



# Initial Study/Addendum to the EIR

June 2017



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# 1. Introduction

The City of Morgan Hill is seeking adoption of a new 2017 Bikeways, Trails, Park and Recreation Master Plan (Master Plan) that would guide the City in implementation of its recreation policies, actions, and projects for the next 20 years. The Master Plan is the Proposed Project evaluated in this EIR addendum, and was completed in February 2017. This document is an Addendum to the

## 1.1 Purpose of Addendum

According to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a Negative Declaration adopted for a project, no Subsequent EIR or Negative Declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

1. Substantial project changes are proposed that 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 would occur with respect to the circumstances under which the project is undertaken that require major revisions to 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; or
3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the Negative Declaration that was adopted shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
  - b. Significant effects previously examined will be substantially more severe than identified 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 proponent declines to adopt the mitigation measures or alternatives; or
  - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Preparation of an Addendum to an EIR is appropriate when none of the conditions specified in Section 15162 (above) are present and some minor technical changes to the previously certified EIR are necessary.

After evaluating the potential environmental impacts of the Proposed Project, the City of Morgan Hill determined that: 1) none of the conditions requiring preparation of a Subsequent or Supplement to an EIR have occurred, and 2) the circumstances described in Section 15164 of the CEQA Guidelines allowing preparation of an Addendum exist. Therefore, an Addendum to EIR is appropriate.

#### 1.2 Content and Organization of this Addendum

This Addendum relies on the 2017 CEQA Guidelines Appendix G checklist, which addresses environmental issues section by section. The completed checklist is included in Section 4.0, Environmental Analysis. A summary of impacts from the EIR and impacts associated with the Master Plan is provided for each environmental topic.

## 2. Environmental Setting

### 2.1 Project Location

The City of Morgan Hill is located in Santa Clara County, south of San Jose at the edge of the quickly growing Silicon Valley region (Figure 2-1). The area was originally developed as farmsteads surrounded by orchards and ranches. Since that time, Morgan Hill has grown into a vibrant, family-friendly community of 44,145 (as of January 2017), composed of suburban neighborhoods and diverse businesses, with a vibrant downtown. The City covers approximately 13 square miles and is surrounded by small farms and wineries. Residents value Morgan Hill's rural small-town character, range of recreational choices, and access to neighboring urban and recreational amenities. Highway 101 provides a major north-south transportation connection and Caltrain offers additional regional access via the Downtown Morgan Hill Station.

Vast open spaces surround the City, including working agricultural land and Santa Clara County Parks and Santa Clara Valley Open Space Authority (OSA) preserves. Anderson Lake County Park skirts the outer northeast boundary of the City. Coyote Lake Park is located to the southeast, and the expansive Henry W. Coe State Park is farther afield. Additional parks and preserves are located west of the City. There are also rich recreational resources within the City itself including a variety of parks, community gardens, recreational facilities, trails, and historic and cultural resources.

Morgan Hill offers opportunities for healthy, active living for residents of all ages. The City enjoys a strong cycling presence, hiking/running clubs, and a range of community events such as a downtown farmers market, music/art events, festivals, fun-runs, parades, and historic and cultural events. The City also regularly hosts a range of regional sporting events including soccer, lacrosse, running, cycling, and others.

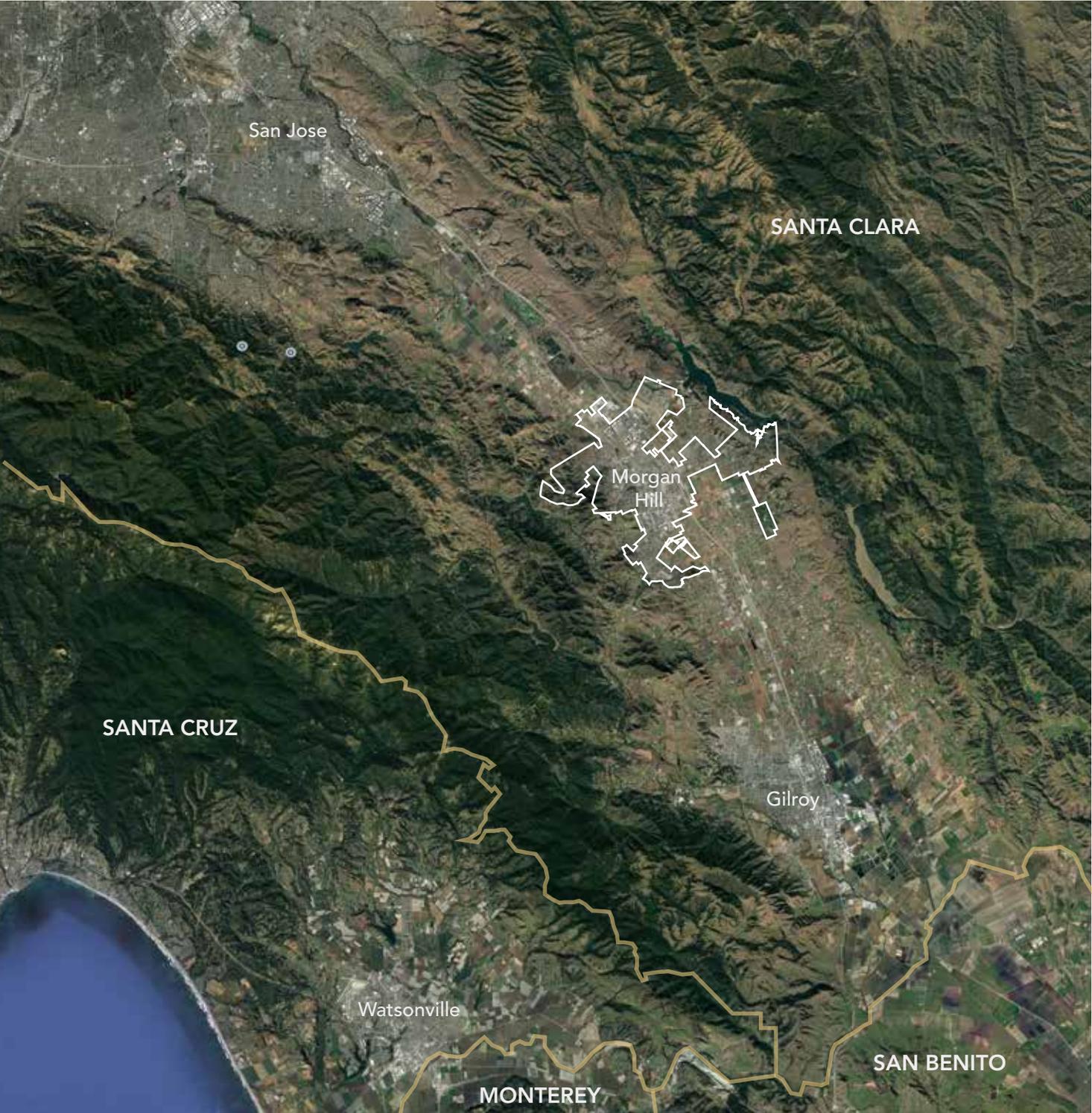
## 2.2 Environmental Conditions

Single-family residential is the largest individual land use in Morgan Hill. In addition, multi-family residential uses, such as condominiums and apartments, are dispersed around the area west of Butterfield Boulevard between Cochrane Road and south of Watsonville Road, and east along Monterey Road. Commercial and mixed-use developments line major transportation corridors throughout the City, including Morgan Hill's Downtown, along Monterey Road roughly between Main Avenue and Vineyard Boulevard, and along Cochrane, Tennant, and East Dunne Avenues. There are also two main industrial and office areas: 1) the Cochrane Road area, which includes the Morgan Hill Ranch Business Park, the Sutter Business Park, and the Madrone Industrial Park, located between Monterey Road and Highway 101 north and south of Cochrane Road and 2) an area south of Dunne Avenue, east of Church Street, west of Butterfield Boulevard, and north of Tennant Avenue.

# MORGAN HILL

## Vicinity Map

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San Jose

SANTA CLARA

Morgan Hill

SANTA CRUZ

Gilroy

Watsonville

MONTEREY

SAN BENITO

- City Boundary
- County Boundary

In terms of physical characteristics, the City is located on predominantly flat areas. Llagas Creek bisects the western side of Highway 101 in a northerly-southerly direction. East of Highway 101 the Cochrane and Madrone channels bisect the City in a northerly-southerly direction. Approximately two miles of Coyote Creek bisects the northeastern part of the City.

In terms of vegetation, the EIR identified six natural communities which include:

Grassland consisting of herbaceous vegetation dominated by grasses and forbs. The California Department of Fish and Wildlife (CDFW) considers serpentine bunchgrass grassland a sensitive biotic community.

Oak Woodland dominated by upland hardwood trees, typically including various species of oaks.

Chaparral and Northern Coastal Scrub found on rocky, porous, nutrient-deficient soils and on steep slopes. These communities are dominated by densely packed drought-adapted evergreen woody shrubs.

Riparian Forest and Scrub consisting of willow riparian forests, woodlands, and scrub; central California sycamore alluvial woodland; and mixed riparian woodland and forest. CDFW considers central California sycamore alluvial woodland a sensitive community.

Significant parts of the City may appear vacant, including large parcels in the industrial areas of the City. These parcels may not have buildings, but the infrastructure, financed as part of an assessment district, has already been installed on this land. Therefore, these parcels are considered partially developed.

Park and recreation resources are located throughout the City. Designed with families, youth and seniors in mind, the Centennial Recreation Center is located adjacent to Community Park on Edmundson Avenue. The Aquatics Center and the Outdoor Sports Center are both located on Condit Road.

## 3. Project Description

### 3.1 Background

The City of Morgan Hill proposes to adopt a new Bikeways, Trails, Park and Recreation Master Plan (Master Plan). The last comprehensive City parks and recreation master plan was completed in 2001. The Master Plan will serve as a guide for park and recreation improvements and projects throughout the City for the next 20 years and represents a coordinated effort to align recreation resources and obtain community support to enhance bikeways, trails, parks, recreation facilities and programs. The Master Plan provides direction for enhancing recreation opportunities, for the management of the parks and their infrastructure, and for creating and improving connections throughout the City. The Master Plan policies and actions aim to improve existing facilities, services and infrastructure, as well as to acquire and develop new urban parks and facilities in under-served areas of the City. Likewise, it calls for the improvement of some key bikeway and trail segments and the addition of new facilities.

This project description for the Initial Study/Addendum includes a brief description of the key components of the Master Plan that was completed in February 2017. Additional information can be found in the Master Plan and its appendices. The Master Plan is organized in the following manner:

- Existing Condition
  - Planning Context and Policy Direction
  - Parks
  - Recreation Facilities
  - Bikeways and Trails
- Recommended Policies and Actions
  - Parks
  - Programs, Memberships, and Facility Use
  - Community Services
  - Recreation Facilities
  - Bikeways and Trails
  - Recommended Systemwide Guidelines

The Master Plan is programmatic in scope but includes several project specific recommendations. Among those Master Plan items identified above, not all will be evaluated in this Addendum due to lack of specific information about where new parks and trails may be located. As project implementation proceeds, additional CEQA review will occur under conditions where there is inadequate detail to evaluate the environmental impacts, or where other permit requirements are not adequate to address potential impacts. Some projects may be categorically exempt from CEQA, while others will require additional documentation.

#### **Existing Parks**

The City's park and recreation system includes 21 parks (Table 3-1) of varying size totaling about 59 acres (Figure 3-1). Two-thirds of these are "mini" parks that serve local neighborhoods and are typically 1.5 acres or less. Five parks are considered "neighborhood" parks, designed to serve larger areas within

the City. Two are community parks, that include multiple types of facilities (i.e., illuminated sports fields), and are designed to serve the entire City of Morgan Hill.

In addition to these parks, the City owns large open spaces on its east and west ends—Jackson Oaks and El Toro, but restricts public access to both. The City’s land on the east face of El Toro is adjacent to land owned by the Santa Clara Open Space Authority (OSA). The City is working with the OSA and neighboring property owners to acquire additional land needed to develop a trail and access on the back side of El Toro to the Peak. The Jackson Oaks open space, above the Jackson Oaks neighborhood, is currently undeveloped without trails or access points.

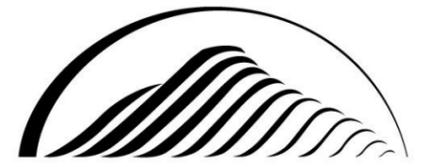
**Table 3-1: Morgan Hills Park Inventory (2016)**

| <b>Park</b>                                       | <b>Park Classification (2001)</b> | <b>Acres</b> |
|---|-----------------------------------|--------------|
| 21 Mile   | Mini                              | 0.65         |
| Belle Estates                                     | Mini                              | 0.46         |
| Civic Center / City Hall                          | Mini                              | 2.00         |
| Community Park                                    | Community                         | 26.00        |
| Conte Gardens                                     | Mini                              | 0.50         |
| Diana   | Mini                              | 0.50         |
| Diana Estates                                     | Neighborhood                      | 3.08         |
| Depot Street Park (in development)                | Mini                              | 0.30         |
| Fox Hollow  | Mini                              | 0.20         |
| Galvan  | Community                         | 7.50         |
| Hamilton Square                                   | Mini                              | 0.57         |
| Howard Wiechert                                   | Mini                              | 0.90         |
| Jackson Park                                      | Mini                              | 1.30         |
| Llagas Creek Park & Hilltop Park (in development) | Neighborhood                      | 4.30         |
| Mill Creek Park                                   | Mini                              | 0.93         |
| Murphy Springs Park                               | Mini                              | 0.49         |
| Nordstrom Park                                    | Neighborhood                      | 4.57         |
| Oak Creek Park                                    | Neighborhood                      | 2.93         |
| Paradise Park                                     | Neighborhood                      | 5.47         |
| Sanchez Park                                      | Mini                              | 0.16         |
| Stone Creek Park                                  | Mini                              | 0.95         |
| <b>Total Acreage</b>                              |                                   | <b>59.16</b> |

**Existing Recreation Facilities**

The City of Morgan Hill has a network of highly-valued recreation facilities that house many of the City’s classes, camps, and programs. Its assets include the Outdoor Sports Center (OSC), Dennis Kennedy Aquatics Center (AC), Centennial Recreation Center (CRC), Community & Cultural Center (CCC), and El Toro Youth Center. Some of these facilities are multi-purpose and others are special-use.

