



Hill – Morgan Hill Devco Project

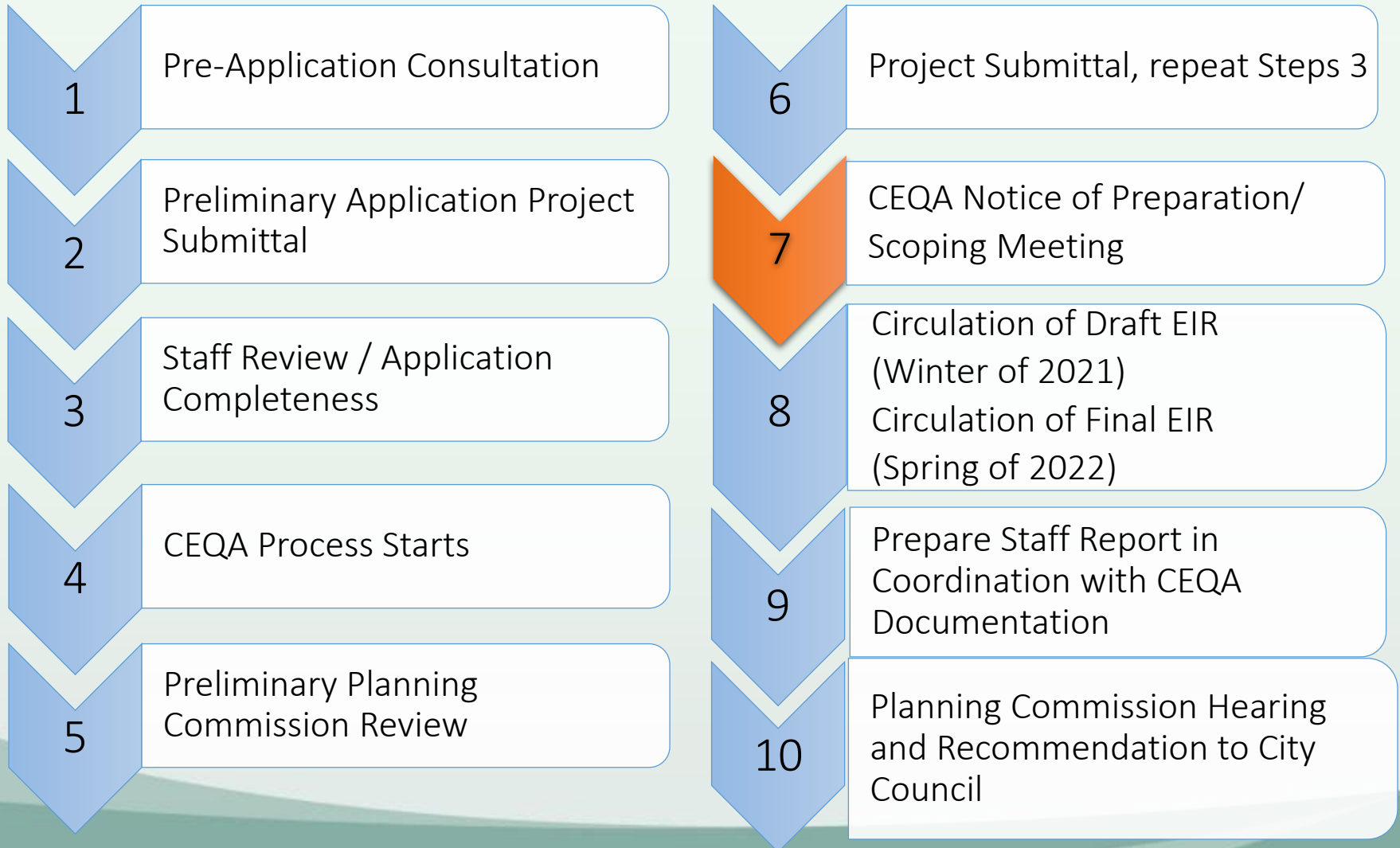
Environmental Impact Report Public Scoping Meeting

July 13, 2021

Agenda

- Project Overview
- Purpose of this Public Scoping Meeting
- Main Purposes of CEQA
- Environmental Review Process
- EIR Contents and Issues Analyzed
- Next Steps and Opportunities for Input
- Public Comments

