

Laurel-DeRose Residential Project

PMC-15-01/SD-15-03/ZA-15-06/DA-15-05

Mitigated Negative Declaration

Addendum: Spring 2014 General Plan Amendments Initial Study

February 2016

**Table of Contents**

**1.0 Preface and Summary.....3**  
    *California Environmental Quality Act (CEQA)* ..... 3  
    *Addendum Finding* ..... 4

**3.0 Site Location and Land Uses.....7**

**4.0 Project Description .....13**

**5.0 Environmental Setting and Impacts.....19**  
    *A. Aesthetics* ..... 19  
    *B. Agricultural Resources* ..... 19  
    *C. Air Quality*..... 19  
    *D. Biological Resources* ..... 20  
    *E. Cultural Resources* ..... 20  
    *F. Geology and Soils* ..... 20  
    *H. Hazards and Hazardous Materials* ..... 20  
    *I. Hydrology and Water Quality*..... 21  
    *J. Land Use and Planning* ..... 21  
    *K. Mineral Resources*..... 21  
    *L. Noise*..... 21  
    *M. Population and Housing* ..... 22  
    *N. Public Services*..... 22  
    *O. Recreation* ..... 22  
    *P. Transportation and Traffic*..... 22  
    *Q. Utilities and Service Systems* ..... 23  
    *R. Mandatory Findings of Significance* ..... 24

**6.0 Authors and Consultants .....25**

**7.0 References .....26**

## **1.0 Preface and Summary**

A Mitigated Negative Declaration (MND) was circulated by the City of Morgan Hill in September 2014, to analyze the impacts of a proposed project that includes 6.94 acres<sup>1</sup>. The project included a General Plan Amendment (GPA) to change a portion of the property from Commercial to Multi-Family Low and a Zoning Amendment of the same 2.27 acre portion from Planned Development to R-2 Medium Density Residential. The analysis anticipated development of up to 95 dwelling units and provided a program level review of the project, since no specific development was proposed at the time.

The MND was made available to the public for a 20-day review period. The Planning Commission conducted a public hearing on October 14, 2014 and recommended approval of the project to the City Council, where approval was granted on December 3, 2014.

The adopted MND and Mitigation Monitoring and Reporting Program (MMRP) includes 11 mitigation measures (Air Quality [1], Biological Resources [4], Geologic Resources [1], Noise [4] and Cumulative Biological Resources [1]) to be implemented along with standard conditions of approval to reduce identified potential significant impacts related to any of the discussed topics to a level of less than significant.

### ***Changes since Adoption of Mitigated Negative Declaration***

The project competed in the City's Residential Development Control System (RDSC) describing a project with 65 dwelling units and requested sufficient allotments to construct the model units of the project. The applicant was awarded an allotment of five units for Fiscal Year 2016/2017 on February 10, 2015.

To support the implementation of the project, the project proponent has submitted a proposal for the development of 65 dwelling units (15 single-family units and 50 multi-family units) that include five below market dwelling units. The request includes applications for Site Review, Zoning Amendment to establish a Precise Development Plan for a Planned Development overlay district, a Tentative Map for subdivision purposes, and a Development Agreement to formalize any commitments by the project as required by the RDSC.

### ***California Environmental Quality Act (CEQA)***

California Code of Regulations Title 14 (hereinafter, "State CEQA Guidelines"), sections 15162 through 15164 discuss a lead agency's responsibilities in handling new information that was not included in a project's Final Environmental Impact Report (EIR) or Negative Declaration.

Section 15162 of the State CEQA Guidelines provides:

- (a) When an EIR has been certified or Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

---

<sup>1</sup> City of Morgan Hill. *Spring 2014 General Plan Amendments Initial Study/Mitigated Negative Declaration*. September 2014.

