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NOTICE OF INTENT TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE: May 6, 2020

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:
Llagas - Stralata Project
Project Description:
The proposed project would include a Design Permit and Amended Tentative Map to add a fourth lot into an approved three lot residential subdivision along Sabini Court. The project would be developed consistent with the site's General Plan land use and zoning designations. The map also includes a right-of-way dedication of 22,700 square feet for future access improvements along Sabini Court and 16-foot right-of-way vacation by the City of Morgan Hill along the project frontage on the northern edge of Sabini Court.
HAZARDOUS WASTE AND SUBSTANCES STATEMENT
CEQA requires this notice to disclose whether any listed toxic sites are present. The development project proposed in this application is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.
Project Location:
The project site consists of a 4.48-acre parcel located at 1110 Llagas Road in the City of Morgan Hill, California. The site is identified by APN 773-32-013.
Project Proponent:
Latala Homes
Lead Agency:
City of Morgan Hill
Public Review Period:
A 30-day public review period will begin on May 8, 2020 . Written comments must be submitted to the Lead Agency no later than 5:00 PM on June 8, 2020 .
Tentative date for public hearing:

June 16, 2020 at 7:00 PM

Due to COVID19, the City office is closed to the public until May 31, 2020. You can access the project profile with plans and associated environmental documents on our website. If you have questions or need help accessing the information, please contact Tiffany Brown by email at Tiffany.Brown@MorganHill.CA.Gov and we will assist you.

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. However, given the shelter in place order currently in effect throughout Santa Clara County in response to COVID-19, the City of Morgan Hill is closed to the public for non essential services. As a result, the Initial Study/Mitigated Negative Declaration and supporting technical studies should be accessed online for the time being at:

<https://www.morgan-hill.ca.gov/1815/Residential-Projects>

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: Tiffany Brown, Tiffany.Brown@morganhill.ca.gov or (408) 310-4655