housing
2. Electricity shortage.

With rolling blackouts and not enough electricity now, it makes no sense to allie for more dense housing with more blackouts. This is so stupid.

Sincerely Dennis and Eden Perry

Sent from my Galaxy

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JULY 7, 2021

VIA EMAIL: TIFFANY.BROWN@MORGANHILL.CA.GOV

Morgan Hill Development Services
Attention: Tiffany Brown, Associate Planner
17575 Peak Avenue
Morgan Hill, CA 95037

Dear Ms. Brown:

NOTICE OF PREPARATION AND SCOPING MEETING FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED NEW HORIZONS RESIDENTIAL PROJECT, SCH# 2021060587

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Notice of Preparation of an Environmental Impact Report for the New Horizons Residential Project (Project). The Division monitors farmland conversion on a statewide basis, provides technical assistance regarding the Williamson Act, and administers various agricultural land conservation programs. We offer the following comments and recommendations with respect to the project's potential impacts on agricultural land and resources.

Project Description

The proposed project would remove the existing structures and develop the project site with a total of 337 residential units. The project proposes to subdivide the project site into 283 lots parcels. This includes 262 one- to two-story single-family detached houses, 20 two-story age-restricted single-family houses, and 55 age-restricted three-story condominiums. The project would include approximately four acres of private open space and nine acres of public open space. The project also proposes off-site improvements to Jackson Park, Jackson Elementary School, Hill Road, and Barrett Road.

The approximately 69.4-acre project site is located at the northeast quadrant of Barrett Avenue and Hill Road in the City of Morgan Hill (Assessor's Parcel Number [APN] 817-20-031). The project site contains Prime Farmland as defined by the Department of Conservation's Farmland Mapping and Monitoring Program.¹

¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, <https://maps.conservation.ca.gov/DLRP/CIFF/>.

Department Comments

Conversion of agricultural land is often considered an unavoidable impact; however, the City has established a number of goals, policies, and actions in its General Plan to mitigate for the conversion of farmland. Additionally, the City has established an Agricultural Lands Preservation Program which is intended to promote continued viable agricultural activities in and around the City of Morgan Hill.

The Department is pleased to see the City's commitment to agricultural preservation, and strongly supports the City's current goals, policies, actions, and Agricultural Lands Preservation Program.

Prior to approval of the proposed project the Department recommends further discussion and consideration of the following issues:

- Proposed mitigation measures for all impacted agricultural lands within the proposed project area.
- Projects conformity with the City's established agricultural goals, policies, actions, and Agricultural Lands Preservation Program.

Conclusion

Thank you for giving us the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the New Horizons Residential Project. Please provide this Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner via email at Farl.Grundy@conservation.ca.gov.

Sincerely,



Monique Wilber
Conservation Program Support Supervisor

From: dmtms@aol.com
To: [Tiffany Brown](mailto:Tiffany.Brown@chicago.gov)
Subject: [EXTERNAL] devco development public comments - Part 1
Date: Sunday, July 25, 2021 8:56:29 PM

To Whom it May Concern.

We live on Sorrel WAY, right next to the field where the new development will be built. We have lived in our home on a quiet cul-de-sac with minimal problems for 23 years. We are extremely concerned that our quality of life will deteriorate once this development starts to be built, our street is opened up as a throughfare, and will only get worse once it is completed. Our concerns include:

Chemical contamination

Chemical pesticide pollutants were used in the field during crop planting, growing and harvesting. There were signs posted with warnings not to enter the field as "Metam Potassium K-PAM HL Fumigant" was used and a buffer zone was required. This sign was posted in 2015-2016 when the field was being used to grow corn. We reported our concern to the City at that time. However, we saw the crops being sprayed repeatedly over the growth cycle of the corn (more than 10 times) and we were extremely concerned that this was happening within a couple of yards of our house as it covered our cars and house windows with residue. We've had 2 dogs develop lymphoma and another dog develop stomach cancer. We are now worried that all of the different pesticides used will be stirred up when the building begins. We have pictures documenting the sign and the spraying of the crops.

Safety Issue - Gas Line

There is a major gas line that runs down Sorrel WAY into the field. Considering the danger of possibly rupturing that gas line, we are concerned about the safety precautions that the builder will take to keep our neighborhood safe.

Flooding on Sorrel WAY

When it rains heavily, even for one day, the water backs up at the end of our street and often gets higher than the curb in front of our house. This has been reported several times to the city and occasionally a trench is dug into the field to help with drainage. We are requesting that flooding issue on Sorrel WAY be considered and addressed before building commences to alleviate further flooding on Sorrel Way.

Naming of the newly connected Sorrel WAY to Sorrel DRIVE

Two streets to be connected have different names. The developer only addressed Sorrel DRIVE during neighborhood meetings, leading us to suspect he is not even aware of our side of the field. There are townhouses and several blocks of houses on Sorrel WAY that will be affected by any name change. Has any consideration been given to the name of this street??

Safety Issue - Traffic Gridlock

Sorrel WAY is estimated to be approximately less than 400 feet from the field (future development) to the stop sign at Fountain Oaks. As Sorrel will now be a major artery into/out of the development, we are concerned about the gridlock that is inevitable, especially during school hours as parents use Sorrel WAY to drive their kids to Jackson Academy. This is a quality of life issue, in addition to a safety issue. Since even 1 or 2 more cars on our short street will cause back up at the Fountain Oaks stop sign, we are concerned about being able to get out of our driveway during commute timeframes. It is also a safety issue, as gridlock will delay fire engines and ambulances needing to reach our street in case of emergencies.

Safety Issue - Speeding cars

Conversely, Sorrel will now become a perfect temptation for drivers to speed during less congested times. There will be a straight shot from Barrett Av to East Dunne with only the one stop sign at Fountain Oaks. With all of the reports of speeding down Fountain Oaks and East Dunne, Sorrel will now become the next target for drivers who are in a hurry and intentionally disregarding speed limits and street signs. The probability of drivers ignoring or missing the stop sign at Sorrel/Fountain Oaks is high, endangering

school children, elderly and pedestrians. We are requesting speed bumps, turnabouts along Sorrel and a stop sign or gate at the entrance to Devco at Sorrel WAY , and not just payment changes as suggested by the developers.

Increased Crime

With the current pseudo cul-de-sac that we have on Sorrel WAY, we know all of our neighbors and are aware of unusual cars or activity on our street. During the Zoom meetings with the neighbors who live on Barret, Mirabella Circle and Trail, complaints are frequently heard that there are numerous residents living in the 5 houses at the end of Trail. There are also many complaints about these houses/residents on the Next Door website. Complaints include excess cars/residents, threats, intimidation, graffiti, theft, frequent alcohol use with bottles strewn along Trail and Barrett. Also, there are reported to be frequent police calls to this neighborhood of Trail. Currently, these residents must exit via Barrett. Once Sorrel WAY is opened through to Barret, our quiet neighborhood will now also be victim to this type of activity from people outside of our neighborhood. What assurances will we be given that the problems currently existing with these residents/houses on Trail will not be brought into our neighborhood?

Impacted Parking

The plans for the development include limited parking for the residents. Specifically the developers have said that some of the houses will only have garage parking with no driveway parking allowed. Our concern is that these homes are likely to have multiple cars (including the units containing CDUs). Though there is also planned (limited) visitor parking within the development, there will be inevitably be overflow cars parking on our very limited area street. In addition, if people will be drawn to the walking paths, playgrounds, and dog parks as the developers promise, Sorrel WAY and other surrounding streets will be impacted. We would like permit parking for residents on Sorrel WAY to ensure we continue to have reasonable access to our homes.

Safety Issue - Evacuations

In the summer of 2020, Holiday Estates, Jackson Oaks and Jackson Meadows had to evacuate due to wildfires. The major conduit for most of these residents was via East Dunne. Cal Fire projected the evacuation time as 10 HOURS for all of the residents using East Dunne!. Cal Fire preemptively recommended people leave prior to an actual evacuation order to avoid panic and more gridlock, causing major inconvenience and anxiety at having to evacuate our homes for several days. Adding another 344 Devco houses using this limited evacuation route is unconscionable. What is the City of Morgan Hill's plans to widen Hill Road and Tennant Av and find other ways to expedite future evacuations of this overly congested area?

Safety Issue - Ingress/Egress

Logically, the main entrance to this new development should be on Hill with a 4 way stop sign or a signal. Hill Road needs to be widened. Many, many neighbors have complained that Barrett, Sorrel WAY AND DRIVE and Fountain Oaks cannot absorb the amount of cars this development will generate. Ignoring this issue is likely to cause accidents on these heavily traveled country roads.

Safety Issues - Wildlife

The field is home to coyotes, birds, rabbits, mice, and many, many insects. Deer often frequent the field, as do wild turkeys, raccoons, boars, and even the occasional road runner. This has been an enjoyable part of living next to this undeveloped field for two decades. It is with sorrow that we see this wildlife lose another habitat when combined with so much recent destruction of the hills above us. Specifically, we are concerned that the predators, such as mountain lions or other large felines, will be drawn to the water features of this new development as they follow the deer on their nightly foraging. The lake proposed in the new development may draw wildlife, thereby endangering residents and their pets.

