



**CITY OF MORGAN HILL
DEVELOPMENT SERVICES CENTER**

NOTICE IS HEREBY GIVEN THAT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THE CITY OF MORGAN HILL HAS PREPARED A DRAFT ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED VESTING TENTATIVE MAP AND DESIGN PERMIT FOR A PROJECT FILED UNDER APPLICATIONS SR2024-0011, SD2024-0007, AND EA2024-0008 (THE DEPAUL RESIDENCES PROJECT).

The DePaul Residences Draft EIR and associated documents are available for review online at the City's project website page: <https://www.morganhill.ca.gov/2612/Cochrane-DePaul-Residences-High-Street-N>. Project documents are also available at the following locations:

City Hall
17575 Peak Avenue, Morgan Hill, CA 95037
(408) 779-7271

Morgan Hill Library
660 W Main Avenue, Morgan Hill, CA 95037
(408) 779-3196

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.

PROJECT LOCATION

The approximately 15.8-acre project site, identified as portions of Assessor's Parcel Numbers (APNs) 728-31-017 and -019, is located south of the intersection of Cochrane Road and DePaul Drive, in the City of Morgan Hill, California. U.S. Route 101 (US 101) is located along the western boundary of the project site. The site currently consists of a vacant field with a driveway off of Cochrane Road and an unpaved private roadway that encircles the eastern portion of the project site. The City of Morgan Hill General Plan designates the project site as General Commercial and the site is zoned Planned Unit Development (PUD), Administrative Office (CO), and Highway Commercial (CH).

PROPOSED PROJECT

The proposed project would include subdivision of the project site into 114 lots that would be developed with 105 detached single-family residences. Each residential unit would be two stories and include a two-car garage. A total of 158 street parking spaces would be available for guests of the single-family residences. In addition, the proposed project would include the expansion of an existing on-site stormwater detention basin, 0.47-acre stormwater quality management area, and approximately 0.49-acre of common open space. Site access would be provided by two new driveways off of DePaul Drive to the east and a new internal roadway system. The project would require the approval of a Vesting Tentative Map and Design Review. In addition, a Lot Line Adjustment over APNs 728-31-014, 728-31-015, and 728-31-016 was finalized and recorded on November 21, 2025.

The applicant has submitted a formal Senate Bill (SB) 330 application for the project site and has invoked Builder's Remedy. Based on a provision of California's Housing Accountability Act, Builder's Remedy prevents jurisdictions without a substantially compliant Housing Element from denying or reducing an eligible housing project on the basis that the project does not comply with the jurisdiction's general plan or zoning ordinance. While the City's 2023-2031 Housing Element was certified by the California Department of Housing and

Community Development (HCD) on November 29, 2023, and the City is no longer subject to Builder's Remedy, the SB 330 application for the proposed project was received by the City prior to certification of the Housing Element. As such, a General Plan Amendment or Rezone is not required for the proposed project.

The Draft EIR was prepared in accordance with CEQA and focuses on the following topics: Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Noise, and Transportation. All identified significant impacts of the project would be reduced to a less-than-significant level with incorporation of the mitigation measures set forth in the Draft EIR, with the exception of certain impacts related to Agricultural Resources, Air Quality and Greenhouse Gas Emissions, and Transportation that have been determined to remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the Draft EIR.

Pursuant to CEQA Guidelines Section 15087(c)(6), while the subject site is listed on a number of regulatory databases compiled under Section 65962.5 of the Government Code concerning hazardous waste or hazardous waste disposal, records are unavailable. For example, the GeoTracker database identifies the subject property as the George Chiala Farms, Inc. – Tuscany site in the Irrigated Lands Regulatory Program, with the program status reported as “Terminated,” but records for the subject property do not exist on EnviroStor. The only permit on file with the City is a “Grading and Stockpile Permit (Fill 66,000 cubic yards)” (permit BLD2007-00995, dated October 5, 2007) for 1040 Cochrane Road, which is on the project site. The permit is likely for a former fill area with naturally occurring asbestos containing serpentine rock that has since been removed from the site. Thus, the former fill area on record would not create a significant hazard to the public or the environment. Furthermore, the Draft EIR includes a mitigation measure requiring a site-specific Asbestos Dust Mitigation Plan and compliance with the Soil Management Plan that has been prepared for the site.

PUBLIC REVIEW PERIOD

The City of Morgan Hill is making this Draft EIR available in accordance with CEQA for a 45-day review and comment period.

The Public Review Period begins on May 29, 2026 and ends on July 13, 2026.

During the comment period, written comments may be submitted in the following ways:

- By post mail to Attn: Tiffany Brown, Senior Planner, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037
- Through the City’s website: <https://www.morganhill.ca.gov/2612/Cochrane-DePaul-Residences-High-Street-N>
- By email to tiffany.brown@morganhill.ca.gov with the subject line “Draft EIR Comment”

Comments must be received electronically or postmarked on or before July 13, 2026, by 5:00 PM. The City of Morgan Hill will prepare a Final EIR, which will include responses to comments received during the comment period.

COMMUNITY OPEN HOUSE

The City of Morgan Hill invites you to participate in a community open house to provide an opportunity for the public to submit verbal comments on the Draft EIR.

DATE: **Tuesday, June 16, 2026**
TIME: **6:00 PM**
VIRTUAL MEETING: <https://bit.ly/DePaulCommunityMeeting> or by calling in to: **1-669-900-9128**
then enter the meeting ID: 891 1756 4350#

NOTICE IS ALSO GIVEN, pursuant to California Government Code Section 65009, that any challenge of the above-referenced EIR in court may be limited to issues raised during this public review period or prior to the public hearing on this matter. The time within which judicial review must be sought of the action by the City Council on this EIR is governed by the provisions of Section 21167 et seq. of the California Public Resources Code and Section 15112 of the CEQA Guidelines.