**Figure 3-1: Existing Park and Recreation Resources**

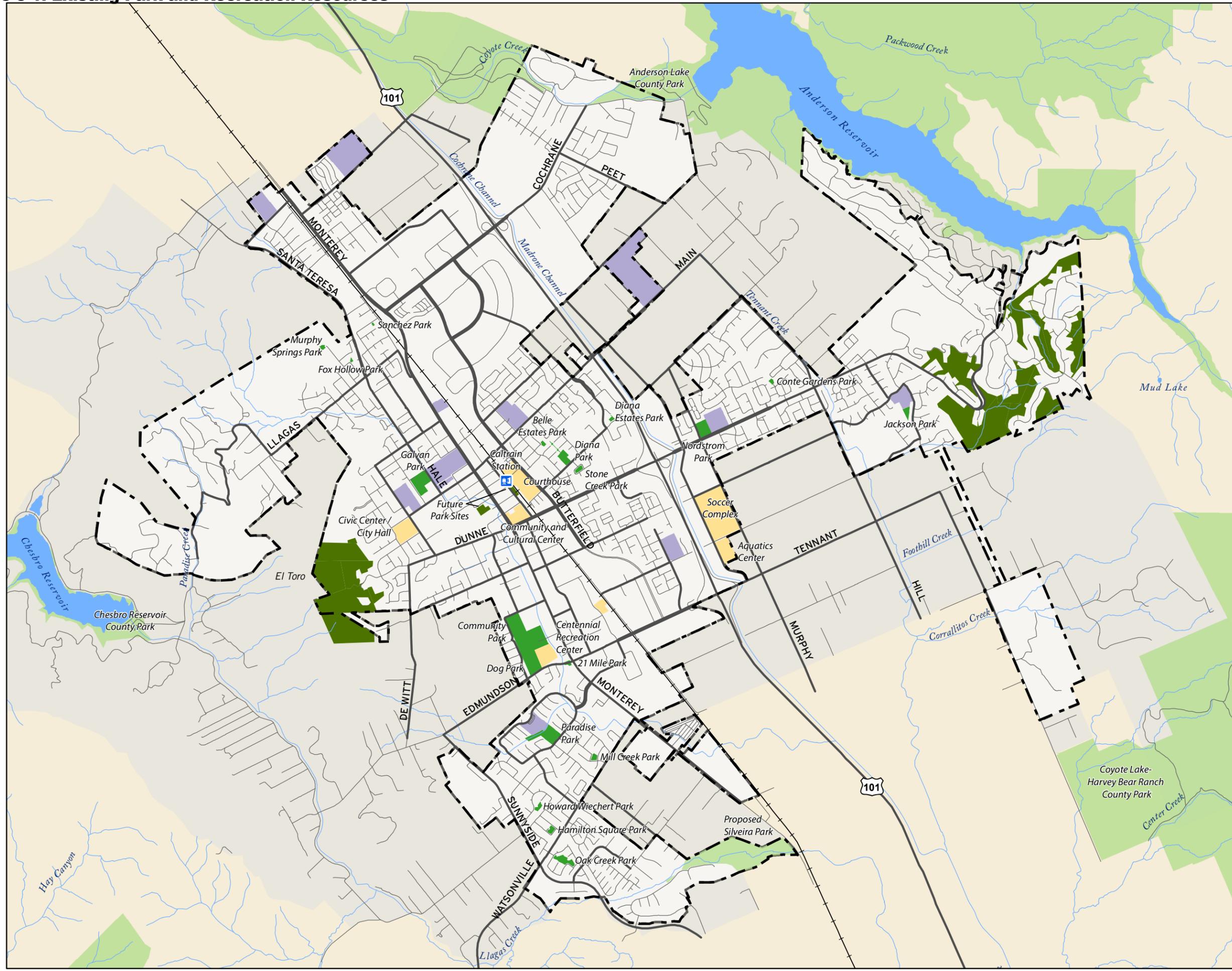


CITY OF MORGAN HILL

**Bikeways, Trails, Parks and Recreation Master Plan**

**Legend**

- Major Roads
- Neighborhood Streets
- Railroad
- Water Feature
- City Parks
- Open Space
- Santa Clara County Parks
- Public Facility
- Schools
- Sphere Of Influence
- Santa Clara County
- City Boundary



**Table 3-2: Morgan Hill Recreation Facility Inventory (2016)**

| <b>Facility</b>                | <b>Facility Classification</b> | <b>Acres</b> |
|--------------------------------|--------------------------------|--------------|
| Aquatics Center                | Special Use Facility           | 8.0          |
| Centennial Recreation Center   | Special Use Facility           | 5.9          |
| Community & Cultural Center    | Special Use Facility           | 6.0          |
| El Toro Youth Center           | Special Use Facility           | 0.3          |
| Friendly Inn Non-Profit Center | Special Use Facility           | 0.0          |
| Outdoor Sports Center          | Sports Park                    | 38.0         |

### **Bikeways and Trails**

The Morgan Hill bikeways and trails network includes various types of bikeways and trails that provide transportation and recreation opportunities for people who walk, bike, and hike. The City’s existing bikeways and trails network developed in segments over time, resulting in a network with limited connectivity. Most of Morgan Hill’s existing bikeways are on-street bike-lanes. In addition to its on-street bikeways, the City recently developed two multi-use trails—Butterfield Trail (also known as the Butterfield Linear Park) and West Little Llagas Creek Trail. The City has plans to expand both. The City is also working to improve the loop trails at Silveira Lake.

### 3.2 Master Plan Components

#### **Master Plan Vision and Goals**

The City of Morgan Hill strives to expand and improve its system of parks, recreation facilities, programs, bikeways, and trails to support community health, economic development, and quality of life in Morgan Hill. The following goals refine the direction of previous master plans and provide the policy framework to guide decisions and investments to achieve the system envisioned in this Master Plan. Over the next twenty years, the improvements and investments outlined in this Master Plan will:

1. Improve connections between residences and the network of City parks and facilities;
2. Diversify the experiences in the City’s parks and along its trails;
3. Engage people of all ages and all abilities;
4. Support the health and wellness of all community members;
5. Inspire a sense of community and place through arts, culture, and historic resources;
6. Respond to changing conditions and evolving preferences;
7. Ensure equitable access to programs and places for recreation and activity; and
8. Leverage partnerships to maximize community benefit and use resources.

#### **Key Needs**

Based on a parks and recreation inventory and a community needs assessment, several overarching key findings emerged regarding to parks and recreation facilities in the City. There is a need to increase the

level of service measured in acreage of parkland per 1,000 residents level of service. The current level of service is 3.4 acres per 1,000 residents.

There is also a need for more bikeways, and a need for more restrooms and shade. There is strong demand for additional field capacity, gymnasium spaces and aquatic facilities. Finally, there is a need for diversified recreational amenities and play experiences. Figure 3-2 depicts the overall master plan concept; additional details on policies, actions and projects are provided below.

### Policies, Actions, and Projects

Not all of the policies and actions in the Master Plan have potential to produce environmental impacts. Table 3-3 depicts only those policies and actions that could result in potential environmental impacts. For example, programming policies and actions typically do not involve any ground-disturbing actions and thus do not have potential to result in environmental impacts. A complete list of policies, actions, and projects may be found in Chapter 4 of the Master Plan.

**Table 3-3: Policies and Actions that Could Result in Environmental Impacts**

| Policies  | Actions   |
|---|---|
| <b>PARKS</b>  |   |
| <p>P1. Distribute City-owned neighborhood and community parks throughout the City to fill existing gaps and prevent future gaps, especially where densely populated areas are not well-served by parks.</p> | <p><b>P1-1.</b> Strategically identify and acquire land for a new community park east of Hwy 101 to be developed as Morgan Hill continues to expand.</p> <p><b>P1-2.</b> Site new neighborhood parks in areas of new growth and development, consistent with the 2035 General Plan.</p> <p><b>P1-3.</b> Focus City resources on improving and developing large community, small community and neighborhood parks, recognizing that privately-owned parks meet the need for small, close-to-home parks for many residents.</p> <p><b>P1-4.</b> Continue encouraging the development of high quality neighborhood parks and privately-owned parks in new developments through the Residential Development Control System (RDCS) competition requirements. Ensure that parks constructed and maintained by developers meet the City’s park standards described by General Plan Policy HC-3.31.</p> <p><b>P1-5.</b> Continue to maintain the City’s existing Mini Parks while not adding (acquiring or developing), unless developed to meet specific goals in this plan.</p> <p><b>P1-6.</b> Construct the planned Downtown parks and trails, including Depot Park, Little Llagas Creek Park, and Hilltop Park and Trail.</p> <p><b>P1-7.</b> Partner with the Morgan Hill Historic Society to expand and diversify the community uses of Villa Mira Monte and integrate it into the Downtown park system.</p> |

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| <p>P2. Maximize park access to ensure community members can comfortably and easily travel to and use the parks closest to their homes.</p>                       | <p><b>P2-1.</b> Strive to meet the five acres/1,000 residents level of service park standard.</p> <p><b>P2-2.</b> Expand the level of service definition to include a walkability standard with a goal that every resident lives within a half-mile walk of a park and residents in higher-density areas of the City live within a quarter-mile walk of a park.</p> <p><b>P2-3.</b> Strive to reach the 60/40 use ratio for residents/non-residents at the City’s current and future Special Use Sports Facilities to ensure that the facilities meet local demand.</p> <p><b>P2-4.</b> Encourage public accessibility of new privately-owned and developed parks through the RDCS process.</p> <p><b>P2-5.</b> Strive to connect new and existing parks to surrounding neighborhoods and commercial centers via bikeways, multi-use trails, sidewalks and vehicle access including adequate parking.</p> |
| <p>P3. Continue to create unique park features and programs in Downtown.</p>   | <p><b>P3-1.</b> Develop the new permanent Downtown parks.</p> <p><b>P3-2.</b> Plan future pop-up and temporary programs and installations in Downtown parks.</p> <p><b>P3-3.</b> Integrate public art into the Downtown parks.</p> <p><b>P3-4.</b> Program community events including performance art, concerts, and family events in Downtown parks.</p>   |
| <p>P4. Partner with Morgan Hill Unified School District (MHUSD) to increase access (i.e., keep gates unlocked) to school facilities during non-school hours.</p> | <p><b>P4-3.</b> Review opportunities to increase park land and amenities adjacent to Jackson Park/School.</p> <p><b>P4-4.</b> Partner with the school District to land bank for future park sites adjacent to future school sites.</p>  |
| <p>P6. Enhance and diversify play environments throughout the City.</p>  | <p><b>P6-1.</b> Prioritize park improvements and playground enhancements in underserved areas of the City, including northwest Morgan Hill.</p> <p><b>P6-2.</b> Diversify the types of play equipment and experiences in community and neighborhood parks by adding nature play, adventure play, and creative play opportunities.</p> <p><b>P6-3.</b> Replace outdated play structures with new types of play equipment and play environments.</p> <p><b>P6-4.</b> Add more multigenerational play experiences to neighborhood and community parks.</p> <p><b>P6-5.</b> Provide nature play experiences throughout the system.</p> <p><b>P6-6.</b> Expand recreation uses near Silveira Lake and consider integrating a fishing pond into new park sites.</p> <p><b>P6-7.</b> Construct the Inclusive Playground at Community Park.</p>   |

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| <p>P8. Enhance park amenities to increase park user comfort and accessibility.</p>                            | <p><b>P8-1.</b> Add shade structures and trees that provide shade to parks, especially over play and seating areas. Every City park in Morgan Hill has opportunity for additional shade.</p> <p><b>P8-2.</b> Ensure that shade is included when designing and developing new parks.</p> <p><b>P8-3.</b> Add restrooms to small community parks.</p> <ul style="list-style-type: none"> <li>• Locate restrooms where they are highly visible from the street and nearby activity areas.</li> <li>• Consider restroom designs that minimize ongoing maintenance costs and enhance safety. Relevant sites include Nordstrom Park, Paradise Park, and Diana Park.</li> </ul> <p><b>P8-4.</b> Install drinking fountains that allow for easy water bottle refilling (as feasible) and separate pet drinking stations (as appropriate) throughout the park and trail system.</p> <p><b>P8-5.</b> Add additional seating to parks, focusing on seating options designed for comfort and social interaction.</p> |
| <p>P9. Expand opportunities for fitness and health oriented activities for all ages in Morgan Hill parks.</p> | <p><b>P9-1.</b> Pilot fitness equipment in two (2) parks and monitor and evaluate usage. Identify opportunities for unique fitness stations and equipment, such as par course. Relevant sites include Nordstrom Park and Galvan Park.</p> <p><b>P9-2.</b> Improve pedestrian and bicycle connections to parks so that users can access parks via active transportation modes.</p> <p><b>P9-3.</b> Identify opportunities for loop trails within new parks and joint use facilities.</p>  |

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| <p>P10. Continue investing in destination community parks that offer a range of activities.</p>  | <p><b>P10-1.</b> Implement planned lighting and handball court improvements to Galvan Park to enhance access and safety.</p> <p><b>P10-2.</b> Continue working with community members to identify priority improvements for Galvan Park.</p> <p><b>P10-3.</b> Continue to maintain and program Community Park at a high standard while adding and enhancing amenities.</p> <p><b>P10-4.</b> Design a new community park to provide the same high level of services as the existing Community Park while also offering unique experiences that establish the park as a destination. Consider including the following elements in the new community park:</p> <ul style="list-style-type: none"> <li>• Fenced dog park;</li> <li>• Bike skills/pump track;</li> <li>• Traffic garden (bicycle and safety and skills course);</li> <li>• Fitness equipment;</li> <li>• Loop trail;</li> <li>• Parking;</li> <li>• Tennis/pickleball;</li> <li>• Sand volleyball;</li> <li>• Water filling station; and/or</li> <li>• Community garden.</li> </ul> |
| <p>P11. Protect and improve un-programmed, flexible spaces in small community neighborhood parks for informal games and other self-directed recreation uses.</p> | <p>Relevant sites include Galvan Park, Belle Estates Park, Stone Creek Park, Diana Park, Jackson Park, Paradise Park, Mill Creek Park, Howard Wiechert Park, Hamilton Square Park, and Oak Creek Park.</p>   |
| <p>P12. Design new parks and park improvement that are welcoming, distinct, and represent the qualities of the park and surrounding neighborhood.</p>            | <p><b>P12-1.</b> Enhance park entry points by providing seating or other features to help activate entrances and make them highly visible from the street and from within the park. Where needed, install signage to clearly identify the accessible path of travel or direct users to primary points of entrance. (CE) Relevant sites include Belle Estates Park, Community Park, Diana Estates Park, Fox Hollow Park, Galvan Park, Jackson Park, Murphy Springs Park, Paradise Park, and Oak Creek Park.</p> <p><b>P12-2.</b> Locate certain site furnishings, including trash receptacles and pet care stations, outside of the park entry points in order to improve the aesthetic qualities of the entry.</p> <p><b>P12-4.</b> Incorporate public art into parks.</p>   |
| <p>P13. Provide urban agriculture opportunities throughout the City to provide access for residents.</p>   | <p><b>P13-1.</b> Establish one or more permanent locations for the community garden and expand its capacity.</p> <p><b>P13-2.</b> Maintain community garden opportunity in downtown for higher density housing.</p>  |