In closing, we are specifically asking the Environmental Consultants perform the traffic impact study once Jackson Academy and other schools are back in session fully post COVID.

We also specifically request that they visit Sorrel WAY and evaluate how the additional traffic from the Devco development will impact our small street and the Fountain Oaks intersection.

Thank you,

Donna Simonds

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From: dmtms@aol.com
To: [Tiffany Brown](mailto:Tiffany.Brown@devco.com)
Subject: [EXTERNAL] Public Comments Devco Part 2
Date: Monday, July 26, 2021 12:49:00 AM

These additional comments I have shared in the past

Privacy issue

Our house is one story. The proposed houses to be built along the Fountain Oaks side will be two story. This will infringe upon our privacy in our house and our yards.

Potential Disturbing of the Peace

An amphitheater is proposed in the center of the new development. Already the neighborhood can be plagued with loud live bands or mariachis late into the night. There must be a noise abatement program in Morgan Hill and Homeowner Association rules about noise from this amphitheater.

Thank you,

Donna Simonds

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From: [Donna Yoshida](#)
To: [Tiffany Brown](#)
Subject: [EXTERNAL] Fwd: DevCo Project
Date: Monday, July 12, 2021 8:16:00 AM

hi Tiffany

Resending for your records.

Thanks
Donna Yoshida
2700 Mira Bella Cir, Morgan Hill, CA 95037

----- Forwarded message -----

From: **Terry Linder** <Terry.Linder@morganhill.ca.gov>
Date: Fri, Jan 29, 2021, 4:17 PM
Subject: Re: DevCo Project
To: Donna Yoshida <dyosh74@gmail.com>
Cc: Tiffany Brown <Tiffany.Brown@morganhill.ca.gov>

Hi Donna,

Thank you so much for taking the time to share your thoughts and concerns about the pending residential project on Hill Road and Barrett Ave. The project planner for Hill-Devco project is our Associate Planner Tiffany Brown and I will be forwarding your message to her. Tiffany is interested in the thoughts and concerns from residents and neighbors surrounding this project so she can have those concerns addressed in the Environmental Impact Report that will be prepared for the project. If you have additional questions or thoughts on the Hill-Devco project, please feel free to reach out to Tiffany.Brown@morganhill.ca.gov.

Sincerely,

Terry Linder
Senior Planner

City of Morgan Hill
Community Development Services, Planning Division
17575 Peak Avenue, Morgan Hill, CA 95037

P: 408.778.6480
terry.linder@morganhill.ca.gov

From: Donna Yoshida <dyosh74@gmail.com>
Sent: Friday, January 29, 2021 3:37 PM
To: Terry Linder <Terry.Linder@morganhill.ca.gov>

Subject: DevCo Project

Hi Terry,

My name is Donna Yoshida and i live on Mira Bella Circle in Morgan Hill. My family moved to Morgan hill in 1972. I currently work at Stanford University. I am deeply concerned about the project being proposed at the corner of Hill and Barrett Ave. Among my concerns which include additional traffic, the 3 story buildings, etc. I am also worried about the traffic to get onto 101. Pre-covid i was fortunate to be able to take Caltrain which i appreciate. But while going to the train station, i saw the line to get onto the freeway get longer and longer (at Dunne). The line was so long it was ending in front of Nordstrom Park. With the addition of housing/people that this development would create on the east side, the line could get to Nordstrom School which, I believe, would pose a safety issue for parents/students. I understand things will not get back to normal right away, just thinking long term.

Along with that, the issue of getting onto Hill Rd (from Barrett), in the morning hours is very dangerous (pre-covid). Before, getting to Hill wasn't an issue, it was getting ONTO Hill. Many, many cars were coming from gilroy/los banos. Basically they were taking back streets and trying to get as far north as possible, then jumping onto 101. If you ever saw the last 5 minutes of the movie Field of Dreams, that's what it looked like. I would have to basically gun it to get onto Hill, waiting there for as long as 10 min waiting for a small opening. With adding that many residents between us and Hill, it would create a long line just to get to Hill, much less getting onto it or across it.

Another safety issue I am concerned about is access. Unfortunately the fire scare highlighted just how vulnerable our area is. For Mira Bella residents, there is basically one way in and out. There is another route (farther north) but i assure you, that would be backed up with other evacuees. I don't typically like to send long emails but hoping it kept your attention and hope you will consider these issues when considering this project and how it will impact us.

Thank you in advance,
Donna Yoshida

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From: Quirina Geary <qgeary@tamien.org>
Sent: Saturday, July 3, 2021 10:36:30 AM
To: Tiffany Brown <Tiffany.Brown@morganhill.ca.gov>; Johnathan Costillas <jcostillas@tamien.org>
Subject: [EXTERNAL] Re: Hill - Morgan Hill Devco: Notice of Preparation for Environmental Impact Report

Dear Ms. Brown,

Good morning. On behalf of the Tamien Nation, we thank you for the NOP notice. Our Tribe has concerns as there are known cultural and archaeological resources in this area. Please have the Archaeological firm working on this project contact us during their assessment.

Thank you for your time and we look forward to hearing from you.

Sincerely,

Quirina Luna Geary

Chairwoman

Tamien Nation



On Fri, Jun 25, 2021 at 8:47 AM Tiffany Brown <Tiffany.Brown@morganhill.ca.gov> wrote:

Good Morning,

You are receiving this email because you have requested to be notified of any updates for this project. Please find the attached notice of preparation for an Environmental Impact Report (EIR). A scoping meeting has been set for July 13, 2021. For more information about the meeting please see the attached notice or visit the project environmental webpage at <https://www.morganhill.ca.gov/2172/Hill---Morgan-Hill-Devco-LLC-New-Horizon>

Regards,

Tiffany Brown

Associate Planner

City of Morgan Hill

Development Services Department

17575 Peak Avenue, Morgan Hill, CA 95037

P: 408.310.4655

Tiffany.Brown@morganhill.ca.gov

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From: [Jenna Luna](#)
To: [Tiffany Brown](#)
Cc: [Jennifer Carman](#)
Subject: FW: [EXTERNAL] Devco project
Date: Tuesday, July 13, 2021 6:48:16 PM

-----Original Message-----

From: Alpert paul <alpert@garlic.com>
Sent: Tuesday, July 13, 2021 6:47 PM
To: Planning <Planning@morganhill.ca.gov>
Subject: [EXTERNAL] Devco project

I don't have a microphone to make a comment. I would like to know what, if anything, the citizens of Morgan Hill can do to block this project.

paul alpert

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From: [Joe Baranowski](#)
To: [Tiffany Brown](#)
Subject: RE: [EXTERNAL] New Horizons Residential Project Notice of Preparation Public Comment
Date: Wednesday, July 14, 2021 12:07:00 PM

Hi Tiffany,

Thank you for your response. I am writing back to ask that my oral comments made during the NOP public meeting be appended to my original email.

Specifically:

- 1) The NOP's statement that intersection level of service will be analyzed as part of the Transportation element of the EIR WILL be completed.
- 2) The Dunne and Cochrane and highway 101 ramps are included in the intersections that are analyzed and that queuing capacity and delay be carefully analyzed using standards-based methodology.
- 3) The complete list of pending and reasonably probable developments that are included in the cumulative traffic counts for all level of service analysis be explicitly stated along with specific trip generation assumptions for each development. The list should include Cochrane Commons Phase 2, Crosswinds, Morgan Hill apartments, Monterey-Madrone, Trammell Crow Butterfield5 and Redwood at 101 all of which are reasonably probable and all of which can be reasonably expected to impact intersection level of service that will directly overlap with new trips generated by the New Horizons project.

Thank for for your assistance in ensuring these clarifying remarks are included as part of my submitted Public Comment on the NOP.

Joe Baranowski

----- On Wed, 14 Jul 2021 08:36:05 -0700 Tiffany Brown<Tiffany.Brown@morganhill.ca.gov> wrote -----

Good Morning Joe,

Thank you for your email. Your comments have been noted and will be placed in the project file as part of the project record. For more information on the project or to sign up for project notifications please click [here](#). For more information about the environmental assessment please click [here](#).

Regards,

Tiffany Brown

Associate Planner

City of Morgan Hill

Development Services Department

17575 Peak Avenue, Morgan Hill, CA 95037

P: 408.310.4655

Tiffany.Brown@morganhill.ca.gov

morganhill.ca.gov | [facebook](#) | [twitter](#)

From: Joe Baranowski <joe.b@mh-rgc.org>

Sent: Tuesday, July 13, 2021 2:41 PM

To: Tiffany Brown <Tiffany.Brown@morganhill.ca.gov>

Cc: Christina Turner <Christina.Turner@morganhill.ca.gov>; Rich Constantine <Rich.Constantine@morganhill.ca.gov>; Rene Spring <Rene.Spring@morganhill.ca.gov>; Gino Borgioli <Gino.Borgioli@morganhill.ca.gov>; Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov>; John McKay <john.mckay@morganhill.ca.gov>

Subject: [EXTERNAL] New Horizons Residential Project Notice of Preparation Public Comment

To Whom It May Concern:

The New Horizons Residential Project NOP [1, p. 2] notes:

The 1988 EIR is over 30 years old, and new regulations and policies have been adopted since its certification. Therefore, the City is in the process of preparing a new EIR to fulfill the CEQA requirements for the proposed project.

