



# NOTICE OF AVAILABILITY OF DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**Please note amended circulation and meeting date.**

**DATE:** August 6, 2024

Based upon the conclusions set forth in the Initial Study, the CEQA Lead Agency finds that the proposed Project, which includes measures and mitigations designed to minimize environmental impacts, would not result in significant adverse effects on the environment. The CEQA Lead Agency has prepared this Notice of Intent to adopt the Initial Study/Mitigated Negative Declaration pursuant to 14 CCR Section 15072.

**Project Title:** Serene Hills – Dunne

**Project Description:** The proposed project would include the subdivision of the currently vacant project site into seven single-family residential lots ranging from approximately 43,571 square feet (sf) to 51,890 sf. Within the seven lots, three 3,463-sf four-bedroom residences would be developed, as well as four five-bedroom residences ranging from 4,631 sf to 5,300 sf.

In addition, as part of the proposed project, the termini of Sorrel Way at the southwest corner of the project site and Saddleback Drive at the center of the southern project site boundary would extend north through the project site and connect to a new roadway known as Kole Court. The new internal roadways would provide access to four of the proposed single-family residences, and a new 25-foot-wide private driveway extending from Saddleback Drive would provide access to the three remaining single-family residences.

## HAZARDOUS WASTE AND SUBSTANCES STATEMENT

CEQA requires this notice to disclose whether any listed toxic sites are present. The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

**Project Location:** The approximately 8.37-acre project site, identified by Assessor's Parcel Numbers (APNs) 728-02-002 and -003, is located at 2275 East Dunne Avenue, north of the terminus of Saddleback Drive in Morgan Hill, California.

**Project Proponent:** Serene Hills, LLC

**Lead Agency:** City of Morgan Hill

**Public Review Period:** A 30-day public review period will begin on August 9, 2024. Written comments must be submitted to the Lead Agency no later than 5:00 PM on September 9, 2024.

**Tentative date for Public Hearing:** September 10, 2024, at 7:00 p.m.

**Available Material:** A copy of the draft Initial Study/Mitigated Negative Declaration (IS/MND) and supporting materials are available at the City of Morgan Hill, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037. A copy of the IS/MND is available online at <https://www.morganhill.ca.gov/2583/Serene-Hills>.

A copy of the IS/MND will be posted to the State Clearinghouse: <https://ceqanet opr.ca.gov/>

**Contact for Public Comments:** Written comments on the draft Initial Study/Mitigated Negative Declaration may be addressed to: City of Morgan Hill, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037 Attn: Roshni Saxena (Assistant Planner); email: [roshni.saxena@morganhill.ca.gov](mailto:roshni.saxena@morganhill.ca.gov)