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| <p>P14. Integrate more natural elements and spaces and nature play opportunities into Morgan Hill’s parks system.</p>   | <p><b>P14-1.</b> Reveal and enhance nature and natural processes using native plants and by using storm-water management as a functional and aesthetic park feature.</p> <p><b>P14-2.</b> Incorporate low-impact, drought-tolerant plantings in new and existing parks to minimize irrigation requirements and enhance visual interest without reducing usable turf area.</p> <p><b>P14-3.</b> Develop nature play areas in appropriate areas that allow children and users of all ages to interact with nature and natural materials. Relevant sites include Jackson Park, Murphy Springs Park, and New Downtown Parks.</p>   |
| <p><b>FACILITIES</b></p>  |  |
| <p>F1. Incorporate historic and cultural resources into the parks and recreation system when the resources provide opportunities for community education, events, and recreation, in support of General Plan Goal HC-8.</p> | <p><b>F1-2.</b> Ensure future site development includes:</p> <ul style="list-style-type: none"> <li>• Culturally, historically, and context appropriate design approaches to improvements and additions.</li> <li>• Expanded recreation uses.</li> <li>• Property improvements designed to integrate into the Downtown parks system and facilitate attracting more visitors to Downtown businesses.</li> <li>• Design improvements to maximize revenue and limit ongoing maintenance costs.</li> <li>• Improved technology at the site.</li> <li>• Opportunities for urban agriculture and agriculture education with a demonstration garden/orchard or a community garden.</li> </ul>   |
| <p>F2. Support the development and maintenance of infrastructure that supports sports tourism, per General Plan Policy ED-4.3.</p>  | <p><b>F2-1.</b> Pursue the development of a new Baseball / Softball Field Complex on City owned land in the SE Quadrant. The new fields should focus on serving local teams and players, however accommodating smaller regional tournaments may also be considered.</p> <p><b>F2-3.</b> Develop a site plan for 10 acres of property adjacent to the Aquatics Center and Outdoor Sports Center, for which the City has a future option to purchase. Property shall be used for parking and additional regional sports uses (sand volleyball, additional soccer fields, etc.).</p> <p><b>F2-4.</b> Updating aging facilities at the Outdoor Sports Center, including replacement of existing turf fields, considering new turf to replace natural grass fields, installation of lighting and more frequent routine maintenance at the facility.</p> |

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| <p>F3. Ensure that regional use of Morgan Hill’s recreation facilities do not adversely impact established neighborhoods and that they support quality of life for residents.</p> | <p><b>F3-1.</b> Site regional recreation facilities outside of established residential neighborhoods to avoid traffic, parking, and noise impacts.</p> <p><b>F3-2.</b> Consider transportation programs such as shuttles and bike shares that will minimize impacts from vehicular traffic and encourage visitors to travel to Downtown Morgan Hill and other shopping and dining centers.</p> <p><b>F3-3.</b> Develop adequate parking at recreation and sports facilities.</p>  |
| <p>F4. Actively pursue joint-use agreements with MHUSD to help meet demand for sports fields and indoor facilities, per General Plan Policy HC-3.25.</p>                          | <p><b>F4-2.</b> Develop a new gym facility in partnership with the school district that meets the needs of both the City and MHUSD and is constructed, maintained, and programed through a joint-use agreement.</p>   |
| <p>F6. Maintain and support public access to Morgan Hill’s destination parks and recreation facilities.</p>   | <p><b>F6-1.</b> Continue to pursue 60 percent local use and 40 percent regional use for existing and new recreation facilities, based on hours of use.</p> <p><b>F6-2.</b> Continue to use the City’s community use policy to promote facility use for resident groups.</p> <p><b>F6-3.</b> Improve the lighting, accessibility, and irrigation at the OSC.</p>   |
| <p><b>Bikeways and Trails</b></p>   |   |
| <p>B1. Create a bikeways and trails network that serves the needs and abilities of cyclists of all ages and abilities, consistent with General Plan Policy TR-8.1.</p>            | <p><b>B1-1.</b> Construct the priority bikeway and trail projects identified in the Master Plan based on improving safety and enhancing both commute and recreational cycling, consistent with General Plan Policy TR-8.8.</p> <p><b>B1-2.</b> Prioritize the creation of all ages and abilities bikeway types including bicycle boulevards on neighborhood streets (local roadways) and protected bike lanes on busy streets (arterial roadways).</p> <p><b>B1-3.</b> Support General Plan Policy TR-8.3 by providing options for people of different abilities riding bikes by establishing alternative routes, such as direct routes on busy streets for experienced bike riders, and less direct routes on quieter streets, bicycle boulevards, and trails for less experienced and recreational bike riders.</p> |

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| <p>B2. Develop an interconnected network of bikeways and multi-use trails that safely connect neighborhoods and residences with workplaces, schools, parks, and community destinations, consistent with General Plan Goal TR-8.</p> | <p><b>B2-1.</b> Strive to connect each new bikeway project to an existing bikeway, trail, or community destination. Provide complete connections in the network and avoid abruptly ending a bikeway before a connection is made.</p> <p><b>B2-2.</b> Prioritize implementation of projects that address existing barriers, including Highway 101 and challenging intersections, to facilitate and encourage walking and riding a bike to destinations.</p> <p><b>B2-3.</b> Where feasible and safe, support General Plan Policy TR-8.13 by requiring pedestrian and bicycle public access from a cul-de-sac to an adjacent public amenity, such as a park or school, or from a cul-de-sac to an adjacent street, especially when developing bicycle boulevards.</p> <p><b>B2-4.</b> Support General Plan Policy TR-8.7 by designating private roads as part of the bikeway network if there is an agreement between the City and the appropriate owner for such a designation.</p>                                 |
| <p>B3. Improve safety for all roadway users by providing bikeways and trails with comfortable separation from motor vehicles and a focus on safety.</p>   | <p><b>B3-1.</b> Continue to support the City’s adopted Vision Zero Framework to reduce traffic injuries and fatalities. Once adopted, implement strategies to improve safety.</p> <p><b>B3-2.</b> Upgrade existing bikeways to create dedicated space for people riding bicycles separated from motor vehicle travel and parking lanes where possible.</p> <p><b>B3-3.</b> Improve intersections to accommodate through and turning bicycle traffic with both time and space separation where possible.</p> <p><b>B3-4.</b> For all roadway improvements, implement vehicular, transit, and freight improvements that minimize conflict with people riding bicycles.</p> <p><b>B3-6.</b> Improve bicycle safety across or along highway entrances, railroad and rail transit crossings and parallel facilities.</p> <p><b>B3-7.</b> Reevaluate configuring Downtown streets to one lane of vehicle traffic and one buffered bike lane upon completion of the development of the Hale Avenue Extension Project.</p> |

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| <p>B6. Provide safe, accessible and convenient bicycle parking and other support services to people travelling by bicycle.</p> | <p><b>B6-1.</b> Monitor bicycle parking facility usage to determine when new or expanded facilities are needed.</p> <p><b>B6-2.</b> Establish visible and accessible platforms for community members to request new or expanded bike parking. At destinations with high bicycle parking demand, consider allocating more public right-of-way to provide bicycle racks and bicycle corrals, possibly in the place of a vehicular parking space.</p> <p><b>B6-3.</b> Work with Caltrain and major employers to ensure there is adequate short and long-term secure bicycle parking for bicycle commuters.</p> <p><b>B6-4.</b> Focus the addition of new bicycle parking facilities at destinations, especially Downtown, including development of the bike hub site.</p>   |
| <p>B7. Coordinate development of the bikeways and trail network with regional partner agencies and organizations.</p>          | <p><b>B7-1.</b> Support General Plan Policy TR-8.4 by coordinating development of the bikeways and trails network with the VTA Cross County Corridors, Santa Clara Countywide Trails Master Plan, the Santa Clara Countywide Bicycle Plan, the South County Joint Area Plan, the Santa Clara County Bicycle Technical Guidelines, and the California Department of Transportation Highway Design Manual.</p> <p><b>B7-2.</b> Support General Plan Policy TR-8.11 for multi-jurisdictional alignments by developing partnerships with Santa Clara County to plan, finance, implement, and maintain the bikeways system.</p> <p><b>B7-3.</b> Evaluate opportunities to coordinate trail alignments along the future California High Speed Rail line.</p> <p><b>B7-4.</b> Partner with the Santa Clara Valley Open Space Authority on the development and maintenance of trails on the El Toro Mountain.</p> <p><b>B7-5.</b> Create an east-west connection to Coyote Creek Trail via a Burnett Ave bridge, per General Plan Policy TR-8.8.</p> |

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| <p>B9. Evaluate the potential to expand pathways along creeks and drainage ways.</p>   | <p><b>B9-1.</b> Support General Plan Policy HC-3.14 by working in partnership with the Santa Clara Valley Water District to establish easements and joint use agreements and to develop trails and linear parks along creeks and drainage channels. Relevant sites include:</p> <ul style="list-style-type: none"> <li>• Llagas Creek west of Silveira to Santa Teresa;</li> <li>• Madrone Channel trail;</li> <li>• The trails at Silveira to incorporate desired community uses;</li> <li>• The loop trail and usable open space at San Pedro Percolation Ponds as a loop trail and usable open space;</li> <li>• The northern extension of the Little Llagas Creek Trail from Spring Ave to W Main Ave, per General Plan Policy TR-8.8;</li> <li>• The Madrone Channel Trail northern extension to the Coyote Creek Trail and southern extension to Middle Ave; and</li> <li>• The Tennant Creek Trail from E Dunne Ave to Middle Ave.</li> </ul> |
| <p>B10. Support the comfortable use and appeal of the bikeways and trails network through regular maintenance and adequate facilities.</p>   | <p><b>B10-1.</b> Improve bikeways and trails based on maintenance standards and an established schedule.<br/> <b>B10-5.</b> Develop a process to assess the condition of City-owned bicycle racks and on-street bicycle corrals, and replace as needed.<br/> <b>B10-6.</b> Include trash cans and dog bag stations along heavily used mixed-use trails.</p>  |
| <p><b>System Wide Guidelines</b></p>   |  |
| <p>S2. Develop a wayfinding system for the City’s bikeways, trails, parks, and recreation network that includes signage along bikeway routes and trails indicating key destination points, in support of General Plan Action TR-8.E.</p> | <p><b>S2-1.</b> Coordinate with any broader city-wide signage and wayfinding efforts.<br/> <b>S2-2.</b> Ensure signage across the system for parks, open space, and recreation opportunities shares iconic and recognizable design elements.<br/> <b>S2-3.</b> Include signage and wayfinding to and in Downtown and commercial business districts to encourage pedestrian and bicycle access to in support of economic activity.</p>  |

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| <p>S3. Enhance sustainability features and support City greenhouse gas (GHG) emission reduction goals when planning or renovating parks and facilities, developing new site plans, and replacing equipment and facilities.</p> | <p><b>S3-1.</b> Expand the collection and use of solar power and other renewable energy sources at parks and facilities, including on roofs and in parking lots, including new sport facility parking lots. Relevant sites include the Community and Cultural Center and the Outdoor Sports Center/Aquatics Center.</p> <p><b>S3-2.</b> Design parks to be low impact developments that include pervious surfaces (permeable pavers, pervious concrete, porous or open-graded asphalt) when practical and feasible.</p> <p><b>S3-4.</b> Provide convenient and well-marked recycling receptacles throughout the park system, in recreation facilities, and at special events.</p> <p><b>S3-5.</b> Enforce a “No Idle” program with vehicles and other gas-powered equipment.</p> <p><b>S3-6.</b> Install electric vehicle (EV) charging stations at park and recreation facilities that serve the region.</p> <p><b>S3-7.</b> Train City maintenance staff and include specific standards and expectations in maintenance contracts for the care of low-water, naturalized landscapes, natural play environments, and other new types of features in the system.</p> |
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| <p>S5. Transition to water efficient irrigation systems, landscapes, and planting practices throughout the system.</p> | <p><b>S5-1.</b> Implement an irrigation central control system to assist in applying the least amount of water necessary for the current climatic conditions and in the monitoring, operation, and maintenance of the irrigation systems.</p> <p><b>S5-2.</b> Transition existing high water-use trees to native and drought tolerant trees to maintain and provide natural shade throughout the park system.</p> <p><b>S5-3.</b> Design new and renovate existing parks for water conservation. Use native plants, apply xeriscaping, and reduce turf areas that are not needed as open play space to reduce water needs, balanced with long-term funding for maintenance needs.</p> <p><b>S5-4.</b> Emphasize the use of well-designed, efficient irrigation systems that consider the mature size of plant material and the size of planting areas to be irrigated. Irrigation systems should also incorporate innovative technologies, such as low-volume drip irrigation and high efficiency overhead nozzles.</p> <p><b>S5-5.</b> Retrofit less efficient existing irrigation overhead irrigation system with more efficient drip or point source systems.</p> <p><b>S5-6.</b> Conduct regular maintenance and irrigation audits to regularly adjust and maintain operation of the irrigation system at its highest efficiency.</p> <p><b>S5-7.</b> Provide turf only where it contributes to recreation opportunities. Evaluate the need for mowed and irrigated turf when designing new parks or renovating existing ones to efficiently use maintenance resource. Additionally, transition non-recreation turf areas to drought tolerant and climate adapted species.</p> <p><b>S5-8.</b> Emphasize the use of water-conserving turf varieties after evaluating the need for providing turf surfaces. Additionally, considering transitioning existing turf into drought tolerant turf variety.</p> <p><b>S5-9.</b> Transition existing landscape to drought tolerant and climate adapted species.</p> <p><b>S5-10.</b> Minimize storm-water runoff through on-site retention facilities, bio-swales, and rain gardens. Use best practices for sustainable landscape designs to manage the quantity and quality of storm-water runoff.</p> <p><b>S5-11.</b> Create demonstration gardens throughout the system that include signage to educate park users about sustainable landscaping and water conservation. Relevant sites include: Jackson Park, Stone Creek Park, and Nordstrom Park.</p> |
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| <p>S6. Plant native and California-friendly species that create healthy ecological systems and important habitats for wildlife and insects.</p> | <p><b>S6-1.</b> Emphasize the use of plant materials with habitat value. Consider plant species and landscape practices that provide habitat for local and migratory animals, conserve native plants, and improve water quality.</p> <p><b>S6-2.</b> Consult with the California Invasive Plant Council to avoid the use of invasive plant species or non-native plants with seeds that can be easily dispersed.</p> <p><b>S6-3.</b> Implement landscaping that will blend ecologically and visually with the existing native vegetation or the region. When appropriate, non-native trees and plants, fully adapted to the area's environmental conditions, may be provided when they add visual compatibility, beauty, and avert losses caused by overdependence on a single species.</p> |
| <p>S7. Use plant materials or plant species that contribute to safe and healthy environments.</p>   | <p><b>S7-1.</b> Plant materials in park sites and around areas with amenities for children must be tough, impervious to trampling, fast growing, and not poisonous.</p> <p><b>S7-2.</b> Locate appropriate plant materials along walkways and entrances to improve safety and avoid blocking sightlines.</p> <p><b>S7-3.</b> Emphasize the maintenance of healthy soils and soil quality to sustain plant productivity, and to maintain and enhance water and air quality in support of human health and habitation.</p> <p><b>S7-4.</b> Emphasize the design and maintenance of landscapes to reduce the risk of fire hazard by providing defensible space zones and any plant species that are known to have unfavorable fire performance ratings.</p>                                    |
| <p>S8. Install lighting strategically to enhance the safety and usability of the City's facilities.</p>   | <p><b>S8-1.</b> Consider providing pedestrian level lighting (combined low ground-level and higher-level lighting) at park perimeters to enhance park entrances.</p> <p><b>S8-2.</b> Consider lighting in parks as means of increasing surveillance and park safety by locating lights in problem areas and areas of potential concealment.</p> <p><b>S8-3.</b> Consider providing lighting at courts, playgrounds, and gathering areas to encourage greater evening use, promote surveillance, and reduce the risk of vandalism.</p> <p><b>S8-4.</b> Design lighting systems and select fixtures to minimize light pollution.</p> <p><b>S8-5.</b> Design lighting systems to provide a consistent level of lighting with minimal glare and uneven lighting or shadow areas.</p>            |

