



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 INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Interested Individuals, Property Owners and Public Agencies

This is to advise that the **City of Morgan Hill** has prepared an **Initial Study (IS)** 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 20 (twenty) days. Based upon the conclusions set forth in the IS, the City of Morgan Hill proposes to adopt a Mitigated Negative Declaration.

Project Title: Oak Meadow Plaza Urban Service Area Expansion, General Plan Amendments, Pre-zoning, and Annexation

Project Location: The 52-acre project site is generally located north of West Edmundson Avenue; east of DeWitt Avenue; and west of Sunset Avenue.

Project Description: (See Map for Reference)

The proposed project consists of four parcels on approximately 52 acres located in unincorporated Santa Clara County generally located north of West Edmundson Ave; and west of Sunset Ave. (APNs 767-15-026, 767-19-028, 767-19-020 and 767-19-024).

The project proposes to expand the Urban Services Area boundary, pre-zone and annex into the City approximately 20 acres to allow the future development of 54 single-family dwellings; pre-zone, annex into the City and amend the General Plan land use designation for approximately 31 acres as Open Space; and amend Action statement 7.5 of the General Plan. Open space easements are proposed on lands with slopes of 10 percent and greater. Access to the future development would be from existing City streets.

Public Hearing: The Planning Commission will consider the proposed project and environmental document at a public hearing tentatively scheduled for Tuesday, September 9, 2014, at 7:00 pm in the Morgan Hill City Council Chambers located at 17555 Peak Avenue.

The Site is **not** identified on any of the lists compiled pursuant to Section 65962.5 of Government Code (Cortese List).

Comment Period: The comment period for this document begins on Tuesday, August 19, 2014 and closes on Monday, September 8, 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 Mitigated Negative Declaration, Initial 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 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.