



CITY OF MORGAN HILL

COMMUNITY DEVELOPMENT AGENCY

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236

Website Address: www.morgan-hill.ca.gov

NOTICE OF AVAILABILITY OF ENVIRONMENTAL IMPACT REPORT

To: Interested Individuals, Property Owners and Public Agencies

This is to advise that the **City of Morgan Hill** has prepared an **Environmental Impact Report (EIR)** to evaluate the environmental impacts of the project identified below, as required by the California Environmental Quality Act (CEQA). As mandated by State Law, the review period for this document is 45 (forty-five) days.

Project Title: Condit-Evergreen General Plan Amendment and Rezoning Project

Project Location: The proposed project consists of three parcels on approximately 18.1 acres generally located southwest of the intersection of Condit Road and San Pedro Avenue (APNs 817-12-006 and 817-12-009).

Project Description: (See Map for Reference)

The project will change the General Plan designation for the site from Commercial to Multi-Family Medium Residential and will rezone the site from CG to R-3 Medium Density Residential District. If approved, the GPA will support future development of the site with up to 381 residential dwelling units. The proposed project is for basic policy changes (GPA, rezoning, and PD overlay) and not for a specific development plan. A program-level EIR will be prepared for the project in accordance with the CEQA and City of Morgan Hill standards.

Public Hearing: The Planning Commission will consider the proposed project and environmental document at a public hearing tentatively scheduled for Tuesday, November 18, 2014, at 7:00 pm in the Morgan Hill City Council Chambers located at 17555 Peak Avenue.

List of potentially significant issues: The Draft EIR identifies the following issues as potentially significant: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Soils, and Seismicity, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation.

The project site is not located on any list compiled pursuant to Section 65962.5 of the Government Code (Cortese List).

Comment Period: The comment period for this document begins on Tuesday, August 26, 2014 and closes on Thursday, October 9, 2014. Persons having comments concerning this project, including objections to the basis of determination set forth in the IS, are invited to furnish their comments summarizing the specific and factual

basis for their comments, in writing to the City of Morgan Hill Community Development Agency, to the attention of Sheldon S. Ah Sing, Contract Planner.

Document Availability: The Draft EIR Study and reference documents are available for review from 8:00 AM to 5:00 PM Monday through Friday at the City of Morgan Hill, Community Development Agency, 17575 Peak Avenue, Morgan Hill, CA 95037 and will be posted on the City's website at <http://www.morgan-hill.ca.gov/index.aspx?NID=868>. Further details may be obtained from the Community Development Agency at (408) 778-6480.



Source: Imagery: AMBAG, DigitalGlobe, US Geological Survey, USDA Farm Service Agency. Map Data: Google.