Residents appreciate that someone has used common sense to recognize that an EIR that is over 30 years old cannot possibly be relevant for the purpose and intent that CEQA is designed for. Unfortunately, in December 2020 an EIR that is over 40 years old was used as the basis for approving a 410,000 square foot, five building industrial facility [2] located at the intersection Butterfield and Sutter, that can be expected to generate significantly more environmental impact concerns than the New Horizons proposal.

The NOP [1, p. 4-6] also lists a number of *specific environmental categories* that the EIR will consider, including:

Transportation: *The EIR will describe the existing transportation network serving the project site and will evaluate whether the project's generated vehicle trips for the potential to cause impacts related to vehicle-miles-traveled (VMT) as well as whether project traffic would cause local intersection level of service to degrade below City standards. The EIR will identify mitigation for potential VMT impacts, as well as any improvements needed to restore the level of*

service to pre-project conditions and will describe whether the identified improvements would lead to adverse environmental impacts.

It is also recognized [1, p. 6] that the EIR must consider “pending and reasonably probable future development in the area”:

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, and discuss if the project's contribution is cumulatively considerable.

With the project applicant requesting approval for approximately 220 single family homes, 40 court style homes, plus approximately 75 age-restricted units, it can be reasonably expected that the project will generate hundreds of new daily vehicle trips, *including* additional peak-hour trips associated with residents attempting to access Highway 101. I would note that the distance from the proposed project to the E. Dunne Ave / 101 exchange is ~2.4 miles and ~4.8 miles to the Cochrane Road / 101 exchange.

Q1: Will the analysis of “local intersection level of service” include residents' ability to access Highway 101?

Worse than using an EIR that is more than 40 years old is not doing any site-specific environmental study when one is obviously called for. Unfortunately, that is exactly the situation residents have been put in and the situation impacts the relevance, accuracy and trustworthiness of any Transportation Analysis for nearby projects. An expert traffic engineer has estimated [3, p. 240] the ‘Redwood at 101’, project on the north side of the intersection of Condit Road and Half Road will generate 6040 daily vehicle trips assuming the facility will be used as that applicant claims it will be (as a ‘business park’).

Using simple scaling (410,000 / 510,000) and again assuming the ‘Butterfield-5’ project will be used as the applicant claims the expected daily trip generation from that facility is 4,856.

Q2: What SPECIFIC trip generation assumptions for the two ‘pending and reasonably probable’ Trammell Crow industrial projects that can, by recent estimates by a certified expert traffic engineer and straightforward extrapolation, be expected to add almost 11,000 new daily vehicle trips many which will lead to additional usage of the Highway 101 on/off ramps will be used?

Residents in Morgan Hill and the entire South County have their day-to-day lives impacted by their ability to get to and from work and many thousands of people rely on the 101 South Corridor for work, health care and leisure. Additionally, MH officials have recognized that local citywide traffic, including through downtown Monterey Road access, is directly impacted by so called ‘cut through’ traffic – people getting off a congested 101 to take alternative city streets AND that the amount of such cut through traffic is directly proportional to the amount of congestion on 101.

Q3. Will the EIR being scoped for the proposed project seriously consider a realistic estimate of the CUMULATIVE impact that already approved projects will have or will outdated, irrelevant, or completely ignored assumptions be used?

Thank you for your anticipated consideration of these questions,

Joe Baranowski

[1] <http://morgan-hill.ca.gov/DocumentCenter/View/39243/New-Horizons-Residential-Project-NOP-62421-option-2>

[2] <https://morganhillca.iqm2.com/Citizens/FileOpen.aspx?Type=30&ID=23791&MeetingID=1961>

[3] <https://morganhillca.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=8236&MeetingID=2033>

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From: kellyfunk@charter.net
To: [Tiffany Brown](mailto:Tiffany.Brown@morganhill.ca.gov); [Christina Turner](mailto:Christina.Turner@morganhill.ca.gov); [Jennifer Carman](mailto:Jennifer.Carman@morganhill.ca.gov); [Edith Ramirez](mailto:Edith.Ramirez@morganhill.ca.gov)
Cc: rich.constantine@morganhill.ca.gov; [Gino Borgioli](mailto:Gino.Borgioli@morganhill.ca.gov); [Rene Spring](mailto:Rene.Spring@morganhill.ca.gov); [Yvonne Martinez Beltran](mailto:Yvonne.Martinez.Beltran@morganhill.ca.gov); john.mccay@morganhill.ca.gov
Subject: [EXTERNAL] New Horizons Morgan Hill Development
Date: Friday, July 9, 2021 6:03:18 PM

To all Associate Planner, City Manager, City Council and Mayor,

As a family we do not approve of the NEW Horizons Morgan Hill Development on Hill Road and Barrett. We own our home on Magnolia Way in Morgan Hill and are impacted by traffic and scenery on Hill and Barrett.

Density and feathering:

Our main concern is density and feathering along Hill Road. We had a similar discussion a couple years back on a development being planned for Saddleback and East Dunne. In which you all agreed that this was too high of a density for the bottom of the hill. At the time we were talking about only 26 homes.

Morgan Hill is meant to be somewhat rural and quite. Building this type of development in our quite neighborhood is very disturbing. I frequently see wild life in this area on my daily walks and passage by car. Bike riders frequent this route as Barrett Avenue is peaceful on a weekend due to no school traffic.

Fire Safety for all:

This past summer we were part of the evacuation out of Morgan Hill due to fire. Adding more homes in higher density exacerbates the already difficult situation coming out of the hill side areas. There is only one way out of Holiday Lake which is down E Dunne. All the homes South of Dunne primarily use Barrett Avenue as an escape route. With the amount of new homes being suggested this will make for a possible deadly situation.

Traffic Concerns:

As a parent I have traveled the Jackson Math and Music (JAMM) pattern of traffic, our own kids went to this school. Now that my kids are of high school and college age I still see this mess of a traffic situation daily. Barrett Avenue is

a through fair for coming and going to JAMM. We ourselves used this as an entrance and exit to JAMM .

At the bottom of Barrett Avenue and Hill their have been numerous traffic accidents at the bottom of this hill already. We use Hill Road daily to make our daily trips to various family members and local businesses in the direction of Tennant Avenue. Already this roadway is a complete mess of pot holes and lots of daily traffic. Where are all the cars for this development planning to park? Barrett Avenue? Adding to the eye sore we so desperately do not want in Morgan Hill. Not to mention the noise that will travel to our home from this monstrous development. So much for keeping our windows open at night or during the day to hear the wildlife.

Height of development:

The proposed plan is for three stories. Where in the heck do you see three story buildings anywhere along this stretch of Hill Side? No where! Now you are taking away the view of those above and below. And quite honestly I don't want to see multi story homes blocking my daily view of the hill side.

Resources for Senior Housing: I have family members in the area of older age. Having no shopping, parks (already established), medical services, etc near by is a disaster. Where will these seniors go ...across town where all those services are provided. This side of town is not conducive to this type of development for seniors or anyone for that matter. We don't have a hospital in Morgan Hill to care for Seniors. St Louis in Gilroy is not capable of increase of patients. Where will all these Seniors go when medical attention is needed locally?

Please consider downsizing this development by a quarter of what is proposed. Allow traffic flow only to Hill Road and not Barrett. This development is way too large and tall for this location in Morgan Hill.

Sincerely,
Kelly Funk , Resident of Magnolia Way Morgan Hill.

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From: [Kim Mancera](#)
To: [Tiffany Brown](#)
Subject: CEOA notice
Date: Friday, August 6, 2021 1:49:56 PM
Attachments: [ENV23401 - New Horizons Residential Project.pdf](#)

Hi Tiffany,

The attached CEQA notice came in. I have added to Laserfiche.

Kim Mancera
Municipal Services Assistant
[Engage With Us!](#)

City of Morgan Hill
Council Services and Records Management
17575 Peak Avenue, Morgan Hill, CA 95037

P: 408.310.4680
kim.mancera@morganhill.ca.gov
morgan-hill.ca.gov | [facebook](#) | [twitter](#)

From: [Kimberly Leiser](#)
To: [Edith Ramirez](#)
Cc: [Jennifer Carman](#); [Tiffany Brown](#); [Kimberly Leiser](#)
Subject: Re: [EXTERNAL] Requested Questions about New Horizons and request for a zoom date and time
Date: Monday, June 14, 2021 10:33:13 AM

Good morning Edith,

I would prefer a more informal meeting. Jennifer asked for me to submit the questions neighbors have asked. I sent comments from three who all live in a different location of the neighbourhood around the area that is planned for development. I am ok with whatever format works for you three. I would like to be intern for the zoom meeting, If the development EIR and opportunity for input is a ways out I am ok with meeting the week of July 12-16th. Please let me. Know if June 29th and 30th are best or sometime the week of July 12-16th would be better.

I copied Jennifer and Tiffany on this email.

