

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2026020243

Project Title: DePaul Residences Project

Lead Agency: City of Morgan Hill, Development Services Department

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Project Location: Morgan Hill

City

Santa Clara

County

Project Description (Proposed actions, location, and/or consequences).

The approximately 15.8-acre project site, identified as portions of 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. 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 site as General Commercial and the site is zoned Planned Unit Development (PUD), Administrative Office (CO), and Highway Commercial (CH).

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 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 a 2.27-acre 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, the applicant has submitted a formal Senate Bill (SB) 330 application for the proposed project and has invoked Builder's Remedy.

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

The Draft EIR identifies significant impacts for the following CEQA topic areas: Agricultural Resources; Air Quality and Greenhouse Gas Emissions; and Transportation.

As described in the Draft EIR, impacts related to exposing sensitive receptors to pollutant concentrations and construction traffic can be fully mitigated to less-than-significant levels through the mitigation measures incorporated in the Draft EIR. However, additional impacts related to Agricultural Resources; Air Quality and Greenhouse Gas Emissions; and Transportation have been determined to remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the Draft EIR.

In addition, the Initial Study prepared for the proposed project identified potentially significant impacts for the following CEQA topic areas: Biological Resources; Geology and Soils; and Hazards and Hazardous Materials. The mitigation measures included in the Initial Study would reduce all identified impacts to a less-than-significant level.

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

Areas of known controversy for the proposed project include concerns related to the following:

- Agricultural land loss
- Increases in air quality and GHG emissions;
- Construction activities and associated noise
- Vehicle Miles Traveled (VMT).
- Potential impacts to the State right-of-way (ROW) from project-related temporary access points.
- Flood hazards from Madrone Channel and the channel's ability to recharge groundwater and convey floodwater.
- Adherence to the City's post-construction stormwater management measures and reducing peak flow runoff rates along Madrone Channel.
- The available capacity of the Madrone Channel
- Potential impacts to groundwater recharge and quality in the Coyote Valley area within the Santa Clara Subbasin
- Active, abandoned, unused, or unregistered wells
- Water supply and water conservation measures.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air District
California Department of Fish and Wildlife
Central Coast Regional Water Quality Control Board
Santa Clara Valley Water
Santa Clara Valley Habitat Agency