| <b>Organization Development and Management</b>  |  |
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| OM3. Monitor and track park and facility condition to inform capital improvement and maintenance plans. Develop capital improvement plans, criteria for prioritization, and schedules aimed at addressing deficiencies in existing parks including the following actions: | <ul style="list-style-type: none"> <li>• Replacing infrastructure and refreshing or renovating old parks.</li> <li>• Replacing old, worn, or damaged facilities or equipment as per the capital replacement plan. Refresh or renovate old parks periodically, updating facilities and landscaping as per new recreation trends and needs.</li> </ul> |

As described in greater detail throughout this Initial Study/Addendum, adoption of the Master Plan would result in future projects that have the potential for significant impacts to air quality, biological resources, and cultural resources, and other topical sections included in the Initial Study checklist.

Some policies, actions, and projects described in the Master Plan may be categorically exempt under CEQA. These projects/improvements may include, but are not limited to:

- Construction of new restrooms in parks;
- Development of adult fitness areas in parks;
- Development of community gardens in under-served areas;
- Development of “in-fill” parks less than 5 acres (CEQA Guidelines 15332, Infill Development)
- Acquisition of new open space (CEQA Guidelines 15313, Acquisition of Lands for Conservation Purposes);
- Enhancement of seating areas in parks;
- Enhancement of existing sports playing fields;
- Incorporation of sustainable practices in the maintenance and management of parks, open space, and recreation facilities;
- Improvements that may assist the City in exceeding Americans with Disabilities Act requirements;
- Improvement of trail connections and access outside of wetlands and riparian areas;
- Integration of nature (storm water detention areas, use of native plants) into parks;
- Installation of water efficient irrigation systems;
- Installation of bike support facilities in parks and along trails;
- Installation of wayfinding signage of safe routes to parks;
- Modifications of play environments in parks; and
- Routine maintenance and replacement of existing infrastructure facilities for park amenities, bikeways and trails following Master Plan policies.

Projects in the above list would be evaluated on a case by case basis to determine if a categorical exemption could be prepared consistent with CEQA Guidelines.

### **Plan Implementation**

Over the next 20 years, implementation of the projects and programs recommended in the Master Plan will be determined annually by City staff with guidance and leadership from the Parks and Recreation Commission, as well as the City Council. Community advocates and partner organizations will also play an important role in ensuring the proposed programs and projects align with the needs of the

community. The Master Plan includes multiple recommended projects in Chapter 4, and priority improvements in Chapter 5.

Projects and programs from Chapter 5 were prioritized and will continue to be evaluated by the following criteria:

- Improve connections between residences and the network of City parks and facilities;
- Diversify the experiences in the City’s parks and along its trails;
- Engage people of all ages and all abilities;
- Support the health and wellness of all community members;
- Inspire a sense of community and place through arts, culture, and historic resources;
- Respond to changing conditions and evolving preferences;
- Ensure equitable access to programs and places for recreation and activity;
- Leverage partnerships to maximize community benefit and use resources efficiently;
- Balance active recreation with unprogrammed open spaces;
- Continue to provide regional recreation destinations for visitors that support economic growth;
- Enhance safety and navigation to key recreation destinations and along popular routes;
- Invest in and maintain existing assets while carefully planning for future growth; and
- Promote financial stability for operation of City facilities.

The complete set of recommended projects identified in Chapter 4 of the Master Plan will be summarized in a working document called the Action Plan (Appendix A). The Action Plan will be maintained separately from the Master Plan and is designed to adapt and change with the completion of projects, passage of time, and shifts in funding opportunities.

### 3.3 Scope of CEQA Review

The Master Plan is a long-range planning program that guides how existing parks, trails, open space, and recreation programs should be improved and expanded. The Master Plan also directs the location and needs of future park developments and new recreation facilities to meet the goals of the community. It establishes a policy framework to govern decision-making that concerns the physical development of urban parks and open spaces, bikeways and trails. The Master Plan contains many policies and actions that do not have the potential to affect the environment as analyzed under CEQA and are not considered in detail in this document. This Initial Study/Addendum focuses on Master Plan policies and actions that have the potential to cause environmental impacts when implemented (Table 3-3). It also focuses on priority Master Plan improvements from Chapter 5, summarized in Table 3-4 below.

**Table 3-4: Recommended Priority Projects**

| <b>Project Description</b>                      | <b>Planning-Level Capital Cost</b> | <b>Operating Cost Estimate</b> | <b>Time Frame</b>   | <b>Project Reference</b> |
|---|------------------------------------|--------------------------------|---|--------------------------|
| Buffered Bike Lanes: Cochrane Rd and Malaguerra | \$1,200,000                        | Limited                        | Highway 101 Improvements:<br>0-5 years;<br>Entire Corridor: | B-B1                     |

|   |             |         |  |      |
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| Ave from Monterey Rd to Coyote Creek Trailhead  |             |         | 5-10 years   |      |
| Buffered Bike Lanes: Monterey Rd from Tilton Ave to Butterfield Blvd/Watsonville Rd   | \$2,400,000 | Limited | Downtown: 0-10 years;<br>Entire corridor: 5-10 years | B-B2 |
| Buffered Bike Lanes: Burnett Rd from Monterey Rd to Coyote Creek (Sobrato School Access)  | \$750,000   | Limited | 0-5 years  | B-B3 |
| Buffered Bike Lanes: Santa Teresa Corridor, Hale Ave from Tilton Ave to W Main Ave  | \$750,000   | Limited | 5-10 years   | B-B4 |
| Buffered Bike Lanes: West Main Ave from Monterey Rd to Dewitt Ave   | \$450,000   | Limited | 0-5 years  | B-B5 |
| Protected Bike Lanes: E Main Ave from Monterey Rd to Hill Rd (Live Oak High School Access and Coyote Creek Connection) (Interim step Buffered Bike Lanes) | \$3,800,000 | Limited | 0-5 years  | B-A1 |
| Bicycle Boulevard: Morning Star Dr/Peet Rd from Eagle View Dr to Cochrane Rd to Coyote Creek Trailhead  | \$480,000   | Limited | 0-5 years  | B-C1 |
| Bicycle Boulevard:  | \$380,000   | Limited | 0-5 years  | B-C2 |

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| Depot Street from E Main Ave to E Dunne Ave  |           |         |            |      |
| Multi-Modal Intersection Improvements: Monterey Rd Downtown between E Main Ave and E Dunne Ave                       | \$790,000 | Limited | 0-5 years  | B-D1 |
| Multi-Modal Intersection Improvements: E Main Ave and Butterfield Blvd   | \$350,000 | Limited | 0-5 years  | B-D2 |
| Multi-Modal Intersection Improvements: W Main Ave and Hale Ave   | \$10,000  | Limited | 0-5 years  | B-D3 |
| Multi-Modal Intersection Improvements: Cochrane Rd and Highway 101 (North & South ramps, Madrone Pkwy and Depaul Dr) | \$130,000 | Limited | 0-5 years  | B-D4 |
| Multi-Modal Intersection Improvements: Monterey Rd and Cochrane Rd   | \$350,000 | Limited | 0-5 years  | B-D5 |
| Multi-Modal Intersection Improvements: Butterfield Blvd and Cochrane Rd  | \$130,000 | Limited | 0-5 years  | B-D6 |
| Multi-Modal Intersection Improvements: Monterey Rd and Tilton Ave/Burnett Ave  | \$120,000 | Limited | 5-10 years | B-D7 |

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| Multi-Use Trail (Improvements): Pave and enhance access to the existing Madrone Channel Trail (Cochrane Rd to Tennant Ave)   | \$1,000,000              | Moderate | 0-5 years  | T-A1                 |
| Natural Surface Trail: El Toro Trails (Parking Lot/Trail Head Acquisition and Trail Development)   | \$500,000                | Moderate | 0-10 years | T-B1                 |
| Multi-Use Trails / County Parks & Water District Partnership Projects: Madrone Channel Trail extension from Cochrane Rd to Burnett Ave<br>Coyote Creek Trail – Malaguerra Staging Area to Burnett Staging Area<br>Burnett Ave trail from Madrone Channel Trail to Coyote Creek Trail | \$600,000 (City Expense) | Limited  | 0-10 years | T-A2<br>T-A3<br>T-A4 |
| Multi-Use Trail: Downtown Hilltop Trail connecting Del Monte Ave to the water tower and Hale Ave   | \$600,000                | Limited  | 5-10 years | T-A5                 |
| Multi-Use Trail: Live Oak High School to the Madrone Channel Trail   | \$790,000                | Limited  | 5-10 years | T-A6                 |
| Multi-Use Trail:   | \$1,970,000              | Moderate | 5-10 years | T-A7                 |

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| Silveira Park Trail around Atherton Way Hidden Pond with pedestrian bridges  |  |                  |   |      |
| Borello School Park (Peet Road Future School Site) (Joint Use with the School District)  | \$1,000,000 - \$2,000,000                        | Limited-Moderate | 0-10 years  | P-S1 |
| Inclusive Playground: Develop Inclusive Playground at Community Park   | \$5,000,000                                      | Moderate         | 0-5 years   | P-A1 |
| New Community Park: Land bank and develop new Community Park (approximately 10 acres east of Hwy 101)  | \$2,000,000 (land)<br>\$8,000,000 (construction) | High             | Acquire land: 5-10 years<br>Construction: 10+ years       | P-C1 |
| New Recreational Open Space: Acquire new recreational open space on the East Side of El Toro Mountain  | \$100,00 per acre                                | Limited          | 0-10 years  | P-E1 |
| New Restrooms: Nordstrom Park  | \$350,000  | Moderate         | 5-10 years  | P-H1 |
| New Restrooms: Paradise Park   | \$350,000  | Moderate         | 5-10 years  | P-H2 |
| New Small Community Parks: Acquire land and develop two new parks (4-6 acres)<br>-New park in northwest sector<br>-New park west of Hwy 101, between Dunne Rd and Barrett Rd | \$6,190,000 (each)                               | Moderate         | Northwest sector: 0-5 years<br>West of Hwy 101: 10+ years | P-D1 |
| Nordstrom Park/School  | \$800,000  | Limited          | 0-5 years   | P-F1 |

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| Improvements:<br>Improve loop trail, play structures, shade, fitness equipment, others TBD per School District JUA          |  |            |            |           |
| Off-Leash Dog Area: Add One; Location TBD   | \$75,000   | Limited    | 0-10 years | P-J1      |
| Enhance Play Environments   | \$350,000 per small area<br>\$600,000 per large area | Limited    | 0-10 years | P-K1      |
| Shade Structures  | \$18,500 per structure                               | Limited    | 0-20 years | P-L1      |
| Tennis/Pickleball Courts: Add courts striped for both tennis and pickleball at the Community Park/Corporation yard          | \$100,000 per 2 tennis courts/4 pickleball courts    | Limited    | 5-10 years | P-Q1      |
| New Recreational Open Space: Acquire new recreational open space in the foothills east of Hill Rd and north of E. Dunne Ave | \$100,000 per acre                                   | Limited    | 306, GR    | 10+ years |
| Increase Parking: Aquatic Center and Outdoor Sports Center  | \$2,500,000  | Moderate   | In Process | R-K1      |
| Centennial Recreation Center Expansion  | \$2,000,000  | Positive   | 0-5 years  | R-A1      |
| Villa Mira Monte Phase 1 Parking and Landscape Improvements   | \$2,000,000  | Break Even | 0-5 years  | R-E1.a    |
| Outdoor Sports Center   | \$1,500,000  | Positive   | 0-5 years  | R-B1.a    |