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or Negative Declaration was adopted shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15164 of the State CEQA Guidelines provides:

Where some changes or additions are necessary to the previously approved Negative Declaration, but none of the changes or additions meet the standards as provided for a subsequent Negative Declaration pursuant to State CEQA Guidelines, Section 15162, then the lead agency is directed to prepare an Addendum to the adopted Negative Declaration (State CEQA Guidelines, Section 15164). Further, the Addendum should include a "brief explanation of the decision not to prepare a subsequent Negative Declaration pursuant to Section 15162," and that "explanation must be supported by substantial evidence" (State CEQA Guidelines, Section 15164 [e]). The addendum need not be circulated for public review, but may simply be attached to the adopted Negative Declaration (State CEQA Guidelines, Section 15164 [c]).

***Addendum Finding***

On the basis of substantial evidence in the light of the whole record, the proposed revisions to the original project do not meet the criteria in Section 15162 requiring a Subsequent Negative Declaration. The proposed changes do not increase any severity towards environmental issues discussed in the previous Mitigated Negative Declaration. The proposed project does not require any additional mitigation measures. The previously identified mitigation measures remain valid and adequate to reduce potential impacts to less than significant levels. Therefore, an addendum to the previously adopted Mitigated Negative Declaration is warranted.

## 2.0 Project Information

Project Title: Laurel-DeRose Residential Project

Project Location: The Laurel-DeRose site is a 6.82-acre parcel located on the north side of Laurel Road, east of Walnut Grove Drive in the City of Morgan Hill.

Lead Agency Contact:

City of Morgan Hill  
Andrew Crabtree, Community Development Director  
Community Development Department  
17575 Peak Avenue  
Morgan Hill, CA 95037

Property Owner:

Denise DeRose  
11102 Cherry Ridge Road  
Sebastopol, CA 95472

Project Applicant:

TRI Pointe Homes, Inc., c/o Bob Donnelly  
2010 Crow Canyon Place, Suite 380  
San Ramon, CA 94583

Assessor's Parcel Number: 726-01-008

General Plan Designation and Zoning District Information:

Existing General Plan Designation: Multi-Family Low (5-14 du/ac)  
Proposed General Plan Designation: No Change

Existing Zoning: R-2 Medium-Density Residential (3,500)

Proposed Zoning: R-2 Medium-Density Residential (3,500) (Planned Development) [R2-3,500 (PD)]

Project Related Approvals, Agreements and Permits:

Site Review  
Zoning Amendment for a Precise Development Plan for a Planned Development overlay district  
Tentative Map  
Development Agreement

Habitat Plan Designation:

Land Cover Designation: Grain, Row-crop, Hay and Pasture, Disked / Short-term Fallowed  
Urban - Suburban  
Development Zone: Urban Development Greater Than Two Acres Covered

Laurel-DeRose Residential Project--Mitigated Negative Declaration Addendum

Fee Zone: B – Agricultural and Valley Floor Lands  
Urban Areas  
Owl Conservation Zone: N/A