Thank you,
Kimberly

On Jun 14, 2021, at 10:16 AM, Edith Ramirez
<Edith.Ramirez@morganhill.ca.gov> wrote:

Kimberly

I am responding to let you know Jennifer is out today. I know we want to create a Q&A for the project in advance of the meeting so that you can share that with your neighbors. I don't know when will be best for a community meeting, I'll let Jennifer and Tiffany figure that out. Thank you for your patience. We'll develop a plan this week.

Edith

From: Kimberly Leiser <leiserkimberly@gmail.com>
Sent: Saturday, June 12, 2021 9:45 PM
To: Jennifer Carman <Jennifer.Carman@morganhill.ca.gov>; Edith Ramirez
<Edith.Ramirez@morganhill.ca.gov>; Tiffany Brown
<Tiffany.Brown@morganhill.ca.gov>
Subject: [EXTERNAL] Requested Questions about New Horizons and request for a zoom date and time

Hello Jennifer, Edith and Tiffany,
I would like to schedule a zoom meeting between the City/
Planning department and neighbors in our community re: New
Horizons Morgan Hill Development.

There are a number of questions and concerns myself and

neighbors have. The questions my husband and I have are #1-5:

- 1) Please consider requiring New Horizons to build a new access road off of Hill instead of adding additional traffic to Barrett Ave. and Fountain Oaks. A new development of this size should have its own ingress/egress instead of adding traffic to these existing roads and inconveniencing the current home owners for multiple years during the development build-out. New Horizons plans call for a small access road to Hill Rd., we believe it should be expanded to be the main way people enter and leave the development. Rocky's excuse on the Zoom call for not doing this is that it is expensive, cuts into his profits and is time consuming.
- 2) Why is a new development of this size being considered while the city is asking current residents to reduce their water use by 30% due to the existing drought?
- 3) Allowing a 3-story condo with additional cosmetic roof features that raise the roof sight line even higher will have a detrimental effect of residents seeing the hills (particularly El Toro) on the east side of town. Our current unobstructed view will be gone if the city allows the multi-story senior housing to be build.
- 4) Most of the public good amenities that the developer is offering are not valued by the current residents. The facilities that are of interest will only be for the home owners in the new development who are part of the homeowners association.
- 5) Logistics:
What is the estimated time frame for the development to begin?
When is the EIR done?
What is the best way for people to express concerns?
Can a time frame for the process be emailed over to us?

Below are concerns and questions that were brought up from two

neighbors. Many. Other neighbors have questions but most everything is addressed in this email.

Would it be possible to set up a zoom meeting on either June 29 or 30th or sometime the week of July 12-16th.

I'd like time to invite people to attend.

Thank you,

Kimberly and David Leiser
2684 Barrett Avenue
Morgan Hill
408-710-3901

Dear City Council Members

This letter is intended to voice my concern over the proposed New Horizons Morgan Hill development

(www.newhorizonsmorganhill.com) on Hill Road at Barrett.

- The developer does not address the impact on traffic for already very busy commute roads (Hill Rd and E. Dunne Avenue). The developer considers a roundabout will mitigate the load on Hill Road. Single lane roundabouts work best in areas of low traffic. This is not a low traffic area. (Often, Waze redirects traffic to Hill Road when 101 or Butterfield are compromised.)
- The developer does not address the increased load on police and fire support, especially as the access points are buried in the middle of the complex.
- The developer does not address the need to work with the Valley Water supply services and the cross-valley water supplier who submerged large water conduits acrossthe property about 34 years ago.
- The impact of increased residents attempting to access E. Dunne via the back exit is not addressed. When Hill can't be easily entered, residents will backtrack to E. Dunne, already a heavily traveled route.
- The negative enrollment impact on the two closest

schools (Britton and Nordstrom) is not considered. The type of homes intended for the complex would obviously invite young families with small children, due to the affordability of the homes. Please note: The proposed costs of any of the homes has not been communicated in the marketing brochures.

- The developer wishes to intermingle multiple types of dwellings, inconsistent with the surrounding residences and not in keeping with the City's master plan, as I understand it.
- In our conversations with the developer, the engineering team was unable to supply construction timetables to accomplish even the most rudimentary preconstruction amendments. There seems to be no idea how long residents would be impacted evenbefore building starts.
- My overriding concern is: this development as designed is too ambitious for the acreage involved and the access roads leading to and from the property.

Sadly, the percentage of people notified by the city of this planned development did not **in any way** reach the residents who will be impacted by the large number of residences on basically postage stamp lots.

Please consider how this large scope development will impact an area that is already densely populated.

Thank you,
Darcy Foster
16910 Sundance Drive
Morgan Hill

Here are some of the questions that my husband and I have:

1. The plan is to open Sorrel from Barrett to East Dunne. Currently, Sorrel DRIVE is on the south end of the field with plans to be connected to Sorrel WAY on the north end of the field. Besides the townhouses at the corner of East Dunne and Sorrel WAY, there are approximately 20-30 houses along Sorrel WAY. Will the eventual elongated street be called DRIVE or WAY? Of course, more people would be negatively impacted if the DRIVE was adopted and all of us on Sorrel WAY had to change our street name. It appears there are few, if any, houses that actually have the Sorrel DRIVE address.
2. There is only one stop sign on Sorrel WAY at Fountain Oaks. This corner is a common crossing area for the Nordstrom schoolkids. Making Sorrel a through-fare from Barret to East Dunne will encourage speeding and probable running of the stop sign at Fountain Oaks. Currently Sorrel WAY dead-ends at the field and our "cul-de-sac" street is a common area of play for young children riding bikes and playing ball. This will be a

massive adjustment for our neighborhood and will almost certainly be the scene of potential pedestrian and vehicle accidents. What measures will be taken to slow down traffic on the newly opened Sorrel from Barrett to East Dunne? Can a stop sign or security gate be installed at the entrance/exit to the new development at the current edge of the field on Sorrel WAY? Can there be speedbumps and roundabouts to stop speeders from racing down the entire length of Sorrel?

3. Traffic heading toward Nordstrom elementary school pre-COVID made it difficult to turn onto Fountain Oaks from Sorrel Way, both North and South directions. Having 300+ new homes with school age children will make the traffic on Sorrel and Fountain Oaks even more miserable. What guarantees can the developer provide that traffic on Sorrel WAY and Fountain Oaks won't be even more log-jammed?

4. To emphasize the potential of the above mentioned excess traffic, Sorrel WAY between the field (new development) and the stop sign at Fountain Oaks is approximately 300 feet long. A traffic jam will easily occur on Sorrel WAY if even 4 or more cars are trying to turn onto Fountain Oaks from the direction of the new development. We live at the end of Sorrel Way immediately next to the field to be developed. Our nightmare scenario is that we will be blocked in our driveway as cars flood out of the new development onto Sorrel Way and are stopped trying to turn onto Fountain Oaks. Besides being stuck in our driveways, this type of logjammed cars instills fear that emergency vehicles would be prevented from turning down our street. How can traffic jams such as this be mitigated with exits/entrances being encouraged via all other exits from this development? Can traffic be studies post-COVID with "normal" traffic flows?

5. What safety precautions will be ensured when digging and building around the gas line currently running underneath Sorrel WAY? It is impossible to feel safe with memories of the gas explosion that cost lives and homes in San Bruno.

6. On rainy days, water collects at the edge of the field (at Sorrel WAY), often making it impossible to park on the street outside our home at the Southeast corner. This flooding often goes over the curb the length of our house. This problem has been reported several times to the City and occasionally trenches have been built to drain the excess water into the field. How will the developer address this history of flooding on Sorrel WAY and ensure solving the problem and not exacerbating it?

7. An amphitheater is planned for the development with promises of only quiet activities such as yoga classes. Can restrictions be implemented that prevent outdoor concerts and other loud music/activities?

8. Parking will be limited in the development with some homes only having the space to park within their garage. Some units with CDU's will also potentially have need for extra parking. Since we literally live right next door to the new development, we are concerned that overflow parking will take up existing and limited parking on our street. Can the developer ensure adequate parking within the development to prevent the sprawl of extra cars into the neighboring streets? We are trying to avoid the long line of parked cars seen regularly on East Dunne (on the north side, across from Pine St and the Mormon Church).

9. Some of the existing houses along the Fountain Oaks side of the field are single story. Will the new houses being built next-door be two stories and have the ability to look down upon our yards and into our houses? What measures will be taken to ensure the privacy of existing homeowners?

10. In 2020, wildfire forced evacuation of our homes. East Dunne is the main and, often only, means of evacuation for the Estates area, much of Jackson Oaks and even the foothills. The estimated evacuation time for all of this area was several hours (10 hours?) along East Dunne to Highway 101. What fire safety measures are being implemented to

address this critical and life-saving issue?

11. When and how will a fence be built along our property lines? Will our existing fences be taken down?

12. 340+ houses will create extreme traffic impact on Barrett, Fountain Oaks, Sorrel Way, Fountain Drive and Hill Road. Will Hill Road be widened? Will signals be added? Can the plans be changed to have the main entrance/exit be on Hill Road?

13. The impact to wildlife will also be devastating. On a regular basis, deer, wild pigs, wild turkey, coyotes, and even a roadrunner use the current open field as their habitat. Every year, deer come to our yard and eat our apples as they fall from our tree. The impact to the wildlife will be immeasurable. Is the elimination of wildlife habitat included in the Environmental Impact study?