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| Improvements:<br>Phase 1: Sidewalk,<br>lights, irrigation,<br>and restrooms  |  |                          |            |        |
| Sand Volleyball<br>Complex   | \$50,000<br>Feasibility<br>Analysis<br>\$1,000,000<br>Construction | Break Even               | 0-10 years | R-D1   |
| Villa Mira Monte<br>Phase 2 New<br>Buildings and<br>Further<br>Site<br>Improvements  | \$3,000,000  | Break Even               | 10+ years  | R-E1.b |
| Expand Preschool<br>at CCC   | \$500,000  | Positive                 | 0-5 years  | R-J1   |
| Baseball /Softball<br>Complex:<br>Develop complex<br>in the SE<br>Quadrant   | \$15,000,000   | Break Even               | 5-10 years | R-C1   |
| Install Solar<br>Panels at<br>Recreation<br>Facilities   | \$2,000,000  | Positive                 | 0-10 years | R-K1   |
| Expand Senior<br>Service Center:<br>Conduct a<br>feasibility analysis<br>to determine<br>potential new<br>programming and<br>facilities at the<br>Senior Center<br>Expansion.<br>Possible<br>additional<br>program area<br>and/or adjacent<br>adult day care<br>facility | \$1,000,000<br>(Existing Land)                                     | Break Even -<br>Moderate | 5-10 years | R-H1   |
| Expand<br>Gymnasium<br>Capacity:<br>Construct  | \$2,500,000<br>Moderate  | Moderate                 | 0-10 years | R-F1   |

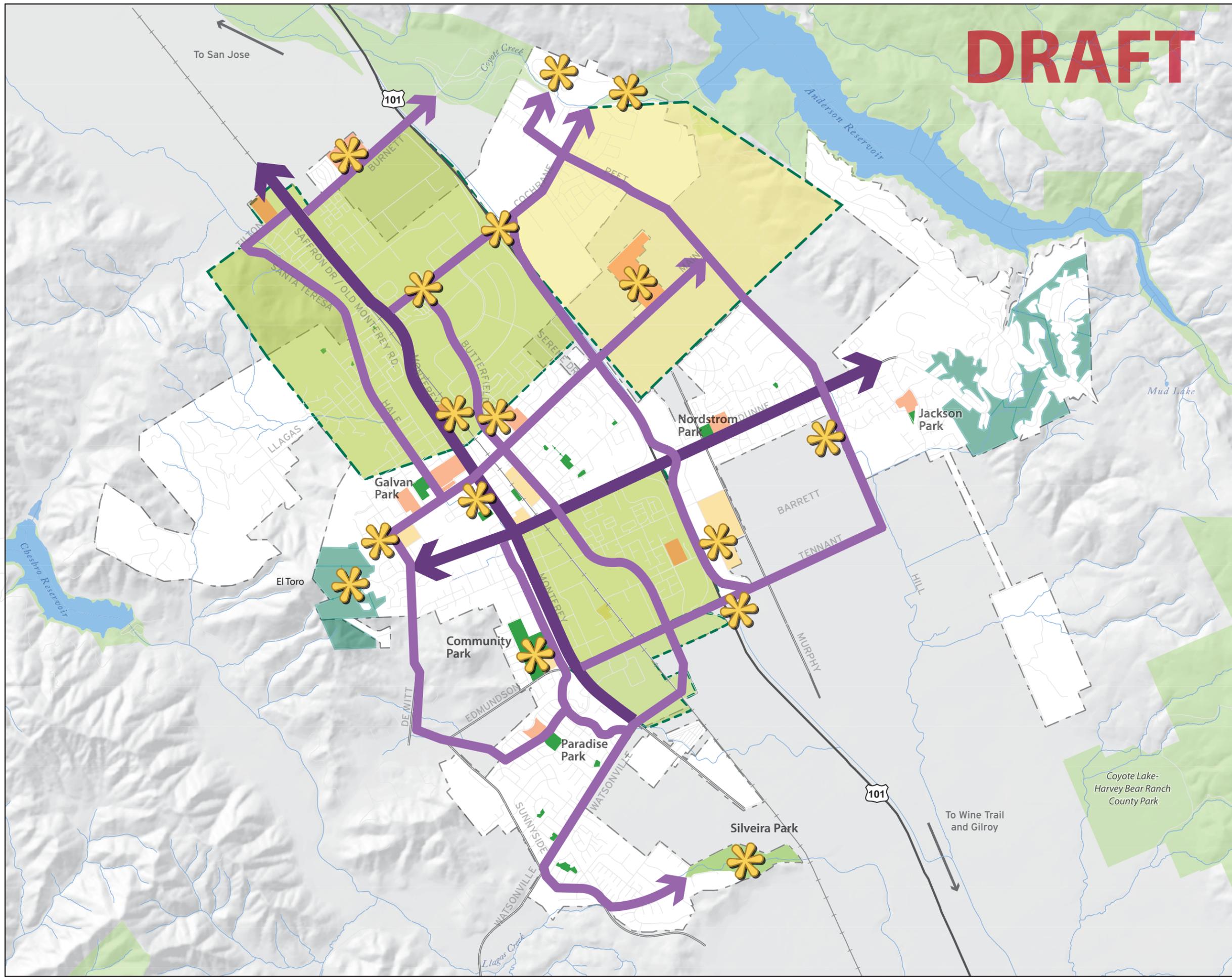
|   |                  |            |            |        |
|---|------------------|------------|------------|--------|
| gymnasium facility at school or City site   |                  |            |            |        |
| Expand Aquatic Capacity:<br>Re-activate splash pad at Community and Cultural Center                       | \$0              | Break Even | 0-5 years  | R-G1   |
| Expand Aquatic Capacity:<br>Improvements to existing Aquatic Center                                       | \$2,000,000 High | Break Even | 5-10 years | R-G2   |
| New Community Center:<br>Re-purpose the Friendly Inn as a Community Center and relocate Non-profit Center | \$1,000,000      | High       | 10+ years  | R-I1   |
| Outdoor Sports Center Improvements:<br>Phase 2: Add restaurant  |                  | Positive   | 5-10 years | R-B1.b |

While the Master Plan identifies specific types of park improvements contemplated (Table 3-4), it does not present project level design plans for any specific improvement or project. In the absence of project level information, this Initial Study/Addendum identifies general areas of potential environmental impacts that could occur from the implementation of the Master Plan, and identifies how existing City policies, programs, and procedures, as well as regulatory standards and programmatic procedures, would reduce or avoid environmental impacts. The impact analysis presents general mitigation measures that would be applied to future projects to reduce or prevent environmental impacts.

However, there are several projects for which additional CEQA documentation and specific mitigation measures and or environmental permits from regulatory agencies will be likely needed prior to construction. These projects include (also see Table 3-4):

- New Community Park east of Highway 101 (Project P-C1)
- Silveira Park Trail around Atherton Way Hidden Pond with pedestrian bridges (Project T-A8)
- Baseball/Softball Fields Complex (Project R-C1)
- Outdoor Sports Complex-add restaurant (Project R-B1.b)

Figure 3-2: Proposed Bikeways, Trails, Parks and Recreation System Concept



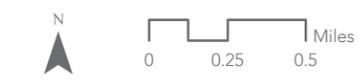
**DRAFT**



**CITY OF MORGAN HILL**  
**Proposed Bikeways,  
 Trails, Parks and  
 Recreation System**

**Legend**

- Priority Connections
- Priority Connections
- Community Destinations
- New Community Park Search Area
- New Neighborhood Park Search Area
- City Parks
- Public Facility
- Schools
- Non Recreational Open Spaces
- Santa Clara County Parks
- Water Feature
- Major Roads
- Railroads
- Caltrain Station
- City Boundary



Data Sources: City of Morgan Hill Planning Division, Santa Clara County Information Services Department, Digital Globe



## 4. ENVIRONMENTAL ANALYSIS

### 4.1 Background

**1. Project Title:** 2017 Park and Recreation Master Plan

**2. Lead Agency Name and Address:**

City of Morgan Hill  
17575 Peak Avenue  
Morgan Hill, CA 95037

**3. Contact Person and Phone Number:**

Chris Ghione, Director, Community Development  
(408) 782-9154

**4. Project Location:** The Proposed Project is citywide.

**5. Project Sponsor's Name and Address:**

City of Morgan Hill  
17575 Peak Avenue  
Morgan Hill, CA 95037

**6. General Plan Designation:** The Proposed Park and Recreation Master Plan is citywide.

**7. Zoning:** The Proposed Park and Recreation Master Plan is citywide.

**8. Description of Project:**

See Section 3, Project Description, of this Addendum

**9. Surrounding Land Uses and Setting:**

See Section 2, Environmental Setting, of this Addendum.

**10. Other Public Agencies Whose Approval is Required:**

The City of Morgan Hill is the primary authority having jurisdiction over adoption and implementation of the Master Plan and must approve the CEQA document before taking action on adoption of the Master Plan.

The City has partner agencies that may have permit and/or approval authority over specific projects or programs recommended in the Master Plan (such as OSA and Santa Clara Valley Water District); however, these will not be known until specific projects that involve these agencies come forward. Additionally, as specific projects come forward, permits or authorizations may be required from other regulatory agencies (such as Caltrans, CDFW, Regional Water Quality Control Board [RWQCB]) depending on the nature of the specific project.

#### 4.2 Environmental Factors Potentially Impacted

The environmental factors checked below would be potentially impacted by the project. Complete this table after the checklist is filled out and check the boxes for categories that are potentially significant with or without mitigation incorporated.

|  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics            | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality           | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources  | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Geology/Soils         | <input type="checkbox"/> Population/Housing            | <input type="checkbox"/> Mandatory Findings of Significance |

4.3 Determination:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
  
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
  
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
  
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
  
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated to the extent feasible pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions, mitigation measures, and uniformly applicable development policies that are imposed upon the project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

#### 4.4 Evaluation of Environmental Impacts:

- (1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- (4) "Less than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as explained in [5] below, may be cross-referenced).

*It is noted that many potential environmental impacts can be avoided or reduced through implementation of uniformly applicable development policies, standards, or regulations – such as building and fire codes, design guidelines, a noise ordinance, a historic resource ordinance, a tree preservation ordinance, and other requirements that the lead agency applies uniformly toward all project proposals. Consistent with CEQA streamlining provisions (e.g., sections 15183 and 15183.3), these uniformly applied requirements are not distinguished as project-specific “mitigation measures,” primarily because they have already been adopted to avoid or reduce potential environmental impacts of all future project proposals, not only the particular project being evaluated at the moment.*

- (5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063[b][1][c]). In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- (6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- (7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- (8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- (9) The explanation of each issue should identify:
  - (a) The significance criteria or threshold, if any, used to evaluate each question; and
  - (b) The mitigation measure identified, if any, to reduce the impact to less than significant.
- (10) The impact checklist has been modified to reflect the previously certified EIR for this project (Final and Draft Environmental Impact Report for the). The impact levels include the following:
  - (a) Substantial Change in Project Requiring Major EIR Revisions;
  - (b) Change in Circumstances Requiring Major EIR Revisions;
  - (c) Information Showing New or Increased Significant Effects;
  - (d) Less Than Significant Impacts/No New Changes or New Information Requiring Preparation of an EIR; or
  - (e) No Impact

For each of the topics discussed below impacts for the certified EIR are summarized, and the relevant page numbers in the EIR are provided. This is followed by an evaluation of impacts associated with the Master Plan, for which relevant General Plan policies in the EIR are referenced.

4.4.1 Aesthetics

|  | Summary of Impacts  |   |  |   |           |
|--|---|---|--|---|-----------|
|  | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No New Changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>   |   |   |  |   |           |
| <b>I. AESTHETICS - <i>Would the project:</i></b>   |   |   |  |   |           |
| a) Have a substantial adverse effect on a scenic vista?  |   |   |  | X   |           |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a <i>state scenic highway</i> ?   |   |   |  |   | X         |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  |   |   |  | X   |           |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ("Glare" is defined in this EIR as the reflection of harsh bright light sufficient to cause physical discomfort or loss in visual performance and visibility.) |   |   |  | X   |           |

**Summary of Impacts Identified in the Morgan Hill 2035 EIR**

Implementation of the General Plan was found not to have a substantial adverse effect on scenic resources (Impact AES-1, pp. 4.1-8 through 4.1-11). There are no designated scenic highways within the City, and as such, no impact would occur to scenic highways (Impact AES-2), page 4.1-11). Therefore, impacts would be less than significant. While the General Plan does not designate official scenic view corridors or vistas, it recognizes that undeveloped hillsides visible from the valley floor are scenic characteristics of the area, and that public views of prominent hillsides and mountain areas should be preserved. Where they still occur in the City and the Sphere of Influence (SOI), natural streamside and riparian areas are identified as scenic resources to be protected as well. Nor would the General Plan have a significant impact on visual character (Impact AES-3, pp. 4.1-11 through 4.1-15), or create a new source of light and glare (Impact AES-4, page 4.1-16 and 4.1-17). Nor would implementation of the General Plan result in cumulative impacts to aesthetic resources (Impact AES-5, page 4.1-18 and 4.1-19)

**Impacts of Master Plan**

**Would the Master Plan:**

**a) Have a substantial adverse effect on a scenic vista?**

As mentioned above, while the does not designate official scenic vistas, it states that important scenic views in the City are comprised of the hillside and mountain areas surrounding town. The Master Plan will guide park and recreation improvements, which would occur mostly within previously developed land uses – either within the public right-of-way in the case of multi-modal intersection improvements and bike lane creation, or within existing parks. No facilities are expected to require tall structures that would interrupt or block long-range views across the town. Because of the low-rise character of recreational facilities, scenic vistas would continue to be available.

The design of new parks and trails would be speculative at this time, however, they would likely improve the availability of scenic vistas for the public. Moreover, any new park development or open space acquisition, including trails potentially planned in the foothills surrounding town, would be required to adhere with General Plan Policy NRE-2.3 *Scenic Hillside Preservation*, ensuring that hillsides themselves will not be developed to the maximum extent feasible. Still, where construction of new facilities would occur on previously rural and/or foothill areas, additional project-specific CEQA analysis may be required. Therefore, implementation of the Master Plan is not expected to result in substantially greater impacts to scenic vistas than analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

As mentioned above, there are no designated scenic highways in Morgan Hill or its SOI. Therefore, no impact would occur. No new changes or new information would require preparation of a Subsequent EIR.

**c) Substantially degrade the existing visual character or quality of the site and its surroundings?**

Improvements guided by the Master Plan would transpire largely within developed areas. Some of the priority projects listed in Table 3-4, such as buffered bike lanes and multi-modal intersection improvements, would occur within the public right-of-way, and thus would not result in substantial aesthetic impacts. Some strategies of the proposed project, such as strategic replacement of old and worn facilities, as well as the incorporation of natural elements and native landscaping within the park system, would actively improve the visual character of the City. Additionally, any new buildings constructed within existing parks, or development of new sites, would be required to comply with General Plan policies CNF-8.1 *High Quality Design*, CNF-8.2 *Design Features*, and CNF-8.5 *Architectural Quality*, ensuring the visually attractive urban environment of Morgan Hill be retained.