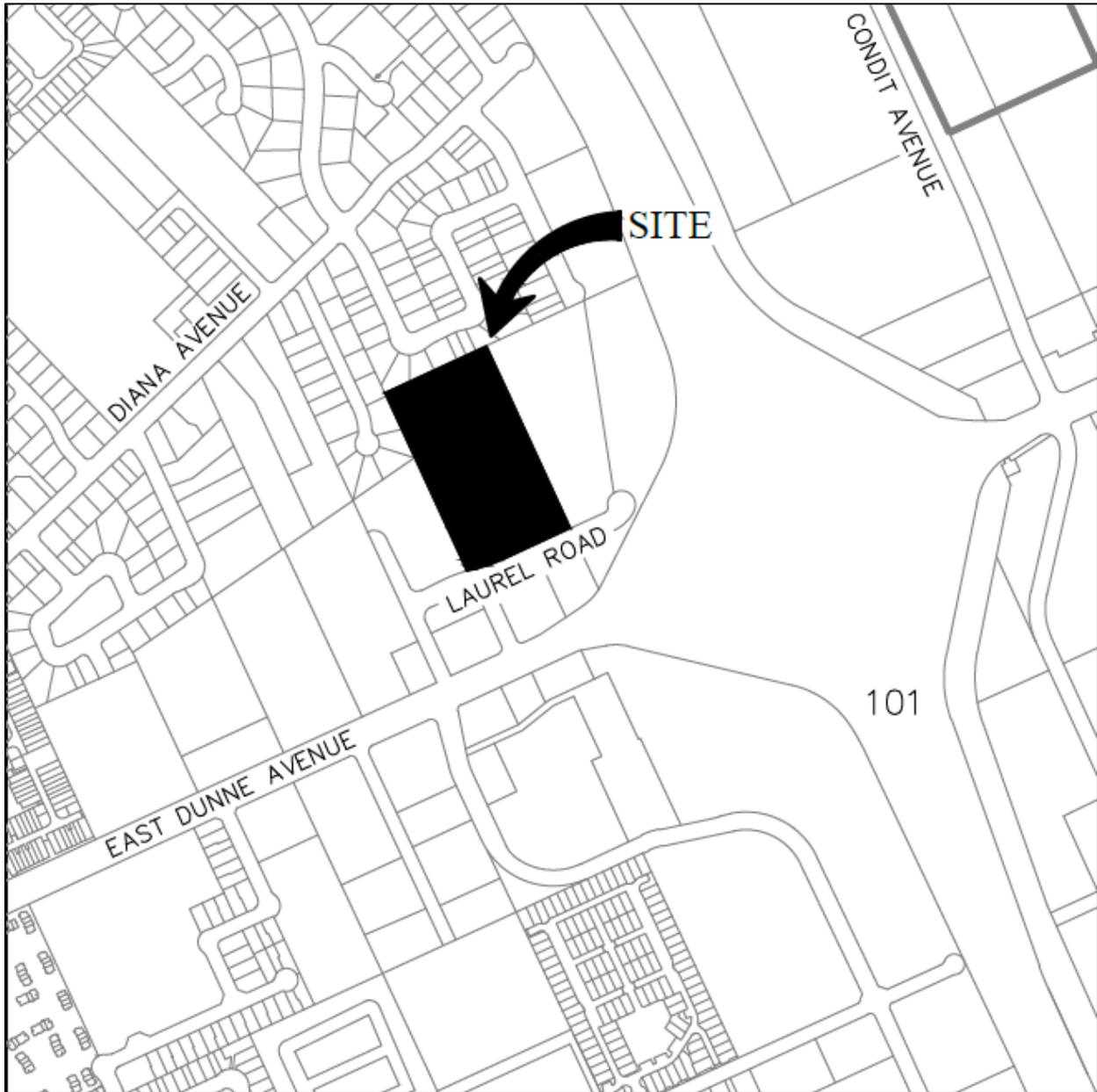
### **3.0 Site Location and Land Uses**

The 6.94 acre project site is comprised of a single parcel (APN 726-01-008) located on the north side of Laurel Road, east of Walnut Grove Drive in the City of Morgan Hill. The site is currently vacant and was a former nut orchard with access to Laurel Road on its southern boundary. The site has a General Plan Land Use Designation of Multi-Family Low (5-14 du/ac) and is within the R-2 Medium-Density Residential (3,500) Zoning District.

The Honda dealership is expanding a parking lot for inventory vehicles east of the project site, at the terminus of Laurel Road. To the north are single-family residences. To the west of the site is a commercial development (Trader Joes grocer) and single-family residences. To the South is commercial development (KFC restaurant, Chevron fueling station and Jiffy Lube automotive services).

Landscaping includes brush and limited trees as part of the former orchard. There are no sidewalks along the Laurel Road boundary.

Figure 1: Vicinity Map



Source: TRI Pointe Homes Precise Development Plan Submittal, September 11, 2015. No Scale

Photo 1: View to Site from South (October 16, 2015)



Photo 2: View from South and eastern boundary (October 16, 2015)



Photo 3: View from subject site towards east (October 16, 2015)



Photo 4: View from subject site towards south (October 16, 2015)



Photo 5: View from subject site towards west (October 16, 2015)



Figure 2: Location Map



Source: TRI Pointe Homes Precise Development Plan Submittal, September 11, 2015

## 4.0 Project Description

### *Prior Actions/Entitlements*

On December 3, 2014, the City Council approved the General Plan Amendment and Zoning Amendment for the project site. In addition, the project competed in the RDCS and received an allotment of five units for Fiscal Year 2016/2017 on February 10, 2015 to construct the model units for the project. On February 12, 2016, the Planning Commission approved an allotment for the project for the Fiscal Year 2017/2018 for 15 units. The total allocation amount to date is 20 units.

