

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of Morgan Hill - Development Services Department - Planning Division

Project Title: Diana Avenue - Mana Residential Development

Project Location: Morgan Hill, CA Santa Clara County

City

County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The project applicant is requesting approval for the following on the 4.84-acre site (APNs 726-09-001 and 726-09-002):

- § Demolition of two residences and associated outbuildings;
- § Subdivision of the project site into 24 residential lots;
- § Construct 24 single-family residences, public access roads, and a private park.

The proposed project involves the development of 24 residential units on the project site. The lots would vary in size, from 3,862 square feet to 9,228 square feet. The majority of the single-family lots would be sized between 7,000 and 8,000 square feet. The project would include 12 single story and 12 two-story units, distributed throughout the site to create height variation and a visually interesting appearance within the neighborhood. All of the proposed residential units would include attached garages for two vehicles.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

In accordance with the City of Morgan Hill procedures for compliance with the California Environmental Quality Act (CEQA), the City has completed an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, the City makes the following determination:

• Although the project, as proposed, could have had a significant effect on the environment, there will not be a significant effect in this case because mitigation measures are included in the project, and, therefore, this MITIGATED NEGATIVE DECLARATION has been prepared.

A list of mitigation measures has been prepared for the project including those that relate to:

- Air Quality
- Biological Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality

Please refer to the project's prepared Initial Study/Mitigated Negative Declaration for further details.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Please provide a list of the responsible or trustee agencies for the project.

N/A