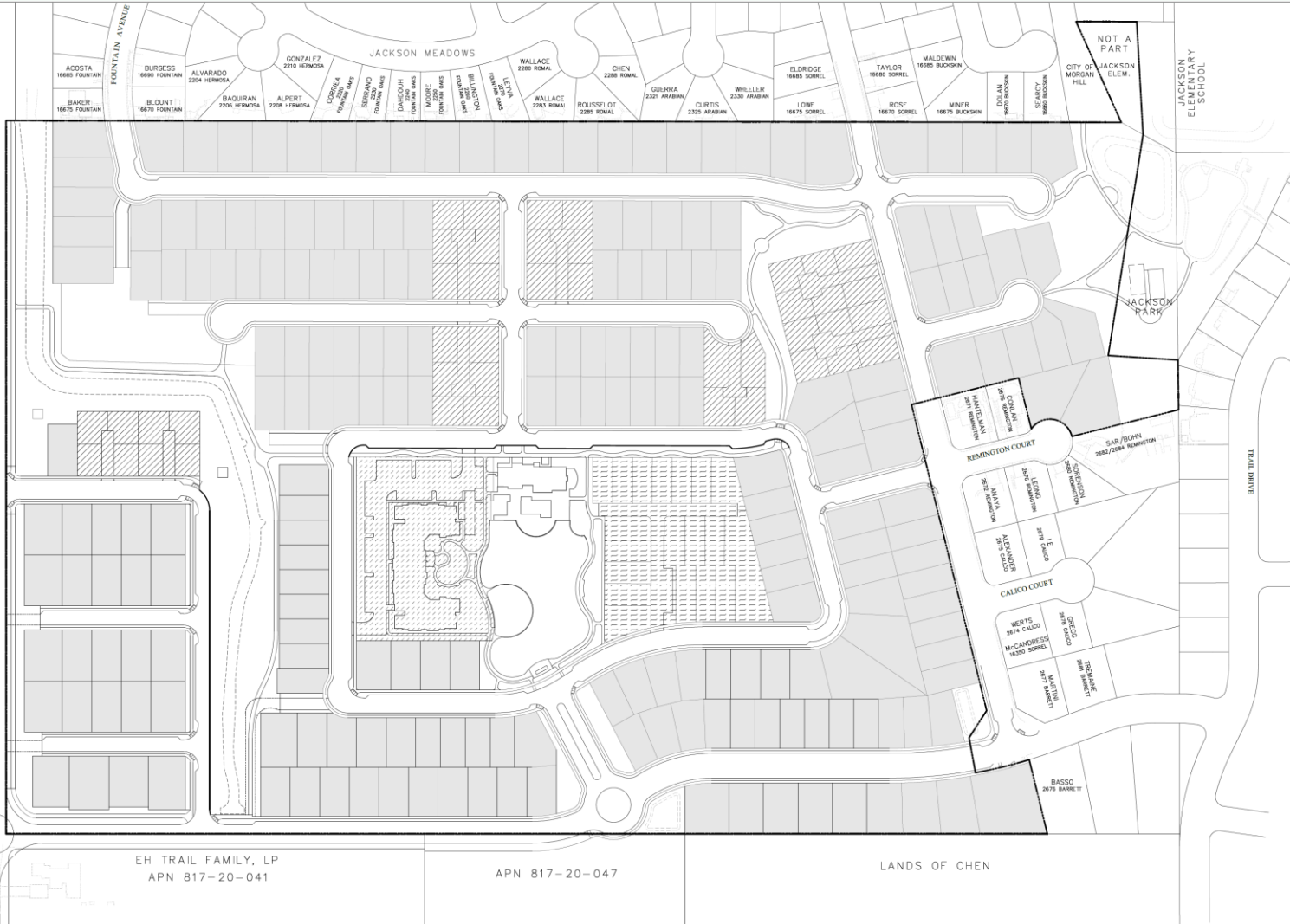
Entitlement Process for Planned Development/General Plan Amendment



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Project Overview



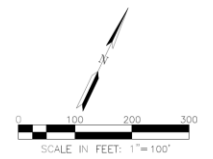
Site Information

Current Designation	Residential Medium Density (0-7 du/ac)
Proposed Designation	Residential Medium Density (0-7 du/ac) & Residential Attached Medium (16-24 du/ac)
Current Zoning	Residential Medium Density 7,000 (PD)
Proposed Zoning	No Change

Parking
See PD-25 for comprehensive parking counts

Legend and Notes

Color	Description	
[Solid Gray]	5,000, 6,000 & 7,000 sqft lots	220
[Diagonal Hatching]	Court Homes	42
[Cross-hatching]	Age-restricted cottages	20
[Dotted Hatching]	Age-restricted multi-family	55 337



Public Scoping Meeting

What the public scoping meeting is:

- An opportunity to inform public agencies and the community about the environmental review process
- Ask for agency/community input about the scope, or contents of the Environmental Impact Report (EIR)