### *Current Request<sup>2</sup>*

#### Overall Proposal

The applicant requests specific approvals for a condominium development of 50 multi-family dwelling units in two-story townhouse style buildings and 15 two-story single-family detached units. The development includes private streets, private open space areas (See site plan). The proposed single-family residences range in size between 1,689 to 2,446 square feet, while the townhouse units range in size between 1,701 to 1,944 square feet.

Single-Family lot sizes range between 4,500 and 8,362 square feet, while the multi-family lots range in size between 1.32 and 1.8 acres. Other areas include private open space and a private road and driveways.

The project includes a Precise Development Plan to establish a Planned Development overlay zoning district that would allow for deviations from the base zone district development standards. On October 7, 2015, the Morgan Hill City Council adopted Ordinance 2164 (Effective November 6, 2015) that amended the City's Zoning Code to include development standards for Medium Density Residential zoning districts. The purpose of the ordinance was to reduce or eliminate the need for Planned Developments on sites with single-family detached and attached housing units on small lots (less than 7,000 square feet) because there was no development standards in place to address such development proposals. Because the project was submitted prior to adoption of the Ordinance, the project is subject to the new ordinance. The new Ordinance does provide for some alternative standards to be approved by the Director of Planning during the first year after adoption of the Ordinance. However, the project as proposed would still require the implementation of the Planned Development to address deviations from the new ordinance. These deviations include:

- The project is inconsistent with Table 18.29.040(A) Residential Zone Use Matrix Note 1 because the area devoted to single family detached development is greater than 25% of the net buildable area (including lots and streets) (Threshold is 75,576 s.f. vs. 79,072 s.f. proposed by the project).
- The project is inconsistent with Table 18.29.050(A) Medium Density Residential Development Standards: Lot Area, in that a number of SFD lots are greater than 5,500 s.f. and condo lots are larger than 6,000 s.f.
- The project is inconsistent with Section 18.29.070(C) in that the width of the lots are all the same except for two lots that are at an elbow to the private road.

---

<sup>2</sup> TRI Pointe Homes. *Precise Development Plan and Tentative Map submittal and associated materials*. September 2015.

## Laurel-DeRose Residential Project--Mitigated Negative Declaration Addendum

- The project is inconsistent with Section 18.29.070(H)4-5 and 6-7. The primary entries to certain plan types are not prominent and visible location. Certain porches do not meet the minimum dimensions specified in the standard. All of the garages for the single-family units are front facing and the garage faces are not recessed by a minimum of five feet from the primary façade.
- The Condominium component is inconsistent with Section 18.29.100(G). The façade articulation does not meet the required specifications.; and

The project would designate five of the multi-family units as below market rate units. A Development Agreement is proposed as a formal contract between the applicant and City that would formalize any commitments made during the RDCS process and establishes construction commencement dates for the project.

### Site Preparation

The site would require the removal of on-site trees, the grading of the site, including approximately 4,100 cubic yards of cut and 7,000 cubic yards of fill for 2,900 cubic yards of net import to the site. Dry and wet utilities will be added to the site to support the development along with private streets and driveways.

### Access and Parking

A 22 to 24 foot wide loop private road is proposed with connections to Laurel Road. Parallel parking is proposed along this road. Private driveways that access the private loop road provide access to townhome garages. Perpendicular spaces are proposed for compliance with Americans with Disability Act accessible parking requirements and are accessed off the driveways for the multi-family buildings. Single-Family dwellings have direct access to the loop road with driveway aprons providing parking in addition to the private garages. Sidewalks are also provided along at least one side of the loop road.