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From: [Linda Leimas](#)
To: [Tiffany Brown](#)
Subject: [EXTERNAL] Devco LLC
Date: Wednesday, July 21, 2021 3:34:44 PM

Hello Tiffany,

I am in total agreement with the NextDoor posts to have the Devco development be more in line with the neighboring homes. We have too many of these high rises in our community as it is. The people here in MH want to be heard and voice our opinions of what is to be built (to a certain degree). The newly built homes on Condit and North MH were not built in the interest of what Morgan Hill residents would like. They are awful and surely were built to maximize the money the developer received.

Please tell the “powers that be” that the Devco project should be reviewed and revised to be more in line with the existing neighborhoods.

Thank you for your time,

Linda Leimas

Sent from [Mail](#) for Windows 10

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From:
Liz Panetta Melone
goodlife8283@gmail.com
resident of Morgan Hill in
Jackson Meadows

July 25, 2021

To Tiffany Brown

There are so many serious issues with the Devco proposed development that will cause problems for our community. I'm going to address the traffic issue and the resource issues.

DAILY TRAFFIC ISSUES

Due to the high density of the proposal and the fact there are only two ways in and out of our neighborhood of Jackson Meadows and Jackson Oaks your plan will create major problems and delays for our neighborhood.

Having an ingress/egress from Barrett doesn't make sense and will create daily problems for anyone who lives in our neighborhood of Jackson Meadows and Jackson Oaks.

To be blunt you're proposing to create a daily nightmare for us. There are only two ways out of our community: Barrett and the Trail and Fountain Oaks streets. The only access road to Fountain Oaks is through Trail which is right next to Jackson school. There's no other option.

This creates major problems for families who drop off and pick up at Jackson school because there will be too much traffic right by the school from those who would normally be able to use Barrett. AND it creates major problems for those who are trying

to get in and out of our neighborhood regardless if they have kids at Jackson school. Emergency vehicles will have problems getting in and out of our area! Right now it's easy and there's no delays. What you're proposing will cause back ups and long delays in our ability to get in and out of our neighborhood!

A SOLUTION: Direct traffic from the proposed community onto Hill Rd. NOT Barrett. Barrett needs to remain as it is now. An ingress/egress on Barrett is poor planning. Putting one or two ingress/egress on Hill Rd. is a much better solution for everyone.

RESOURCES

We've had a decade long drought in CA and there's no end in sight. Why do you need to add such density when our water supply is tapped out? Why continue to build when you know you don't have enough to sustain the community? Why are you putting a bigger burden on our dwindling water supply?

In addition, you're proposing a fountain and pond in the middle of the development? This doesn't make sense! We can only water twice a week and you're building a pond and fountain?! Even if this recycles into itself, to sustain it you have to add more water. Pools in our area will lose water unless covered. The fountain will do the same.

Where is the responsible leadership?!

You will be sentencing us to a permanent state of despair with the stress on our resources and a daily battle with traffic going in and out of our beautiful neighborhood, which will no longer be beautiful because of this development.

Sincerely,
Liz Panetta Melone

From: [Maggie Alexander](#)
To: [Tiffany Brown](#); [Christina Turner](#); [Jennifer Carman](#); [Edith Ramirez](#)
Cc: [Rich Constantine](#); [John McKay](#); [Gino Borgioli](#); [Yvonne Martinez Beltran](#); [Rene Spring](#)
Subject: [EXTERNAL] Re: Development (SR2020-0006) -- ERI Scoping Meeting
Date: Wednesday, July 21, 2021 8:37:48 PM

Dear City of Morgan Hill;

I live at 2675 Calico Court, directly across the street from the proposed development, and have concerns regarding the development of the 69.4 acre parcel at Hill Road & Barrett Avenue in Morgan Hill. We are not opposed to progress and knew the development of the field was inevitable. However, we were always told that it would be single family homes.

1). FEATHERING OF SIMILAR LOT/HOME SIZES

Our home is 2,800 square feet sitting on a 10,000 square foot lot. Across the street the developer proposes 3,000 square foot homes on 5,000 square foot lots. This will obliterate our neighborhood.

The surrounding homes adjacent Sorrel consist of the following sizes:

REMINGTON COURT

7 homes: 2,200 - 2,700 square feet in size:
2 homes with lot sizes between 7,700 and 8,000 square feet.

5 homes with lot sizes in excess of 10000 Square feet.

CALICO COURT

8 homes: 2,200 - 2,700 square feet in size:
1 duplex with lot sizes in excess of 5,000 square feet
1 home with lot size in excess of 8,000

square feet
6 homes with lot sizes in excess of 10,000
square feet

BARRETT AVENUE
6 homes with lot sizes in excess of 10,000
square feet / homes ranging from 2,200 -
3,500 square feet in size.

The developers have used the term
“feathering” to describe how their design will
have “similar sized lots and homes” adjacent
the existing neighborhoods for better
integration. This is NOT THE CASE. The
proposed development plan shows 5,000
square foot lots located along Sorrel. The only
lot sizes in excess of 7,000 square feet are
proposed along the back of existing homes
located on Fountain Oaks, whose lot sizes
average 7,400 square feet.

2). TRAFFIC FLOW AND ROAD IMPROVEMENTS

The developer has explained there will be
upwards of 330+ new units developed. This of
course will bring more traffic:

- Will Sorrel be widened as it will become a
major thoroughfare? Will stop signs be added
and where?
- How will the drainage issue on Barrett be
addressed? It washes out every year. Will
Barrett be fully finished with gutters and curbs
on both sides of the street?
- Looking at the plans, there is a roundabout
to access the new neighborhood on Barrett,
before you get to Sorrel. Is that a typical
residential solution?
- Why is there no proposed access to the new

development directly from Hill Road? This appears to be absolute negligence in its omission, or a cost-cutting measure on behalf of the developer?

- Will Tennant, Hill and Barrett be improved? Hill is just one pothole after another. Hill is also used as an alternate to 101 morning and evening during traffic times.

- Will there be a traffic light at Hill and Barrett? The amount of traffic on Barrett that feeds onto Hill warrants it if you want to make a left or right turn — it's a single lane with no additional lane or shoulder to divert traffic.

- Will Barrett be improved from Condit to Trail?

3). UTILITY IMPROVEMENTS

Our two courts usually lose power when other houses in the neighborhood do not. I was told by PG&E that is because our houses were an “add on” to the neighborhood.

- How will power be supplied to this proposed neighborhood?

- It appears that a retention basin will be relocated to the middle of our neighborhood. Is it as large as the existing retention basin? What if it overflows like it does now and causes the street to flood? That flooding will now be in the middle of our neighborhood?

- If the retention basin has been relocated to Jackson Park, how does that “improve” the park and what are the renderings to show how it will appear within the neighborhood?

The previous retention basin was fenced in.

4). SCHOOLS

- Which grammar school will the new homes attend?

Regards,

Steve & Maggie Alexander

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From: [Christina Turner](#)
To: [Edith Ramirez](#); [Jennifer Carman](#); [Chris Ghione](#); [Anthony Eulo](#); [Tiffany Brown](#)
Subject: FW: [EXTERNAL] Horizon project
Date: Monday, July 26, 2021 1:53:14 PM

From: Rene Spring <Rene.Spring@morganhill.ca.gov>
Sent: Monday, July 26, 2021 12:55 PM
To: Christina Turner <Christina.Turner@morganhill.ca.gov>
Subject: Fwd: [EXTERNAL] Horizon project

FYI

Sent from my iPhone

Begin forwarded message:

From: Neal Dechene <ndechene@msn.com>
Date: July 26, 2021 at 12:50:58 PM PDT
To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>, John McKay <john.mckay@morganhill.ca.gov>, Gino Borgioli <Gino.Borgioli@morganhill.ca.gov>, Yvonne Martinez Beltran <yvonne.martinezbeltran@morganhill.ca.gov>, Rene Spring <Rene.Spring@morganhill.ca.gov>
Subject: [EXTERNAL] Horizon project

As a long time resident of this community, I feel that the continual push to build more and more houses when we have NO NEW sources of water and are already forcing residents to use less and less water shows a complete lack of responsibility by the city government. We have at least ten years, if we are lucky and if nature cooperates, before Anderson Reservoir is back on line. Those are big ifs - shame on all of you for being negligent in your responsibility to our community. You don't deserve your jobs.

Carolyn Jane Haley

Sent from my iPhone

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transfer information and other personally identifiable information should not be transmitted to this user. For question, please contact the Morgan Hill IT Department by opening a new helpdesk request online or call 408-909-0055.

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D
OAKLAND, CA 94623-0660
www.dot.ca.govMaking Conservation
a California Way of Life.

July 1, 2021

SCH #: 2021060587
GTS #: 04-SCL-2021-00913
GTS ID: 23420
Co/Rt/Pm: SCL/87/3.55Tiffany Brown, Associate Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037**Re: New Horizons Residential Project – Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR)**

Dear Tiffany Brown:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for this project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the June 2021 NOP.

Project Understanding

The proposed project would remove the existing structures and develop the project site with a total of 337 residential units, which include 262 one- to two-single-family detached houses, 20 two-story age-restricted single-family houses, and 55 age-restricted three-story condominiums. This approximately 69.4-acre project site 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.

