

NOTICE OF PREPARATION

Date **January 29, 2021**

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

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

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

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

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

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

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

(408) 310-4676 | Gina.Paolini@MorganHill.CA.gov

Gina Paolini

Gina Paolini, Principal Planner

January 22, 2021

Date

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

Date of Distribution: January 29, 2021

A. INTRODUCTION

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

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

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

B. PROJECT LOCATION

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

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

C. PROJECT DESCRIPTION

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

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

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

Required Project Approvals

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