A total of 206 parking spaces are provided for the project, which includes 30 garages for the single-family dwellings and 100 garages for the multi-family dwellings. Forty-six on-street or perpendicular spaces are provided for either required (uncovered) parking for the multi-family dwellings or guest spaces for single-family and multi-family dwellings. Thirty spaces are provided within driveway aprons for the single-family dwellings.

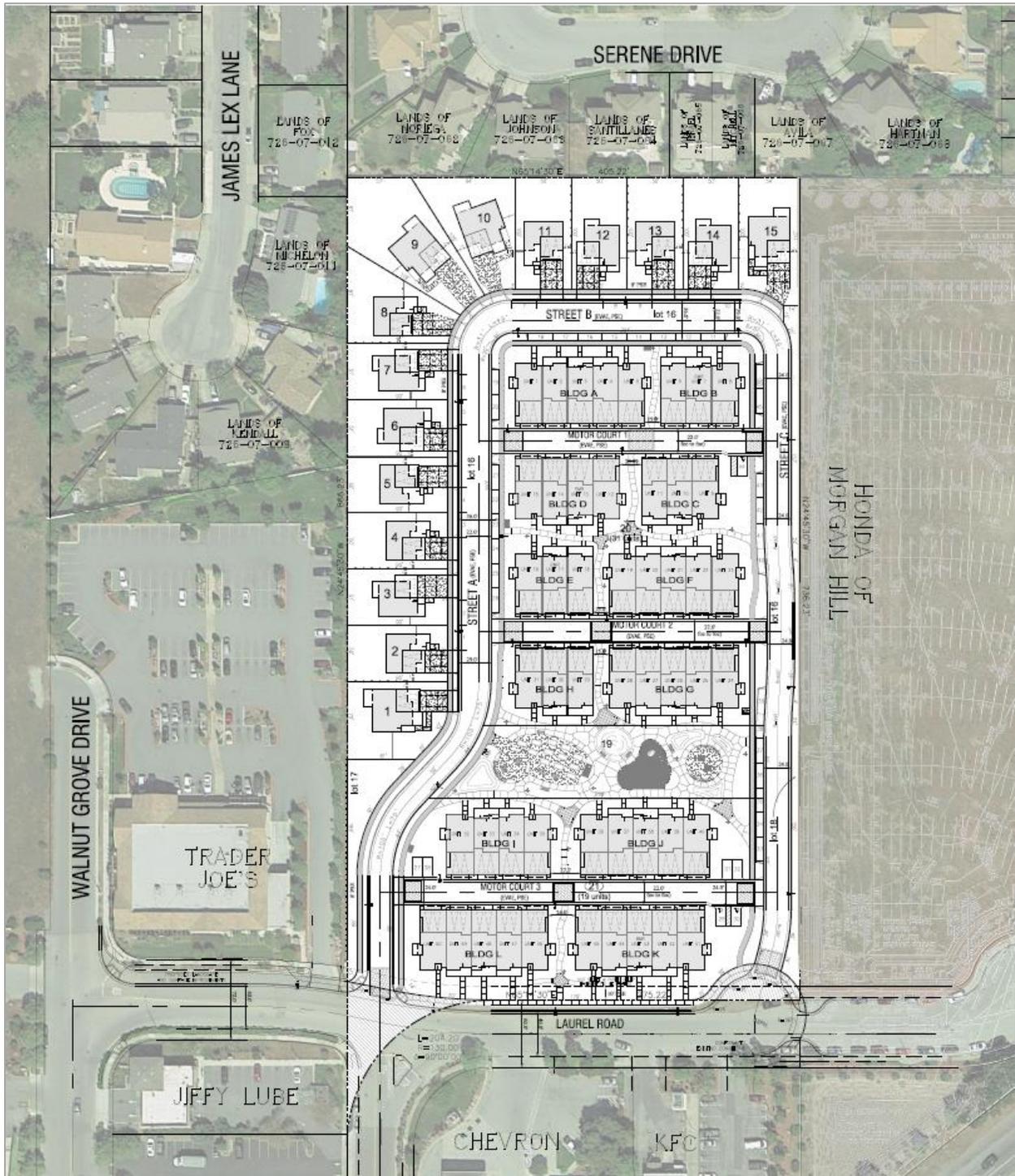
### Landscaping and Open Space

The project proposes one centrally-located open space area on-site. New landscaping would consist of trees, shrubs, and groundcover along the proposed sidewalks, street frontages and building fronts and open space areas.