Travel Impact Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. Caltrans looks forward to reviewing the project's Vehicle Miles Travel (VMT) evaluation and potential mitigation measures, if any, in the upcoming DEIR. For more information on how Caltrans assesses VMT impacts for land use projects, please review Caltrans' Transportation Impact Study Guide.

If the City of Morgan Hill has not adopted VMT screening criteria, please follow the Office of Planning and Research (OPR)'s guidelines. A detailed VMT analysis should include the information:

- VMT analysis pursuant to the City (if available) or OPR's guidelines. Projects that result in automobile VMT per capita above the threshold of significance for existing (i.e. baseline) city-wide or regional values for similar land use types may indicate a significant impact. If necessary, mitigation for increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the City.
- A schematic illustration of walking, biking and auto conditions at the project site and study area roadways. Potential safety issues for all road users should be identified and fully mitigated.
- The project's primary and secondary effects on pedestrians, bicycles, travelers with disabilities and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.
- Clarification of the intensity of events/receptions to be held at the location and how the associated travel demand and VMT will be mitigated.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Lead Agency

As the Lead Agency, the City of Morgan Hill is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Yunsheng Luo at Yunsheng.Luo@dot.ca.gov. Additionally, for future notifications and requests for review of new projects, please contact LDIGR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is fluid and cursive, with a horizontal line underneath the name.

MARK LEONG
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110
www.sccplanddev.org



July 26, 2021

***VIA EMAIL ONLY ***

City of Morgan Hill
Attn: Tiffany Brown, Associate Planner
17575 Peak Avenue
Morgan Hill, CA 95037
Email: Tiffany.Brown@MorganHill.CA.Gov

SUBJECT: Comments on Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Hill-Morgan Hill Devco Residential Project
SITE LOCATION: APN: 817-20-031

Dear Ms. Brown:

This letter provides written comments from the County of Santa Clara (County) Department of Planning and Development (Department) in response to the NOP of a DEIR for the Hill-Morgan Hill Devco Residential Project.

Directly adjacent to the proposed project site (south and west) are unincorporated parcels within the County of Santa Clara's jurisdiction. The parcels are agricultural properties with a General Plan land use designation of Agriculture Medium Scale and zoned A-20Ac (Agriculture with 20 acre minimum lot size). As the subject lot and surrounding parcels have prime agricultural soil, the DEIR should provide discussion and analysis and consider mitigation (such as ag buffers; agricultural conservation easements etc.) for the direct and indirect loss of agricultural land, and potential growth inducing impacts as a result of the major residential development and senior care facility.

As described in the NOP, Tenant Creek extends from the northwest boundary to beyond the southwest boundary of the site and a drainage feature is located at the eastern border of the site. As the subject site has a major creek and drainage swale the DEIR should also provide discussion and analysis/mitigation for impacts to creeks and drainage with appropriate buffers. If applicable, depending on where improvements (homes, senior care facility, driveways etc.) are placed, a Habitat Plan Application should be processed prior to final map and development permits issuance.

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110
www.sccplanddev.org



As described in the NOP, the project will create new bike and pedestrian trails. Please see attached letter from County Parks & Recreation Dept. addressing the County's concerns with trail design and accessibility.

As described in the NOP, the project site would be accessed off of Hill Road and Barrett Avenue. Please see attached letter from County Roads & Airports Dept. addressing the County's concerns with traffic analysis and permit conditions for accessibility.

Thank you for the opportunity to comment on City of Morgan Hill's NOP. We look forward to reviewing the Draft Environmental Impact Report (DEIR) when it becomes available.

If you have any questions of the County Planning Dept.'s comments, feel free to contact me at (408) 299-5797, or via email at Colleen.Tsuchimoto@pln.sccgov.org. If you have any questions of County Parks & Recreation Dept.'s comments, feel free to contact Kelly Gibson at Kelly.Gibson@prk.sccgov.org. If you have any questions of County Roads & Airports Dept.'s comments, feel free to contact Ellen Talbo at (408) 573-2482 or via email at Ellen.Talbo@rda.sccgov.org.

Sincerely,

Colleen A. Tsuchimoto

Colleen A. Tsuchimoto

Senior Planner

cc Leza Mikhail, Planning Manager – County Dept. of Planning & Development
Manira Sandhir, AICP, Principal Planner -County Dept. of Planning & Development
Michael Meehan, Senior Planner – County Dept. of Planning & Development
Kelly Gibson, Assistant Planner – County Parks & Recreation Dept.
Ellen Talbo, AICP, Transportation Planner - County Roads & Airports Dept.

Attachments: County Parks & Recreation Dept. comment letter
County Roads & Airports Dept. comment letter

County of Santa Clara

Parks and Recreation Department

298 Garden Hill Drive
Los Gatos, California 95032-7669
(408) 355-2200 FAX (408) 355-2290
Reservations (408) 355-2201

www.parkhere.org



July 15, 2021

City of Morgan Hill
Development Services Department- Planning Division
Attn: Tiffany Brown
17575 Peak Avenue
Morgan Hill, CA 95037

SUBJECT: Notice of Preparation of an EIR for the Hill-Morgan Hill Devco New Horizons Project

Dear Tiffany Brown,

The Santa Clara County Parks and Recreation Department's (County Parks Department) has received the Notice of Preparation of an EIR for the Hill-Morgan Hill Devco New Horizons Project (Project).

The County Parks Department functions to provide a sustainable system of diverse regional parks, trails, and open spaces that connects people with the natural environment and supports healthy lifestyles while balancing recreation opportunities with natural, cultural, historic, and scenic resource protection. The County Parks Department is also charged with the planning and implementation of the Santa Clara County Countywide Trails Master Plan Update (Countywide Trails Plan), an element of the Parks and Recreation Section of the County General Plan (adopted by the Board of Supervisors on November 14, 1995). The Countywide Trails Plan indicates the following trail route located in the Project site vicinity:

San Martin-South Valley Connector Trail (C27): an on-street bicycle route and parallel multi-use off-street trail along Hill Road to connect Main Street in Morgan Hill with the Juan Bautista de Anza National Historic Trail and the Bay Area Ridge Trail.

The City of Morgan Hill's 2017 Bikeways, Trails, Parks and Recreation Master Plan (BTPRMP) also identifies trail routes in the Project vicinity. The BTPRMP proposes a buffered bike lane and parallel multi-use trail along Hill Road, which coincides with the proposed San Martin-South Valley Connector Trail route. The BTPRMP also proposes a multi-use trail route along the northern boundary of the Project site to connect trail users from Hill Road and surrounding neighborhoods with nearby Jackson Park and Jackson Academy (K-8 school).

The County Parks Department recommends the EIR evaluate and address the following related to the San Martin-South Valley Connector Trail:

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, S.Joseph Simitian

County Executive: Jeffrey V. Smith



Trail Location

The western boundary of the Project site, parallel to Hill Road, should have the appropriate amount of space allocated to construct the buffered bike lane as part of the Project or to remain available for future bike lane development.

The County Parks Department supports the construction of the proposed public multi-use trail as part of the Project and recommends that it be designated as a segment of the San Martin-South Valley Connector Trail as that trail route is further implemented. The proposed multi-use trail should be located within close vicinity of the proposed buffered bike lane along Hill Road, as indicated in the current Landscape and Open Space Plans for the Project (referred to as the New Horizons Trail).

Trail Design and Accessibility

As the Project and trail design is further developed in conjunction with the EIR, the County Parks Department recommends that trail design considerations be included to ensure appropriate connectivity that supports use as a countywide trail segment and that the trail maintains public access for residential and non-residential users. The Project design should incorporate elements and amenities to ensure the public feels welcome – particularly along portions of the trail currently shown adjacent to residential structures. The County Parks Department suggests referencing documents such as Santa Clara County's *Uniform Interjurisdictional Trail Design, Use, and Management Guidelines* to ensure the implementation of appropriate trail widths, building setbacks, landscaping, and signage.

In regards to accessibility, there are conflicting labels in various current Project design plans for a proposed bridge connection to Hill Road. On Figure PD-10 of the Planned Development Application, as well as Sheet 9 of the Preliminary Grading Plan, the creek-crossing bridge is noted as "pedestrian only". On Figure L-1 of the Landscape Plan, the same crossing is noted as a "bicycle/pedestrian bridge". The County Parks Department suggests future Project documents promote and encourage multi-use accessibility to nearby parklands and roadways with a bicycle/pedestrian bridge in this location. This should include upgrading the creek-crossing connection from the development to Hill Road from a pedestrian-only bridge to a bicycle/pedestrian bridge, or by correcting future Project documents to reflect the proposed multi-use bridge.

The County Parks Department appreciates that the City of Morgan Hill is working with the Project to implement other proposed BTPRMP routes in the Project vicinity, in addition to those routes that align with the San Martin-South Valley Connector Trail, including a multi-use trail route along the northern boundary of the Project site to connect trail users from Hill Road and surrounding neighborhoods with nearby Jackson Park and Jackson Academy (K-8 school). The County Parks Department also appreciates the City of Morgan Hill's efforts to improve multi-use connections between the Project site and regional trails and parklands, to improve public access to other trails featured in the Countywide Trails Plan.