*Policy B9* of the Master Plan guides the expansion or development of trails and linear parks along creeks and draining channels within the planning area. Any pathways along creeks would be required to comply with Policy NRE-5.3 *Natural State of Streamside and Riparian Areas* of the General Plan to minimize loss of these scenic resources. “Natural streamside and riparian areas,” as described as a scenic resource, are generally limited to higher elevations within Morgan Hill; the creekside trail improvements mentioned in the Master Plan are at lower-lying and urbanized portions of waterways. Therefore, trail improvements and new parks implemented under the Master Plan would not have a significant impact on scenic resources along creeks and waterways.

Development of a new Community Park (10+ acres), large Neighborhood Park, or Baseball/Softball Complex, as indicated in the Master Plan, could substantially alter the visual character of the City if it resulted in the conversion of agricultural land or open space. Therefore, where construction of those facilities on rural land may be proposed in the future, additional project-specific CEQA analysis would likely be required. However, any new buildings constructed within existing parks, or development of new sites, would be required to comply with General Plan policies CNF-8.1 *High Quality Design*, CNF-8.2 *Design Features*, and CNF-8.5 *Architectural Quality*, ensuring the visually attractive urban environment of Morgan Hill be retained. Therefore, there would be no significant impacts associated with implementation of the Master Plan.

**d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Many improvements guided by the Master Plan will occur within the public right-of-way or other developed land uses such that they would not substantially alter existing levels of ambient light. Where new parks, facilities, or parking lots are developed, or where new lighting is installed in existing facilities as prescribed in the Master Plan, increases in ambient lighting levels in the area would occur. However, all outdoor lighting fixtures in the City, including recreational lighting fixtures, are required to conform to General Plan Policies CNF-8.20 *Nighttime Lighting* and CNF-8.21 *Nighttime Lighting Technology*, that minimize lighting intensity and pollution. Therefore, implementation of the Master Plan would not result in substantially greater impacts related to light or glare than analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.2 Agricultural Resources

|                     |   | Summary of Impacts  |  |   |           |
|---------------------|---|---|--|---|-----------|
|                     | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| * Based on 2016 EIR |   |   |  |   |           |

**II. AGRICULTURE RESOURCES** -*Would the project:*

|  |  |  |  |          |  |
|--|--|--|--|----------|--|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? |  |  |  | <b>X</b> |  |
|--|--|--|--|----------|--|

|  | Summary of Impacts  |   |  |  |                     |
|--|---|---|--|--|---------------------|
|  | Substantial<br>Change in<br>Project<br>Requiring<br>Major<br>EIR<br>Revisions | Substantial<br>Change in<br>Circum-<br>stances<br>Requiring<br>Major EIR<br>Revisions | New<br>Information<br>Showing<br>New or<br>Increased<br>Significant<br>Effects | Less Than<br>Significant<br>Impacts/No<br>new<br>changes or<br>New<br>Information<br>Requiring<br>Preparation<br>of an EIR | No Impact           |
|  |   |   |  |  | * Based on 2016 EIR |

**II. AGRICULTURE RESOURCESE** - *Would the project:*

|   |  |  |  |   |   |
|---|--|--|--|---|---|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?  |  |  |  | X |   |
| c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?   |  |  |  |   | X |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?  |  |  |  | X |   |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? |  |  |  | X |   |

**Summary of Impacts Identified in the Morgan Hill 2035 EIR**

Like most cities in Santa Clara County, Morgan Hill was built on agricultural land and still contains a good deal of it, even as market forces and urban encroachment make farming operations less efficient and viable. Implementation of the General Plan Update would result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the Project Area, and thus would have a Significant and Unavoidable impact on agricultural resources (Impact AGR-1, page 4.2-13 through 4.2-19). The General Plan Update designated approximately 1,125 acres of farmland of concern under CEQA for non-agricultural purposes, as well as one large parcel that is under a Williamson Act contract. It would conflict with zoning for a Williamson Act tract (Impact AGR-2, pages 4.2-19 and 4.2-20), resulting in a Significant and Unavoidable impact.

The Project Area does not contain any zoned forest resources, so there would be no conflicts with zoning for forestlands or timberlands (Impact AGR-3, page 4.2-20; Impact AGR-4, pages 4.2-21 through 4.2-22); therefore, impacts would be Less than Significant. Isolated woodlands can be found near Chesbro Reservoir and scattered along the eastern border of the Project Area. Impacts would be less than significant for other changes to the environment that could convert farmlands to other uses (Impact AGR-5, pages 4.2-22 through 4.2-24). Finally, there would be significant cumulative impacts as a result of loss of Prime or Unique Farmland (Impact AGR-6, page 4.2-24 and 4.2-25)

**Impacts of the Master Plan**

**Would the Master Plan:**

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

The General Plan Update identified 1,386 acres of Prime Farmland, 196 acres of Farmland of Statewide Importance, and 234 acres of Unique Farmland within the Project Area. As mentioned above, the Certified EIR identified Significant and Unavoidable impacts to Farmland through conversion to non-agricultural uses (Impacts AG-1 and AG-2). Adoption of the Master Plan will guide park and recreation improvements, which would occur largely within previously developed land uses. Where new parkland is acquired and developed in the future, there is potential for conversion of Farmland to occur, and additional project-specific CEQA analysis could be required. However, as much of this land is already anticipated to be converted to non-agricultural uses, the proposed project itself will not re-designate any of this Farmland (Impacts AG-3, AG-4, and AG-5). Finally, the certified 2016 General Plan Update EIR found less than significant impacts with regard to cumulative impacts to agricultural lands. Implementation of the Master Plan would not result in substantially greater impacts to Agricultural Resources and Forestry Resources than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

As mentioned above, the General Plan Update designated one parcel under a Williamson Act contract for a land use conflicting with agriculture. The parcel was designated as Residential Detached Medium, and thus would not be directly affected by the Master Plan. The Master Plan would not change zoning designations and thus would not conflict with any other zoning for agricultural uses. Implementation of the 2017 Park Master Plan would not result in substantially greater impacts to existing zoning for agricultural use or Williamson Act parcels than analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?**

The Project Area does not contain a zone district for forest land or timberland, therefore no impact would occur. Implementation of the Master Plan would not result in substantially greater impacts to existing zoning for forest or timberland parcels than analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- d) Result in the loss of forest land or conversion of forest land to non-forest use?**

Though no portion of the project area contains forest resources zoned as such, isolated woodlands that could meet the definition of forest land can be found near Chesbro Reservoir and along the eastern border of the Project Area. The Master Plan is unlikely to affect these areas, though it is possible some new trails resulting from the Plan could be constructed through the wooded areas. This or other development of park facilities near forested areas would be guided by General Plan Policy NRE-6.4 *Tree Preservation and Protection*, as well as Chapter 12.32 of the Morgan Hill Municipal Code to minimize impacts to forestry resources. Implementation of the Master Plan would not result in substantially

greater impacts related to loss of forest land than analyzed in the Certified 2016 General Plan Update. No new changes or new information would require preparation of a subsequent EIR.

**e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

The Master Plan could result in indirect conversion of Farmland to non-agricultural use if the location of new park facilities creates circumstances that impair the productivity and profitability of agricultural operation. Issues could arise if, for example, a large and often loud sports complex is developed adjacent to grazing land. General Plan Policy CNF-7.4 *Agricultural Land Use Conflicts* directly addresses these concerns in coordination with Santa Clara County. Implementation of the Draft Park Master Plan would not result in substantially greater impacts related to loss of forest land than analyzed in the Certified 2016 General Plan Update. No new changes or new information would require preparation of a Subsequent EIR.

4.4.3 Air Quality

|  | Summary of Impacts  |   |  |   |           |
|--|---|---|--|---|-----------|
|  | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>   |   |   |  |   |           |
| <b>III. AIR QUALITY</b> - <i>Would the project:</i>  |   |   |  |   |           |
| a) Conflict with or obstruct implementation of the applicable air quality plan?  |   |   |  | X   |           |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   |   |   |  | X   |           |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, including releasing emissions that exceed quantitative threshold for ozone precursors? |   |   |  | X   |           |
| d) Expose sensitive receptors to substantial pollutant concentrations, including, but not limited to, substantial levels of toxic air contaminants?  |   |   |  | X   |           |
| e) Create or expose a substantial number of people to objectionable odors?   |   |   |  |   | X         |

## Summary of Impacts Identified in the Morgan Hill 2035 EIR

The certified 2016 General Plan Update EIR found Less than Significant Impacts regarding conflicting with or obstructing an applicable air quality plan (Impact AQ-1, pp. 4.3-23 through 4.3-34). Significant and Unavoidable Impacts with regard to air quality standards (Impact AQ-2, pp. 4.3-34 through 4.3-39). Implementation of the proposed General Plan would result in a cumulatively considerable net increase of criteria pollutants for which the project region is in nonattainment under an applicable federal or state ambient air quality standard, including releasing emissions that exceed quantitative thresholds for ozone precursors (Impact AQ-3, pp. 4.3-39 and 4.3-40). This was deemed a Significant and Unavoidable Impact. Implementation of the General Plan (Impact AQ-4, pp. 4.3-41 through 4.3-48) would expose sensitive receptors to substantial concentrations of air pollution. However, this potentially significant impact would be reduced to less than significant with implementation of Mitigation Measures AQ-4a and AQ-4b would result in less than significant impacts. Implementation of the General Plan would not create or expose a substantial number of people to objectionable odors (Impact AQ-5, pp. 4.3-48 through 4.3-51), resulting in a less than significant impact. Implementation of the proposed General Plan would cumulatively contribute to air quality impacts in the San Francisco Bay Area Air Basin (Impact AQ-6, pp. 4.3-51 and 4.3-52), resulting in a Significant and Unavoidable Impact.

### Impacts of Master Plan

#### Would the Master Plan:

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

Priority projects would not conflict with implementing an applicable air quality plan. Implementation of any of the priority projects would still be required to adhere to the actions associated with the Clean Air Plan, as well as General Plan Policies NRE 10.3 *Automobile Emissions*, NRE 10.4 *Reduced Automobile Use*, NRE 11.1 *TACs and Proposed Sensitive Uses*, NRE 11.2 *TACs and Existing Sensitive Uses*, NRE 11.3 *Health Risk Assessments*, NRE 11.6 *Vegetation Buffers*, NRE 12.3 *Control Measures*, and NRE 12.4 *Grading*. Therefore, adoption of the Master Plan would not result substantially greater impacts than those analyzed in the Certified 2016 General Plan Update. No new changes or new information would require preparation of a subsequent EIR.

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Master Plan policies (Table 3-3) adopted in association with this Addendum would not result in construction related impacts. Implementation of any of the priority recreation projects listed in Table 3-4 would be subject to the same mitigation measures AQ-2a-1 and AQ 2a-2 as any other projects implemented in association with the General Plan Update. Therefore, adoption of the Master Plan would not result substantially greater impacts than those analyzed in the Certified 2016 General Plan Update. No new changes or new information would require preparation of a Subsequent EIR.

**c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, including releasing emissions that exceed quantitative threshold for ozone precursors?**

Adoption of the Master Plan could result in a cumulatively net increase in criteria pollutants during construction and operation of some of the priority projects identified in Table 3-4. These projects would be subject to the same mitigation measures (Mitigation Measures AQ-4a and AQ-4b) for any other projects implemented in association with the General Plan Update. Therefore, adoption of the Master Plan would not result substantially greater impacts than those analyzed in the Certified 2016 General Plan Update. No new changes or new information would require preparation of a Subsequent EIR.

**d) Expose sensitive receptors to substantial pollutant concentrations, including, but not limited to, substantial levels of toxic air contaminants?**

Adoption of the Master Plan policies and actions in Table 3-3 and priority projects in Table 3-4 would not create sources of toxic air contaminants (TACs), but could expose sensitive receptors to TACs if new facilities guided by the Plan are located near sources such as some industrial uses. Athletic fields, and especially those used for youth sports, are defined as sensitive receptors. As with any sensitive land uses, though, new sports complexes will be subject to General Plan Policy NRE-11.1 *TACs and Proposed Sensitive Uses*, requiring modeling of health risks associated with pollution sources such as freeways and industrial uses. Compliance would ensure that sensitive receptors are not exposed to substantial levels of TACs.

Regarding carbon monoxide (CO) hotspots, which are commonly associated with peak hour commuter traffic, the priority projects in Table 3-4 would not create traffic volumes at any intersection that could generate a significant CO impact. Furthermore, many of these priority projects, such as multi-modal intersection improvements and bike lane enhancement/creation, could result in less cars on the road, and thus reduce CO concentrations in the area. Implementation of the Master Plan would not result in substantially greater impacts related sensitive receptors and substantial pollutant concentrations than analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**e) Create or expose a substantial number of people to objectionable odors?**

The Master Plan would not create any uses that generate objectionable odors, but could expose a substantial number of people if it placed a new recreational facility near a nuisance odor. In particular, a large outdoor sports facility could expose a considerable number of people to objectionable odors if sited in an inappropriate location. Like any new development, however, improvements guided by the Plan will be subject to General Plan Policy NRE-14.2 *Odors and Proposed Sensitive Uses*, which requires new projects categorized as sensitive receptors to be located an adequate distance from facilities that are existing or potential sources of odor. Compliance with this policy ensures that implementation of the Master Plan would not result in substantially greater impacts related objectionable odors than those analyzed in the Certified 2016 General Plan Update. No new changes or new information would require preparation of a Subsequent EIR.