### Stormwater Treatment

The project site would include stormwater bio-retention basins in open space areas including along Laurel Road, within the recreation area and within an open space area to the south of Lot 1.

Figure 3: Site Plan



Source: TRI Pointe Homes Precise Development Plan submittal, September 11, 2015. No Scale.

Figures 1-3: Illustrated Elevations (Source: TRI Pointe Homes Precise Development Plan submittal, September 11, 2015)





Figures 4-5: Illustrated Elevations (Source: TRI Pointe Homes Precise Development Plan submittal. September 2015)



Figure 6: Landscape Plan (Source: TRI Pointe Homes Precise Development Plan submittal. September 2015)

Laurel-DeRose Residential Project--Mitigated Negative Declaration Addendum



## **5.0 Environmental Setting and Impacts**

The Mitigated Negative Declaration prepared for the original project did identify 11 mitigation measures (Air Quality [1], Biological Resources [4], Geologic Resources [1], Noise [4] and Cumulative Biological Resources [1]) to be implemented along with standard conditions of approval to reduce identified potential significant impacts related to any of the discussed topics to a level of less than significant.

The purpose of this section of the amendment to the Mitigated Negative Declaration is to determine whether the specific project would result in any potentially significant impacts that were not identified for the original project.

### ***A. Aesthetics***

With the exception of the construction of the adjacent parking lot for inventory vehicles for the Honda dealership (which was analyzed in the same MND as this project), the environmental setting has not changed.

The specific project includes architecture that is consistent with the surroundings including three different types of architectural styles for the single-family development that are further differentiated with separate plan types. The multi-family component includes two architectural styles with three and five unit variations.

The project includes trees along its western and southern boundaries which would reduce any potential off-site lighting.

It is not anticipated that the project would result in any new or increased aesthetic impacts than what was already described in the MND.

### ***B. Agricultural Resources***

The environmental setting does not change and the revised project does not change the previous findings.

### ***C. Air Quality***

The adopted MND includes a mitigation measure that includes Best Management Practices for all construction for the project and the control measures would be implemented during the duration of all proposed construction activities.

While the amount of dwellings for the project site is reduced, the construction area would remain the same. The expected construction duration would be less with fewer dwelling units.

The revised project is not expected to result in any new or increased air quality impacts.

#### ***D. Biological Resources***

An updated arborist report was conducted in July 2015 for the project site<sup>3</sup>. The report provided an evaluation of the health and structural condition of the trees from the ground; an assessment of the development impacts to the trees based on the current proposal; and guidelines for tree preservation during the design, construction and maintenance phases of development. The report reflects the current conditions as some trees have fallen since 2008, when the previous arborist report was conducted. No other site conditions have changed.

The project completed the worksheets determining the preliminary impact fees for the Santa Clara Valley Habitat Plan. The final determination of the fees will be made prior to issuance of grading or building permits.

The adopted MND mitigation measures remain applicable and adequate to implement.

#### ***E. Cultural Resources***

The environmental setting has not changed and the revised project is not expected to result in any cultural resources impacts beyond what was previously discussed. The existing mitigation measures would ensure that any potential impacts are reduced to a level of less than significant.

#### ***F. Geology and Soils***

The environmental setting remains the same. A specific grading and stormwater control plan confirms initial conclusions in the adopted MND. A net of 2,900 cubic yards of soil would be imported to the site. Cut on the site is primarily isolated to the road and driveways, along with the detention basin for stormwater control. Fill is limited to the building lots. It is not expected that the specific project would have any new significant impacts on geology and soils.

#### ***G. Greenhouse Gases***

The environmental setting remains the same, however, the amount of dwelling units has been reduced and the composition of the types of dwellings proposed has changed.

Based on these changes, the reduction in expected traffic, the project will not result in any new significant impacts and would remain below the Bay Area Air Quality Management District significance thresholds.