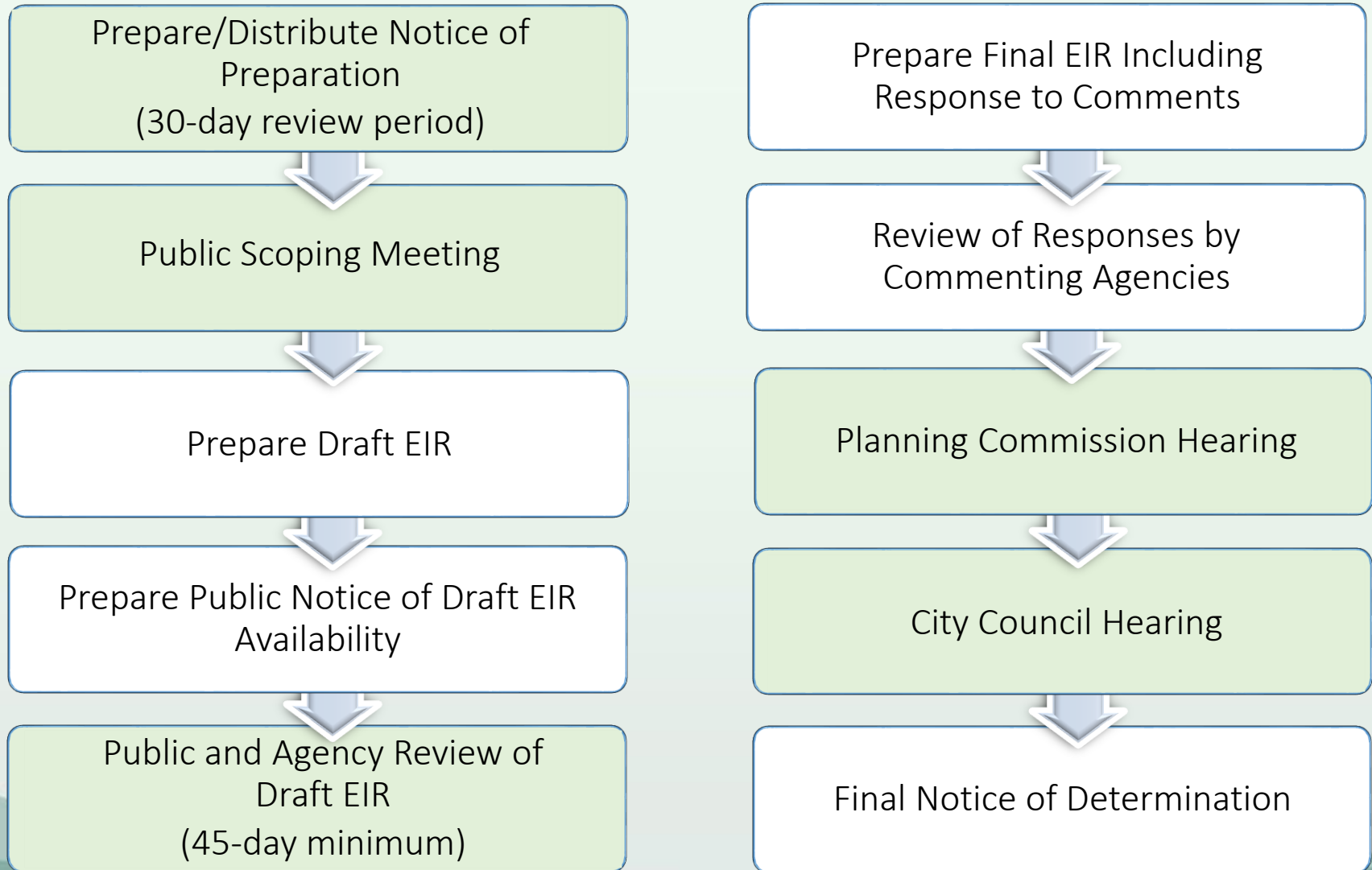
What the public scoping meeting is not:

- An approval hearing
- A forum for open debate between the public, the applicant, and the City of Morgan Hill

Main Purposes of CEQA

- Allow a public process
- Provide information to decision makers and the public regarding environmental impacts of projects
- Identify ways to mitigate or avoid those impacts
- Identify and evaluate alternatives to the proposed project

Environmental Impact Report (EIR) Process



 = Opportunities to provide public input

General Contents of an EIR

- Project Description (construction and operation)
- Environmental Setting (site and surroundings)
- Significant Environmental Effects
- Unavoidable Significant Adverse Effects
- Mitigation Measures
- Alternatives

Resource Areas to be Addressed

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology & Water Quality
- Land Use
- Mineral Resources
- Noise & Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Cumulative

Primary Environmental Issues

- **Agricultural Resources**

- Analyze impacts to agricultural resources including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance

- **Air Quality/Greenhouse Gas Emissions**

- Analyze construction air quality emissions
- Analyze operational air quality and greenhouse gas emissions

- **Biological Resources**

- Analyze impacts to special-status species and sensitive habitat
- Discuss project's consistency with the Santa Clara Valley Habitat Plan

- **Hazards and Hazardous Materials**

- Evaluate the potential for hazardous materials contamination to affect the public or environment as a result of the project.

Primary Environmental Issues (continued)

- **Hydrology and Water Quality**

- Evaluate the project's effects on hydrology and water quality.
- Identify the project's effects on drainage and flood flows.

- **Noise**

- Measure existing ambient noise levels
- Analyze construction and operational noise impacts

- **Transportation**

- Analyze vehicle miles traveled (VMT)
- Identify significant impacts and provide mitigation measures

- **Utility and Service Systems**

- Analyze project's impact on water, wastewater, and stormwater facilities
- Identify significant impacts and provide mitigation measures

Public Comments Welcome

- Opportunity to submit oral comments now or in written format until Monday, July 26, 2021 at 5:00 p.m.
- NOP available for viewing on the City's website at: <https://www.morgan-hill.ca.gov/2172/Hill---Morgan-Hill-Devco-LLC-New-Horizon>.
- For additional information regarding the Project, or to submit a written comment on the NOP, contact:

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