4.4.4 Biological Resources

|                     |   | Summary of Impacts  |  |   |           |
|---------------------|---|---|--|---|-----------|
|                     | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| * Based on 2016 EIR |   |   |  |   |           |

**IV. BIOLOGICAL RESOURCES** - *Would the project:*

|  |  |  |  |   |  |
|--|--|--|--|---|--|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? |  |  |  | X |  |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?   |  |  |  | X |  |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   |  |  |  | X |  |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   |  |  |  | X |  |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  |  |  |  | X |  |
| g) Conflict with the any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an adverse effect on vegetation and wildlife?   |  |  |  | X |  |

**Summary of Impacts Identified in the Morgan Hill 2035 EIR**

Implementation of the General Plan Update was found to have less than significant impacts on special status species (Impact BIO-1, pp. 4.4-19 through 4.4-21); riparian habitats or other sensitive habitats and wetlands (Impact BIO-2 and Impact BIO-3, pp. 4.4-22 through 4.4-27); and movement of native resident or migratory fish or wildlife species (Impact BIO-4, pp. 4.4-27 through 4.4-30). Implementation of the General Plan Update would not conflict with local tree or other natural resource ordinances (Impact BIO-5, pp. 4.4-30 through 4.4-32) and was deemed consistent with the Santa Clara Valley Habitat Conservation Plan (Impact BIO-6, pp. 4.4-32 and 4.4-33). Implementation of the General Plan Update

would not result in cumulative impacts to biological resources (Impact BIO-7, pp. 4.4-33 through 4.4-35). No applicable mitigation measures were identified in the 2016 General Plan Update EIR.

#### **Impacts from the Master Plan:**

##### **Would the Master Plan:**

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

The priority projects in Table 3-4 would occur mainly within disturbed or urbanized areas where special-status species are generally not expected to be found. Where future parks or trail facilities are conceived on undeveloped land, impacts to natural habitats and sensitive species could occur. Subsequent projects that would involve development in areas where special-status species may occur would be subject to separate project-level environmental review pursuant to CEQA in order to identify and mitigate impacts to special-status species. General Plan Policy NRE-5.2 *Other Agencies Environmental Review* requires coordination with other resource agencies as part of the environmental review process to minimize potential impacts on biological resources. Policies NRE-1.2 *Large Open Space Areas* and NRE-1.3 *Designated Open Space* will be incorporated to park development to ensure that habitat is retained on parkland. Policy NRE-6.2 *Habitat Conservation Plan* supports the implementation of the Santa Clara Valley Habitat Plan and directly protects rare and endangered plants and animals. The Master Plan itself includes policies to establish and retain native plant species and healthy ecological systems in subsequent projects to maximize habitat value to sensitive and other wildlife species. Implementation of the Master Plan would not result in substantially greater impacts to special-status species than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Sensitive natural communities within the project area include serpentine bunchgrass grassland, valley oak woodland and scrub, blue oak woodland, and California sycamore alluvial woodland and other wetlands. The vast majority of these sensitive plant communities are found outside of the City's UGB[MG4], in the far northwestern part of the project area or along the easternmost edge. Future development resulting from implementation of the Master Plan would occur primarily in disturbed and urbanized areas where sensitive natural communities are generally not expected to be present. While most recreational development would occur in previously urbanized areas, new parks and trails in the foothills could occur on undeveloped land which could significantly impact, either directly, or through habitat modifications, sensitive natural communities. Any trails proposed to be sited along streams or within riparian corridors would be subject to General Plan Policies NRE-5.3 *Natural State of Streamside and Riparian Areas* and NRE-5.8 *Creeks Access*, which ensure that recreational uses are compatible with, and do not compromise, other riverine function such as flood control and protection of riparian habitat. Adoption of the Master Plan would not result in substantially greater impacts on sensitive natural

communities than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Wetlands within the project area are limited to 13 acres and are not located within the urbanized areas of the City limit; they are primarily located along the boundary of the SOI. Improvements guided by the proposed project will generally occur where wetlands are not expected to be present. Nevertheless, all future development near wetlands will be subject to, and guided by, General Plan Policies NRE-1.10 *Wetland Delineation*, NRE-1.11 *Wetlands Enhancement*, and NRE-5.6 *Stream Channel Protection* to minimize any potential direct or indirect adverse effects. Implementation of the Master Plan would not result in substantially greater impacts to wetlands than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Given the urbanized context of the project area within the city limit, opportunities for wildlife movement are limited. Although creeks and channels are present within the urbanized areas of the City, most of these creeks and channels have been straightened and channelized to prevent flooding. Therefore, the potential for future recreational development within the City to interfere substantially with the movement of any native resident or migratory fish very remote. Where development of new bike paths or trails identified in the priority projects include bridges/crossings of creeks with natural habitat, project-specific CEQA analysis would be prepared.

Areas of woodland in hills surrounding the City also provide layover for migratory birds. Policies for hillside preservation and Policy NRE-6.4 *Tree Preservation and Protection* serve to protect native trees that provide habitat for migratory birds. Implementation of the Master Plan would not result in substantially greater impacts to native resident or migratory species than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

The City of Morgan Hill includes a significant tree preservation policy under Chapter 12.32 of the Municipal Code. The Master Plan itself does not propose any removal of trees, though there is potential for future park development associated with its implementation to result in removal of trees, which could conflict with this policy. Where development of new parks or trails require disturbance of previously undeveloped areas, project-specific CEQA analysis would be prepared. Policy NRE-6.4 *Tree Preservation and Protection* of the General Plan, as described in the previous section, serves as further enforcement. Implementation of the Master Plan would not result in substantially greater conflicts with

local ordinances protecting biological resources than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

As mentioned above, General Plan Policy NRE-6.2 *Habitat Conservation Plan* recognizes and supports the implementation of the regional Santa Clara Valley Habitat Conservation Plan. Construction of new park facilities identified as priority projects could potentially impact areas covered under the Habitat Plan, but mitigation fees, as well as the many General Plan policies identified in the sections above, would reduce the impact to a less-than-significant level. Implementation of the Master Plan would not result in substantially greater impacts than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.5 Cultural Resources

|   | Summary of Impacts  |   |  |   |           |
|---|---|---|--|---|-----------|
|   | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>  |   |   |  |   |           |
| <b>V. CULTURAL RESOURCES - <i>Would the project:</i></b>  |   |   |  |   |           |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?      |   |   |  | ✗   |           |
| b) Cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines §15064.5? |   |   |  | ✗   |           |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?                         |   |   |  | ✗   |           |
| d) Eliminate important examples of the major periods of California history or prehistory?                                       |   |   |  | ✗   |           |
| e) Disturb any human remains, including those interred outside of formal cemeteries?  |   |   |  | ✗   |           |

## **Summary of Impacts Identified in the 2035 General Plan EIR**

In the 2035 General Plan EIR, it was determined that there would be less than significant impacts on historic resources (Impact CULT-1), including archaeological resources (Impact CULT-2). Impacts on paleontological resources (Impact CULT-3) and human remains (Impact CULT-4) would also be less than significant under implementation of the General Plan Update. Finally, implementation of the General Plan Update would not have a considerable contribution to cumulative impacts on cultural resources (CULT-5). No applicable mitigation measures were identified in the Morgan Hill 2035 EIR.

### **Impacts of the Master Plan**

#### **Would the Master Plan:**

- a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?**
- b) Cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines §15064.5?**
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

As stated above, most of the priority projects in Table 3-4 would occur in areas that are developed or already disturbed. These projects would be required to follow General Plan policies HC-8.1 and HC-8.5. Implementation of the Master Plan would not result in substantially greater impacts to paleontological resources or unique geologic features compared to those analyzed in the Morgan Hill 2035 EIR. No new changes or new information would require preparation of a Subsequent EIR.

- d) Eliminate important examples of the major periods of California history or prehistory?**

The majority of the priority projects identified in Table 3-4 would occur in areas that are developed or already disturbed. These projects would be required to follow General Plan policies HC-8.1 through HC-8.4 pertaining to cultural resources protection, demolition, Tribal consultation, mitigation during construction, and updating cultural resource inventories. Implementation of the Master Plan would not result in substantially greater impacts to historic or archaeological resources than analyzed in the Morgan Hill 2035 EIR. No new changes or new information would require preparation of a Subsequent EIR.

- e) Disturb any human remains, including those interred outside of formal cemeteries?**

As stated above, most of the priority projects in Table 3-4 would occur in areas that are developed or already disturbed. These projects would be required to follow General Plan policy HC-8.5. Implementation of the Master Plan would not result in substantially greater impacts to human remains compared to those analyzed in the Morgan Hill 2035 EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.6 Geology and Soils

| Summary of Impacts |   |   |  |   |           |
|--------------------|---|---|--|---|-----------|
|                    | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |

\* Based on 2016 EIR

**VI. GEOLOGY AND SOILS – *Would the project:***

|  |  |  |  |   |  |
|--|--|--|--|---|--|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:<br>The project would not create new geologic hazards that could damage project or nearby facilities. Therefore, this section focuses on the effect of local geologic conditions and activity on the proposed project. |  |  |  |   |  |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (Division of Mines and Geology Special Publication 42)?   |  |  |  | X |  |
| ii) Strong seismic ground shaking?   |  |  |  | X |  |
| iii) Seismic-related ground failure, including liquefaction?   |  |  |  | X |  |
| iv) Landslides?  |  |  |  | X |  |
| b) Result in substantial soil erosion or the loss of topsoil?  |  |  |  | X |  |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?  |  |  |  | X |  |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?  |  |  |  | X |  |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?   |  |  |  | X |  |

**Summary of Impacts Identified in the Morgan Hill 2035 EIR**

Less than significant impacts were found for risk of loss, injury, or death involving rupture of a known earthquake fault (Impact GEO-1a, pp. 4.6-15 and 4.6-16), for risk of loss, injury, or death involving strong seismic ground shaking (Impact GEO-1b, pp.4.6-16 and 4.6-18), for risk of loss, injury, or death involving seismic-related ground failure, including liquefaction (Impact GEO-1c, pp. 4.6-18 through 4.6-20), and

for the risk of loss, injury, or death involving seismic-related landslides (Impact GEO-1d, pp. 4.6-20 and 4.6-21). Less than significant impacts were found for substantial soil erosion or loss of topsoil (Impact GEO-2, pp. 4.6-21 and 4.6-22), and for locations where projects could result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse (Impact GEO-3, pp. 4.6-23 and 4.6-24). Impacts were less than significant with regard to locating a project on an expansive soil creating substantial risks to life or property (Impact GEO-4, pp. 4.6-24 and 4.6-25), and were less than significant regarding projects that could be located on soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems (Impact GEO-5, pp. 4.6-25 through 4.6-27). Finally, impacts were found to be less than significant regarding cumulative impacts to geology and soils (Impact GEO-6, pp. 4.6-27 and 4.6-28).

### **Impacts of the Master Plan**

#### **Would the Master Plan:**

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
  - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (Division of Mines and Geology Special Publication 42)?**
  - ii) Strong seismic ground shaking?**

Many of the priority projects and actions identified in Table 3-4 would involve minor upgrades to existing facilities or designation of bikeways and pedestrian paths. However, some projects would involve substantial reconstruction or new construction. Implementation of any priority projects in the Master Plan would need to adhere to General Plan policies SSI-2.1 *Land Use and Geologic Hazards* (page 4.6-15) and SSI-2.2 *Site Preparation for Geologic Stability* found on page 4.6-19). Adoption of the Master Plan would not result in substantially greater seismic impacts than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- iii) Seismic-related ground failure, including liquefaction?**

Implementation of any priority projects in the Master Plan would need to adhere to General Plan policy SSI-2.2 *Site Preparation for Geologic Stability* (page 4.6-19). Adoption of the Master Plan would not result in substantially greater impacts regarding seismic-related ground failure, including liquefaction, than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- iv) Landslides**

Implementation of any priority projects in the Master Plan would need to adhere to General Plan policy SSI-2.7 *Landslides* (page 4.6-20). Adoption of the Master Plan would not result in substantially greater impacts regarding risk of landslides than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- b) Result in substantial soil erosion or the loss of topsoil?**

Implementation of any priority projects in the Master Plan would need to adhere to General Plan policies SSI-2.7 *Landslides* and SSI-2.8 *Runoff and Slope Stability* (pp.4.6-20 and 4.6-21 respectively). Adoption of the Master Plan would not result in substantially greater impacts regarding substantial soil erosion or loss of topsoil than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

Implementation of any priority projects in the Master Plan would need to adhere to General Plan policies SSI-2.1 *Land Use and Geologic Hazards*, SSI-2.2 *Site Preparation for Geologic Stability*, SSI-2.7 *Landslides*, and SSI-2.11 *Geotechnical Investigations* (pp. 4.6-15, 4.6-19, 4.6-20 and 4.6-21). Adoption of the Master Plan would not result in substantially greater impacts regarding off-site landslides, lateral spreading, subsidence, liquefaction, or collapse than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?**

Implementation of any priority projects in the Master Plan would need to adhere to General Plan policies SSI-2.2 *Preparation for Geologic Stability* and SSI-2.11 *Geotechnical Investigations* (page 4.6-24). Adoption of the Master Plan would not result in substantially greater impacts regarding locations of projects on expansive soils than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste treatment systems where sewers are not available for the treatment of wastewater?**

Implementation of any priority projects in the Master Plan would generally occur in areas supported by the City's sewer system. Any projects occurring outside of those areas would need to adhere to General Plan policies NRE-8.2 *Limit Septic Systems* and NRE- 8.3 *Water Quality Monitoring* (page 4.6-26). Adoption of the Master Plan would not result in substantially greater impacts regarding use of septic systems where sewers are not available than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.7 Greenhouse Gas Emissions

|   |   | Summary of Impacts  |  |   |           |
|---|---|---|--|---|-----------|
|   | Substantial Change in Project Requiring Major EIR Revisions   | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>                                      |   |   |  |   |           |
| <b>VII. GREENHOUSE GAS EMISSIONS</b> <i>-Would the project:</i> |   |   |  |   |           |
| a)  | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      |   |  | X   |           |
| b)  | Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? |   |  | X   |           |

**Summary of Impacts Identified in the Morgan Hill 2035 EIR**

Implementation of the General Plan would result in emissions that do not meet State greenhouse gas (GHG) reduction goals per Executive Order S-03-05, resulting in Significant and Unavoidable impacts (Impact GHG-1, page 4.7-24). However, implementation of the General Plan would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs (Impact GHG-2, page 4.7-31). Therefore, impacts on these plans and policies would be less than significant. Implementation of the General Plan would result in a significant contribution to cumulative GHG impacts, resulting in Significant and Unavoidable impacts (Impact GHG-3, page 4.7-39).