#### ***H. Hazards and Hazardous Materials***

The environmental setting has not changed and the specific project is not expected to result in any hazards and hazardous materials impacts beyond what was previously discussed. The project would implement an emergency evacuation plan acceptable to the Morgan Hill Fire Department.

---

<sup>3</sup> Hort Science. *Arborist Report, Laurel-DeRose. APN: 726-01-008, Laurel Road, Morgan Hill, CA.* July 24, 2015.

### ***I. Hydrology and Water Quality***

The project proposes specific stormwater control measures that would be consistent with the City's compliance with the National Pollution Discharge Elimination System permit and regulations. This includes minimizing compaction of highly permeable soils, directing roof runoff onto vegetated areas safely away from building foundations and footings, directing runoff from driveways and parking areas safely away from building foundations and footings. The project will include Low Impact Development treatment systems that are designed to retain stormwater runoff through infiltration systems.

The environmental setting has not changed and the specific project is not expected to result in any hydrology and water quality impacts beyond what was previously discussed.

### ***J. Land Use and Planning***

The project has implemented the General Plan and Zoning changes identified in the previously adopted MND. The specific project proposes a precise development plan for a Planned Development overlay on the subject site to construct 15 single-family detached dwellings and 50 attached multi-family dwellings.

According to the Morgan Hill Municipal Code (Chapter 18.30.010), the purpose of the Planned Development (PD) overlay district is to: facilitate and promote coordination of design, access, use intensity, and other features associated with development of mixed use developments, multiple adjacent properties or large single properties; encourage flexibility of site planning when it will enhance the area in which it is proposed; allow construction and reservation of housing units for lower income or senior households, and to regulate the conversion of mobile home parks to resident ownership parks or other uses.

By implementing the PD overlay district, the project would conform to the zoning requirements.

The project proponent submitted a preliminary worksheet for the computation of the Santa Clara Valley Habitat Plan fees. The final determination of the fees would occur prior to issuance of grading or building permits.

The specific project is not expected to result in any new or increased land use or planning impacts.

### ***K. Mineral Resources***

The environmental setting has not changed and the specific project is not expected to result in any mineral resources impacts beyond the "no impact" finding previously made.

### ***L. Noise***

The adopted MND included mitigation measures that would ensure future developments are consistent with General Plan policies regarding noise.

The project submitted a specific acoustical analysis for the proposed project<sup>4</sup>. The noise exposures at the site were evaluated against the standards of the General Plan. The analysis of the on-site noise measures indicate that the noise environment is created primarily by traffic sources on US 101 with minor influences from traffic on Laurel Road, East Dunne Avenue and traffic associated with the Trader Joe's driveway.

The results conclude that exterior noise exposures at the exterior living areas, the interior noise exposures and the interior maximum noise levels will be in compliance with the General Plan standards. Noise from the Trader Joe's loading dock is noticeable, but is within the limits of the standards. Noise from the Honda dealership was not distinctly noticeable at the site. The KFC menu board is barely audible. East Dunne Avenue is part of the background noise environment. The report concluded that no further mitigation would be required.

The specific project is not expected to result in any noise impacts beyond what was previously discussed.

### ***M. Population and Housing***

Based on the current average number of persons per household<sup>5</sup>, the project would be expected to support 202 residents, which is lower than what was anticipated in the adopted MND. Therefore, it is expected that the project would have no new significant impacts to population and housing beyond what was previously described.

### ***N. Public Services***

The most recent demographic study was consulted regarding student generation<sup>6</sup>. The student generation rates remained unchanged. With the decrease in the amount of dwelling units proposed, the amount of students from the project site would be reduced by 14 students. No other aspects of public services would be impacted more than what was previously evaluated for the project site.

### ***O. Recreation***

The environmental setting has not changed and the specific project is not expected to result in any Recreation impacts beyond what was previously discussed.