Thank you for the opportunity for County Parks Department to provide comments on the Notice of Preparation of an EIR for the Hill-Morgan Hill Devco New Horizons Project. If you have any questions, please email me at kelly.gibson@prk.sccgov.org

Sincerely,

Kelly Gibson

Kelly Gibson

Assistant Planner

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, S.Joseph Simitian

County Executive: Jeffrey V. Smith



County of Santa Clara

Roads and Airports Department

101 Skypoint Drive
San Jose, CA 95110-1302
(408) 573-2460 FAX 441-0276



July 26, 2021

Tiffany Brown
17575 Peak Avenue
Morgan Hill, CA 95037

SUBJECT: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for Hill-Morgan Hill Devco Residential Project

The County of Santa Clara Roads and Airports Department (The County) appreciates the opportunity to review the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Devco Residential Development at Hill Road. We submit the following comments:

- During Spring 2021, engineering staff from the City approached the County to discuss traffic calming concerns associated with the proposed development and a roundabout at Hill Road/Barrett Road was discussed. The County understands that the additional trip generation from the development would impact operational and safety operations at the intersection. To that end we would expect to see the traffic analysis in the EIR evaluate the operational and safety conditions **with and without** a roundabout in order to adequately determine the factors contributing to the need for any traffic calming and/or signal warrant(s).
- We anticipate that any Transportation Demand Management (TDM) strategies would have minimal to no effect on reducing vehicle miles travelled up to or beyond a 15% threshold (as suggested by SB 743) due to the absence of existing and planned transit serving the development area. If the EIR and/or traffic analysis suggests that TDM strategies will mitigate operational and safety impacts to less than significant, the traffic analysis should include quantifiable methods or TDM-monitoring policies to demonstrate such mitigation.
- The City/County boundary divides the road right-of-way in half at the Hill Road/Barrett Avenue intersection. Along Hill Road the boundary irregularly divides the road right of way. The City should seek a boundary line adjustment or annexation of the entire right of way of these roads surrounding the development parcel in a manner that best allows for efficient pavement, road, and intersection maintenance.
- The County requests coordination with the City upon preparing the final conditions of approval for the proposed development so that any mitigation and conditions related to Hill Road and Barrett Avenue are mutually agreed upon prior to the developer's application for County encroachment permits.



Thank you again for your continued outreach and coordination with the County. If you have any questions or concerns about these comments, please feel free to contact me at 408-573-2482 or ellen.talbo@rda.sccgov.org.

Thank you,

A handwritten signature in black ink, appearing to read "D. Ellen Talbo".

Ellen Talbo, AICP
County Transportation Planner

County of Santa Clara

Roads and Airports Department

101 Skypoint Drive
San Jose, CA 95110-1302
(408) 573-2460 FAX 441-0276



July 26, 2021

Tiffany Brown
17575 Peak Avenue
Morgan Hill, CA 95037

SUBJECT: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for Hill-Morgan Hill Devco Residential Project

The County of Santa Clara Roads and Airports Department (The County) appreciates the opportunity to review the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Devco Residential Development at Hill Road. We submit the following comments:

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- The County requests coordination with the City upon preparing the final conditions of approval for the proposed development so that any mitigation and conditions related to Hill Road and Barrett Avenue are mutually agreed upon prior to the developer's application for County encroachment permits.



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Thank you,

A handwritten signature in black ink, appearing to read "D. Ellen Talbo".

Ellen Talbo, AICP
County Transportation Planner

From: [Shawn Barreras](#)
To: [Tiffany Brown](#)
Subject: Re: [EXTERNAL] The rocky Garcia project on barrett and hill
Date: Sunday, June 20, 2021 11:56:20 PM

I am very concerned regarding this development during a time of drought, the city sewer not up to handling more compasitivity. The amount of population on are town, freeway and city street. The moving of a creek that goes through that property. I'm sure we can find a butterfly that needs saving to stop this development. The average family will have 4 cars. We dont need mr. Garcia cutting corners and using side streets to exit out of this development. The traffic that already accrues on fountain oaks from people picking up there kids. The cost of materials will never allow these homes to be affordable. Mr Garcia is also developing the old ucigie punkin patch property on Monterey. And has already received a hudge deal with all the free soil he has received were this land had a flooding issue. I also have heard he wants more money now for property he sold the city. I'm sure he just wants favors for project he wants passed..for those who have lived in this town all there lives see how some people like rocky get hudge favors from the city. Dont destroy all are farm land.

On Mon, May 24, 2021, 8:35 AM Tiffany Brown <Tiffany.Brown@morganhill.ca.gov> wrote:

Good Morning,

Thank you for your comments. They are noted and will part of the project file.

Regards,

Tiffany Brown

Associate Planner

City of Morgan Hill

Development Services Department

17575 Peak Avenue, Morgan Hill, CA 95037

P: 408.310.4655

Tiffany.Brown@morganhill.ca.gov

morganhill.ca.gov | [facebook](#) | [twitter](#)

From: Shawn Barreras <shawn.barreras4@gmail.com>
Sent: Sunday, May 23, 2021 9:40 AM
To: Tiffany Brown <Tiffany.Brown@morganhill.ca.gov>
Subject: [EXTERNAL] The rocky Garcia project on barrett and hill

This is a huge projects at a time when we are in a major drought, lumber prices are going through the roof. Nothing about this project will benefit the community of Morgan hill. WE WANT TO SEE IN WRIGHTING were the senior project will stay affordable and not change after 5 to 10 years. \$\$\$\$ The city of Morgan hill has a compasitity problem with there sewer. That has been a compasitity proplem for years now. This project has very ultize creek that goes thought the field. I want to see a soil report done on the soil were there was a meth lab. The road needs to be designated to come out on HILL AVE. The amount of homes will cause excessive traffic. People cutting down side streets to get to Murphy. The amount of traffic put on Dune and tenant to 101.101 needs to be widened . Mr. Garcia is a snake and does nothing to benefit the community just his pockets. I'm sure the city will cave when he fights to get reimbursed for property he feels he sold to cheep. The community is watching.

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From: [Shawn Barreras](#)
To: [Tiffany Brown](#)
Subject: [EXTERNAL] Barete and hill project
Date: Thursday, July 15, 2021 8:07:12 AM

This project seems to be getting passed through on tactnaicalitys due to Sacramento and mr rocky garcia with his connections to the city. (We see you rocky having lunch with board members and wanting more money for land you already sold the city and made a hudge profit on) We need to step back and reconsider this project. The impact to are community, country/city roads, as hill road is highly use with people coming off the freeway in Gilroy and running the foothills on foothill and other side road to get around the traffic that backs up on 101. The traffic patterns that run these roads have long back ups, accidents and speeders. These communters run clear down to target and return back to the freeway. Then there is the distribution center development that's being looked at in that area what anoththen desater. But that's another issue and problems. That the city needs to thank hard about. The barrett/foothill project plans are for the traffic to come out on saddleback, fountain oaks through the apartment development ect. (all the side streets to dune.) this will highly impacted the area and become very unsafe for residents,children and animals who walk and play in that area. And dont forget the amount of people who live in Jack oaks and holiday estatee travel dune daily and when they were just evacuated. When the school reopens on fountain oaks drive the parents/buses back up on every side street to get into the school for drop off and pick up at the end of the day. The impact of this development with its high density of homes going in will be a deasture to this community. (the more homes the developers put in the more money they make) if the development goes in. The size of this development must be cut down. Alow for land around the homes like the suranding homes. The 4 story structure being proposed for this area does not fit the landscaping nor does the high density duplexes. Why are we overlooking that we are in a drought!!! We dont have the inforstructor, these are not going to be affordable homes as building materials and accessories that go along with building a home are\$\$\$\$! We are stretching are police, sheriff's, fire, CDF and paramedics. The community needs to get involved we need to have OUT DOOR community meetings not zoom meetings. People can bring there own chairs. NOTICES NEED TO BE expanded further out not SENT out 300ft from a development but 2 miles of this development. There needs to be soil testing done as the large barn housed a meith lab. The flooding needs to be addressed. Road surveys on city and county roads. Responce times for responders and the crime/disturbances off barrett that already are on going. Dont be bullied deny these plans

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From: [Toni Tryforos](#)
To: [Tiffany Brown](#)
Subject: [EXTERNAL] New Horizon Project
Date: Wednesday, July 14, 2021 6:53:57 AM

Good Morning Tiffany - There's no denying that many of the MH community are upset about this project. We are continuing to pack in more people yet we have a serious water crisis that continues to grow, we have horrible outdated infrastructure when it comes to internet and TV services, commuter traffic as well as lack of traffic enforcement remains an issue and continues to get worse.

What's infuriating to me with this project is the landscaping part, the idea of having a man made lake and various water features during an extreme water crisis is disturbing. Where exactly is this water coming from? We are being asked to conserve even more than we already are but I guess that doesn't matter.

I am curious how is this justifiable, maybe the project needs to go back to the drawing board and find something more realistic rather than tapping into our valuable water resources.