### ***P. Transportation and Traffic***

The project analyzed in the adopted MND expected 95 multi-family units. The specific project proposes 50 multi-family units and 15 single-family units. While this results in fewer overall dwelling units, the trip

---

<sup>4</sup> Edward L. Pack Associates, Inc. *Noise Assessment Study for the Planned "DeRose" Single-Family Development, Laurel Road, Morgan Hill*. August 7, 2015.

<sup>5</sup> State of California, Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State – January 1, 2011 – 2015*. Sacramento, California, May 2015.

<sup>6</sup> Morgan Hill Unified School District. *Demographic Study 2015*. March 2015. SchoolWorks, Inc.

generation for single-family units is different than multi-family units. The tables below compare those differences using the 9<sup>th</sup> Edition of the ITE Trip Generation Manual.

The total number of trips are expected to be less and the peak hour trips are expected to also be less. The specific in and out details during the peak hour are similar to less than the previously analyzed scenario. The assumptions for trip distributions would not change from the adopted MND. Based on the lower trip generation, we would expect that the analysis for intersections and freeway segments to also result in less impacts. Therefore specific proposed project is not expected to result in any transportation and traffic impacts beyond what was previously discussed.

Table 1: Previously Analyzed Laurel Trip Generation

Land Use/ITE Code	Size	Daily Trip Rate	Daily Trips	AM Peak Hour				PM Peak Hour			
				Rate	In	Out	Total	Rate	In	Out	Total
Multi-Family Low (230)	95	5.81	552	0.44	7	35	42	0.52	33	16	49

Table 2: Proposed Laurel Trip Generation

Land Use/ITE Code	Size	Daily Trip Rate	Daily Trips	AM Peak Hour				PM Peak Hour			
				Rate	In	Out	Total	Rate	In	Out	Total
Multi-Family Low (230)	50	5.81	291	0.44	4	18	22	0.52	17	9	26
Single-Family (210)	15	9.52	143	0.75	3	8	11	1.00	9	6	15
<b>Total</b>	<b>65</b>		<b>434</b>		<b>7</b>	<b>26</b>	<b>33</b>		<b>26</b>	<b>15</b>	<b>41</b>

**Q. Utilities and Service Systems**

The project’s reduction in dwelling units results in less water demand than what was previously evaluated. The total reduction is 3,186,870 gallons per year<sup>7</sup> (95 dwellings x 106,229 gallons/year – 65 dwellings x 106,229 gallons/year). As with other utilities and service systems, because of the reduced amount of dwellings associated with the project, the impacts are reduced and therefore it is not expected that there be any additional impacts beyond what was previously discussed.

<sup>7</sup> California Air Pollution Control Officers (CAPCOA). *California Emissions Estimator Model User’s Guide, Version 2013.2. Appendix D, Table 9.1.* July 2013.

***R. Mandatory Findings of Significance***

The adopted Mitigated Negative Declaration included mitigation measures to reduce potentially significant impacts to a level of less than significant. The revised project is not expected to create new significant impacts.

## 6.0 Authors and Consultants

### Lead Agency

City of Morgan Hill  
Community Development Department  
Andrew Crabtree, AICP, Director

### Consultants

M-Group  
Sheldon S. Ah Sing, AICP, Contract Planner

## 7.0 References

1. California Air Pollution Control Officers (CAPCOA). *California Emissions Estimator Model User's Guide, Version 2013.2. Appendix D, Table 9.1.* July 2013.
2. City of Morgan Hill. *Spring 2014 General Plan Amendments Initial Study/Mitigated Negative Declaration.* September 2014.
3. Edward L. Pack Associates, Inc. *Noise Assessment Study for the Planned "DeRose" Single-Family Development, Laurel Road, Morgan Hill.* August 7, 2015.
4. Hort Science. *Arborist Report, Laurel-DeRose. APN: 726-01-008, Laurel Road, Morgan Hill, CA.* July 24, 2015.
5. Morgan Hill Unified School District. *Demographic Study 2015.* SchoolWorks, Inc. March 2015.
6. State of California, Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State – January 1, 2011 – 2015.* Sacramento, California, May 2015.
7. TRI Pointe Homes. *Precise Development Plan and Tentative Map submittal and associated materials.* September 2015