Regards,
Toni Tryforos

Sent from my iPhone

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2
File: 32650
Tennant Creek

July 26, 2021

Ms. Tiffany Brown
Associate Planner
City of Morgan Hill Development Services
17575 Peak Avenue
Morgan Hill, CA 95037
Tiffany.Brown@morganhill.ca.gov

Subject: Notice of Preparation (NOP) for New Horizons Senior Housing Project, Hill Road

Dear Ms. Brown,

The Santa Clara Valley Water District (Valley Water) has reviewed the Notice of Preparation (NOP) for the proposed New Horizons Senior Housing Project. Based on our review, Valley Water staff have the following comments:

Hydraulics and Hydrology

1. The Environmental Impact Report (EIR) needs to include a study that analyzes how the proposed development may impact or alter the existing hydrology within the immediate area. Plans for the proposed development include removing two existing detention basins, increasing the sizes of the existing culverts at Barrett Avenue, and constructing a new 60-inch storm drain outfall into Tennant Creek to accommodate increased runoff from the proposed development. Consequently, these modifications will also increase the extent and frequency of downstream flooding. The proposed site is within the Tennant Creek watershed, and the creek itself is prone to frequent flooding. Valley Water has previously estimated that Tennant Creek is subject to flooding during storm events as frequent as the 2- or 3-year event. Nearby constructed tracts have implemented various mitigation measures (e.g., detention basins, modifications to drainage systems) to ensure that runoff (volume and rate) under post-development conditions do not exceed those under existing conditions. These measures considered runoff under a range of storm events that included the 2-, 10-, 25, and 100-year events. Similarly, all mitigation measures that are prescribed for the proposed development need to ensure that post-development runoff (volume and rate) do not exceed those under pre-development conditions; a range of events including the 2-, 10-, 25, and 100-year event should also be considered. Furthermore, the study should not only assess hydrologic impacts from the proposed development, but also from nearby constructed tracts: more specifically, Tracts 7157 and 8481, and the mitigation measures that were implemented for those developments. At a minimum, the study should look at the area of Tennant Creek between Tennant Avenue and Fountain Oaks Drive.
2. In conjunction with a hydrology study, the EIR needs to include a hydraulic analysis which looks at potential impacts to the existing FEMA floodplain and floodway. As noted in Comment #1, the proposed development includes modifications to existing onsite features, as well as the construction of a new 60-inch storm drain outfall into Tennant Creek; all of which will increase the extent and frequency of flooding downstream. The hydraulic analysis should assess any changes to the FEMA floodplain and floodway, including the pedestrian bridge over Tennant Creek and other development (as defined by the City's floodplain ordinance) and ensure that there are no increases to the BFE within the FEMA designated



Page 2

July 26, 2021

Notice of Preparation (NOP) for New Horizons Senior Housing Project, Hill Road

floodway or increases of 1 foot or more within the floodplain, both of which require a Conditional Letter of Map Revision be submitted to FEMA. The study should identify if there will be any increases in the base flood elevation on neighboring properties. The area of Tennant Creek from Tennant Avenue to Fountain Oaks Drive should be considered at a minimum for this analysis.

Water Supply/Water Quality

1. The proposed development proposes a raw water connection to the U.S. Bureau of Reclamation's (USBR) Santa Clara Conduit, which delivers Valley Water's federal contract water. Valley Water's Governance Policies of the Board, 'Ends Policy No. E-2 - Water Supply Objective 2.21' states "*Raw Water transmission and distribution assets are managed to ensure efficiency and reliability.*" As per the Board Appointed Authority (BAO) Interpretation of the Board's Governance Policies (D.2.2.1.3a), Valley Water's CEO has directed that "*Due to potential negative environmental and operational impacts of surface water usage, no new turnouts on District raw water transmission pipelines will be permitted unless determined by the District to have a positive impact on overall system operations or water supply reliability.*" As such, the EIR will need to demonstrate that the proposed turnout will have a positive impact on operations or water supply reliability for Valley Water.
2. The EIR should fully analyze the potential water supply and water quality impacts resulting from this project, which would cause about 70 acres of mostly undeveloped land to be developed with hundreds of new housing units. The project is not large enough to require the preparation of a Water Supply Assessment under SB610, but the City should evaluate if water demands generated by the proposed project, including residential use, irrigation of park and open spaces, and the lake are consistent with the City's Urban Water Management Plan. Groundwater and surface water quality impacts from the proposed land use changes should also be fully assessed.

If you have any further questions regarding Valley Water's comments on the NOP, please feel free to email, or reach me at (408) 510-0768.

DocuSigned by:

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BENJAMIN HWANG, P.E.

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Cc: U. Chatwani, Y. Arroyo

From: [Yvonne Martinez Beltran](#)
To: [Tiffany Brown](#); [Jennifer Carman](#); [Christina Turner](#); [Edith Ramirez](#); [Rebecca Garcia](#)
Subject: Re: [EXTERNAL] New Horizons Morgan Hill Development
Date: Saturday, July 10, 2021 5:35:01 AM

Good Morning!

I'm guessing someone will be replying to Ms. Funk and did have a few questions myself. Is this project considered affordable? As we try to balance our housing demand, how many affordable projects are in this area of town, is this one of the only ones? What traffic enhancements will this require if any? What level of review will we have on this project? Thank you and have a great weekend!

Yvonne Martínez Beltrán (pronouns: she/her/hers)
Councilwoman
City of Morgan Hill
17575 Peak Avenue, Morgan Hill, CA 95037

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From: kellyfunk@charter.net <kellyfunk@charter.net>
Sent: Friday, July 9, 2021 6:03 PM
To: Tiffany.Brown@morganhill.ca.gov; Christina.Turner@morganhill.ca.gov; Jennifer.Carman@morganhill.ca.gov; Edith.Ramirez@morganhill.ca.gov
Cc: ['rich.constantine@morganhill.ca.gov](mailto:'rich.constantine@morganhill.ca.gov'); Gino.Borgioli@morganhill.ca.gov; Rene.Spring@morganhill.ca.gov; Yvonne.Martinez.Beltran@morganhill.ca.gov; john.mccay@morganhill.ca.gov; [john.mccay@morganhill.ca.gov](mailto:<john.mccay@morganhill.ca.gov>)
Subject: [EXTERNAL] New Horizons Morgan Hill Development

To all Associate Planner, City Manager, City Council and Mayor,

As a family we do not approve of the NEW Horizons Morgan Hill Development on Hill Road and Barrett. We own our home on Magnolia Way in Morgan Hill and are impacted by traffic and scenery on Hill and Barrett.

Density and feathering:

Our main concern is density and feathering along Hill Road. We had a similar

discussion a couple years back on a development being planned for Saddleback and East Dunne. In which you all agreed that this was too high of a density for the bottom of the hill. At the time we were talking about only 26 homes.

Morgan Hill is meant to be somewhat rural and quite. Building this type of development in our quite neighborhood is very disturbing. I frequently see wild life in this area on my daily walks and passage by car. Bike riders frequent this route as Barrett Avenue is peaceful on a weekend due to no school traffic.

Fire Safety for all:

This past summer we were part of the evacuation out of Morgan Hill due to fire. Adding more homes in higher density exacerbates the already difficult situation coming out of the hill side areas. There is only one way out of Holiday Lake which is down E Dunne. All the homes South of Dunne primarily use Barrett Avenue as an escape route. With the amount of new homes being suggested this will make for a possible deadly situation.

Traffic Concerns:

As a parent I have traveled the Jackson Math and Music (JAMM) pattern of traffic, our own kids went to this school. Now that my kids are of high school and college age I still see this mess of a traffic situation daily. Barrett Avenue is a through fair for coming and going to JAMM. We ourselves used this as an entrance and exit to JAMM .

At the bottom of Barrett Avenue and Hill there have been numerous traffic accidents at the bottom of this hill already. We use Hill Road daily to make our daily trips to various family members and local businesses in the direction of Tennant Avenue. Already this roadway is a complete mess of pot holes and lots of daily traffic. Where are all the cars for this development planning to park? Barrett Avenue? Adding to the eye sore we so desperately do not want in Morgan Hill. Not to mention the noise that will travel to our home from this monstrous development. So much for keeping our windows open at night or during the day to hear the wildlife.

Height of development:

The proposed plan is for three stories. Where in the heck do you see three story buildings anywhere along this stretch of Hill Side? No where! Now you

are taking away the view of those above and below. And quite honestly I don't want to see multi story homes blocking my daily view of the hill side.

Resources for Senior Housing: I have family members in the area of older age. Having no shopping, parks (already established), medical services, etc near by is a disaster. Where will these seniors go ...across town where all those services are provided. This side of town is not conducive to this type of development for seniors or anyone for that matter. We don't have a hospital in Morgan Hill to care for Seniors. St Louis in Gilroy is not capable of increase of patients. Where will all these Seniors go when medical attention is needed locally?

Please consider downsizing this development by a quarter of what is proposed. Allow traffic flow only to Hill Road and not Barrett. This development is way too large and tall for this location in Morgan Hill.

Sincerely,
Kelly Funk , Resident of Magnolia Way Morgan Hill.

WARNING: This message is from an external user. Confidential information such as social security numbers, credit card numbers, bank routing numbers, gift card numbers, wire transfer information and other personally identifiable information should not be transmitted to this user. For question, please contact the Morgan Hill IT Department by opening a new helpdesk request online or call 408-909-0055.