**Impacts of the Master Plan**

**Would the Master Plan:**

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Table 4.7-7 of the Certified 2016 General Plan Update EIR shows major sources of GHG emissions associated with implementation of the General Plan Update. Recreation facilities and trails included in Tables 3-3 and Table 3-4 are included in the mix of land uses and intensities evaluated in the Certified 2016 General Plan EIR. The City would implement multiple policies from the General Plan to reduce GHG emissions found on pp. 4.7-33 through 4.7-37. Some of these policies and actions include: NRE-7.3 Water Efficiency and Landscaping, Policy NRE-15.6 Residential Near Transit, Action NRE-16.C Local Energy Ordinances, Policy TR-8.11 Multi-Jurisdictional Bikeway Alignments, Policy TR-9.2 Walking as an Alternate Mode, Policy TR-10.4 Air Quality and Transportation Demand Management, Policy SSI-14.13 Use of Recycled Water, and Action SSI-17.A Zero Waste Goal. Therefore, adoption of the Master Plan

would not result in substantially greater impacts to GHG emissions than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Tables 3-3 and 3-4 depict the mix of policies, actions and priority projects that would be implemented following adoption of the Master Plan. Those policies, actions and priority projects would be required to comply with the 2017 Bay Area Air Quality Management District’s (BAAQMD) Clean Air Plan and its associated control measures. Many of those items involve minor upgrades or improvements to existing parks. Moreover, some of the projects pertaining to pedestrian and bike pathways would help to reduce GHG emissions. Therefore, adoption of the Master Plan would not result in substantially greater impacts resulting in conflicts with an applicable GHG reduction plan than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.8 Hazards and Hazardous Material

|                            | Summary of Impacts  |   |  |   |           |
|----------------------------|---|---|--|---|-----------|
|                            | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
|                            |   |   |  |   |           |
| <i>* Based on 2016 EIR</i> |   |   |  |   |           |

**VII. HAZARDS AND HAZARDOUS MATERILS - *Would the project:***

|   |  |  |  |   |  |
|---|--|--|--|---|--|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   |  |  |  | X |  |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                         |  |  |  | X |  |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   |  |  |  | X |  |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment? |  |  |  | X |  |

|                     |   | Summary of Impacts  |  |   |           |
|---------------------|---|---|--|---|-----------|
|                     | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| * Based on 2016 EIR |   |   |  |   |           |

### VIII. HAZARDS AND HAZARDOUS MATERIALS – *Would the project:*

|   |  |  |  |   |  |
|---|--|--|--|---|--|
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? |  |  |  | X |  |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?   |  |  |  | X |  |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   |  |  |  | X |  |
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   |  |  |  | X |  |

#### Summary of Impacts Identified in the Morgan Hill 2035 EIR

The Certified 2016 General Plan EIR found that there would be less than significant impacts on hazards and hazardous materials with implementation of the General Plan Update. There would not be a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (Impact HAZ-1, page 4.8-21), and for release of hazardous materials (Impact HAZ-2, page 4.8-23). The City would reduce any potential impacts to less than significant levels by implementing policies found on page 4.-8-22. Less than significant impacts were also found with regard to emitting or handling hazardous emissions or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school (Impact HAZ-3, page 4.8-25). Portions of the General Plan Project Area are on lists of hazardous materials and hazardous waste sites compiled pursuant to Government Code Section 65962.5 and, as a result, could create a significant hazard to the public or the environment. However, these potentially significant impacts would be reduced to less than significant levels by adhering to General Plan policies and local, state, and federal regulations found on pages 4.8-22 and 4.8-23 of the Certified 2016 General Plan Update EIR (Impact HAZ-4, pp. 4.8-26 and 4.8-27).

Implementation of the General Plan would not result in a safety hazard for people residing or working in the project area within an airport land use plan or within 2 miles of a public airport or public (Impact

HAZ-5, 4.8-27 and 4.8-28) nor for people residing or working within the vicinity of a private airstrip (Impact HAZ-6, pp. 4.8-28 and 4.8-29). The City would implement General Plan policies SSI-7.1 *Airport Land Use Compatibility Plan*, and Policy SSI-7.2 *Airspace Protection* (page 4.8-28) to reduce any potential impacts to less than significant levels. Implementation of the proposed Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or an emergency evacuation plan (Impact HAZ-7, pp. 4.8-29 and 4.8-30). The City would implement General Plan policies found on page 4.8-29 to reduce any potential impacts to less than significant levels.

Implementation of the General Plan would also not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands (HAZ-8, Impact pp. 4.8-30 through 4.8-32). The City would implement General Plan policies found on page 4.8-31 to reduce any potential impacts to less than significant levels. Finally, implementation of the General Plan would not result in a significant contribution to cumulative impacts of hazards and hazardous materials in the area (Impact HAZ-9, page 4.8-32).

### **Impacts of the Master Plan**

#### **Would the Master Plan:**

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**
- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Actions and priority projects found in Tables 3-3 and 3-4 could involve use of and possible release of hazardous materials. It is likely that some of the actions and priority projects would occur with ¼ mile of a school. However, these actions and priority projects would be subject to the General Plan policies on pages 4.8-22 and 4.8-23, and City requirements regarding handling and use of hazardous materials. Therefore, adoption of the Master Plan would not result in substantially greater impacts regarding transport, use, disposal and possible of hazardous materials than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Actions and priority projects found in Tables 3-3 and 3-4 could occur in locations on a list of hazardous waste sites. However, these actions and priorities would be required to comply with local, state and federal regulations regarding hazardous materials found on pages 4.8-22 and 4.8-23, as well as General Plan policies found on page 4.8-22. Therefore, adoption of the Master Plan would not increase the risk of locating Master Plan actions and priority projects on or near hazardous waste sites. Impacts would

not be greater than those that were analyzed in the EIR. No new changes or new information would require preparation of a Subsequent EIR.

- e) **For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**
- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people working and living in the project area?**

Actions and priority projects shown in Tables 3-3 and 3-4 would occur in multiple locations throughout the City, and some could be located in the vicinity of public airports or private airstrips. However, these actions and priority projects would be subject to General Plan policies SSI-7.1 *Airport Land Use Compatibility Plan*, and Policy SSI-7.2 *Airspace Protection* (page 4.8-28). Therefore, adoption of the Master Plan would not result in substantially greater impacts than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Some actions and priority projects could expand existing facilities in areas with limited evacuation routes. However, these actions and priority projects would be required to comply with General Plan policies listed on page 4.8-29. Adoption of the Master Plan would not result in substantially greater impacts regarding locating actions and priority projects that could physically interfere with an adopted emergency response plan or emergency evacuation plan. These impacts would be less than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- h) **Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

Some of the actions and priority projects in Tables 3-3 and 3-4 could occur in areas with CALFIRE wildfire ratings of “moderate” to “high”, (e.g., locate new open space on the east of El Toro Mountain) but would be required to comply with General Plan policies listed on page 4.8-31 pertaining to development in fire hazard areas, wildfire risks, and public facilities. Adoption of the Master Plan would not result in substantially greater impacts regarding locating actions and priority projects in wildland areas than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.9 Hydrology and Water Quality

|   | Summary of Impacts  |   |  |   |           |
|---|---|---|--|---|-----------|
|   | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>  |   |   |  |   |           |
| <b>IX. HYDROLOGY AND WATER QUALITY</b> - <i>Would the project:</i>  |   |   |  |   |           |
| a) Violate any water quality standards or waste discharge requirements?   |   |   |  | X   |           |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? |   |   |  | X   |           |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?   |   |   |  | X   |           |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   |   |   |  | X   |           |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   |   |   |  | X   |           |
| f) Otherwise substantially degrade water quality?   |   |   |  | X   |           |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  |   |   |  |   | X         |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?  |   |   |  | X   |           |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  |   |   |  | X   |           |
| j) Inundation by seiche, tsunami, or mudflow?   |   |   |  |   | X         |

## Summary of Impacts Identified in the Morgan Hill 2035 EIR

Impacts on hydrology and water quality would be less than significant with implementation of the General Plan Update. Implementation of the General Plan would not violate any water quality standards or waste discharge requirements (Impact HYDRO-1, pp. 4.9-30 and 4.9-31), or otherwise substantially degrade water quality (Impact HYDRO-6, pp. 4.9-44 and 4.9-45). Implementation of the General Plan Update would not result in a substantial depletion of groundwater supplies, or interfere substantially with groundwater recharge resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level (Impact HYDRO-2, pp. 4.9-33 through 4.9-36).

Implementation of the General Plan Update would not substantially alter the existing drainage pattern of the area, including alteration of the course of a stream or river, which would result in substantial erosion or siltation on- or off-site (Impacts HYDRO-3 and HYDRO-4, pp. 4.9-36 through 4.9-41). Individual projects would need to adhere to General Plan policies, and local, state, and federal regulations on page 4.9-37 pertaining to flood control, stream channel protection, and stormwater management. as well as pages 4.9-39 and -40 pertaining to flood control and flood protection.

Implementation of the General Plan would not create or contribute to runoff that exceeds the capacity of existing or planned stormwater drainage systems or introduce substantial additional sources of polluted runoff (Impact HYDRO-5). Implementation projects would need to adhere to a City requirement that projects must be designed to meet stormwater runoff conveyance requirements for 10- and 100-year events and General Plan policies and actions pertaining to flood control and urban creeks and channels (pages 4.9-41 through 4.9-44).

Implementation of the General Plan could place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary and could place structures within a 100-year flood hazard area that would impede or redirect flood flows (Impact HYDRO-7, page 4.9-45 through 4.9-48). Implementation of the General Plan Update could also expose people or structures to a significant risk of loss, injury, or death involving flooding (Impact HYDRO-8, pp. 4.9-48 through 4.9-50). However, adherence to General Plan policies and local, state, and federal regulations (pages 4.9-46 through 4.9-48 and 4.9-50) pertaining to development in floodplains, raised structures, and flood management design, would reduce any potential impacts to less than significant levels.

Implementation of the General Plan would not expose people or structures to a significant risk of inundation by seiche, tsunami, or mudflow. In addition, adherence with General Plan policies and local, state, and federal regulations pertaining to hazard reporting, landslides, runoff and slope stability, and development near reservoirs (pp. 4.9-51 and 4.9-52) would ensure any impacts would be reduced to less than significant levels. Finally, implementation of the General Plan Update would not result in a considerable contribution to cumulative impacts on hydrology and water quality in the City.

### Impacts of the Master Plan

#### Would the Master Plan:

- a&f) **Violate any water quality standards or waste discharge requirements or substantially degrade water quality? Otherwise substantially degrade water quality?**
- e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Some Master Plan actions and priority projects could create impermeable surfaces and result in increased stormwater runoff. Implementation would also be required to adhere to the same local stormwater regulations, state and federal regulations related to water quality as other projects implemented in association with the General Plan (i.e., the Clean Water Act) (page 4.9-33). Adherence to these General Plan policies and local, state, and federal regulations would reduce any water quality impacts to less than significant levels. These actions and projects would be subject to the same General Plan policies and local, state, and federal regulations referenced on pages 4.9-32 and 4.9-33. Adoption of the Master Plan would not increase the risk of violating water quality standards or substantially degrade water quality. These impacts would be less than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

The majority of actions and priority projects associated with the Master Plan would involve upgrades to existing facilities (e.g., new lighting, shade structures, drought tolerant landscaping) and development or designation of pedestrian and bikeway routes. These individual projects would need to adhere to General Plan policies and local, state, and federal regulations pertaining to aquifer protection, well monitoring, and groundwater pumping found on pages 4.9-34 and 4.9-35, which would reduce any potential impacts to less than significant levels. Priority projects that might have an impact on groundwater supplies, such as development of a new community park (P-C1) would require separate CEQA documentation. In addition, adoption of the Master Plan would not result in substantially greater impacts regarding potential depletion of groundwater supplies than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?**
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

The majority of actions and priority projects associated with the Master Plan would involve upgrades to existing facilities (e.g., new lighting, shade structures, drought tolerant landscaping) and development or designation of pedestrian and bikeway routes. Priority projects that might have an impact on altering existing drainage pattern or a site or area such as constructing the West Little Llagas Creek Trail from Main Avenue to Spring Avenue would be required to adhere to the same regulations as other General Plan projects listed on page 4.9-37. Therefore, adoption of the Master Plan would not result in substantially greater impacts regarding alteration of drainage patterns than those analyzed in the

Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

None of the actions or priority plans from the Master Plan would involve placing housing in a 100-year flood hazard area. Adoption of the Master Plan would not result in substantially greater impacts regarding locating housing within a 100-year flood hazard area than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?**

The majority of the actions and priority projects from the Master Plan would not involve constructing new structures that would impede or redirect flood flows. The majority of structures would be items such as new play equipment, shade structures, or lighting. Adoption of the Master Plan would not result in substantially greater impacts regarding placing structures within a 100-year flood hazard area that could impede or redirect flood flows. Impacts would be less than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**j) Inundation by seiche, tsunami, or mudflow?**

Actions and priority projects from the Master Plan could expose people or structures to flooding as a result of levee or dam failure. However, these projects would be required to adhere to the same requirements as any other General Plan projects found on page 4.9-50. Actions and priority projects would not expose people to inundation by seiche, tsunami, or mudflow. In addition, these projects would be required to adhere to the same requirements as other General Plan projects found on pages 4.9-51 and 4.9-52. Therefore, adoption of the Master Plan would not result in substantially greater impacts regarding exposing people or structures to flooding as a result of dam failure, or from inundation by seiche, tsunami, or mudflow. Impacts would be less than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.10 Land Use and Planning

|   |  | Summary of Impacts  |   |  |   |           |
|---|--|---|---|--|---|-----------|
|   |  | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>                                  |  |   |   |  |   |           |
| <b>X. LAND USE AND PLANNING - <i>Would the project:</i></b> |  |   |   |  |   |           |
| a)  | Disrupt or divide the physical arrangement of a community?   |   |   |  | X   |           |
| b)  | Be incompatible with existing land use in the vicinity?  |   |   |  | X   |           |
| c)  | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? |   |   |  | X   |           |

**Summary of Impacts Identified in the Morgan Hill 2035 EIR**

Implementation of the General Plan Update would not physically divide an established community (Impact LU-1, pp. 4.10-12 through 4.10-14), therefore impacts would be less than significant. Implementation of the General Plan Update would also not conflict with any applicable plan, policy or regulation of an agency with jurisdiction over the project to avoid or mitigate environmental effects (Impact LU-2, pp. 4.10-14 through 4.10-20). Also, as discussed under Biological Resources above, implementation of the General Plan Update would also not conflict with the Santa Clara Valley Habitat Conservation Plan (Impact LU-3, pp. 4.10-20 through 4.10-22). Finally, there would be no significant cumulative impacts related to land use and planning (Impact LU-4, page 4.10-21). Land use impacts were determined to be less than significant in the 2016 General Plan Update EIR.

**Impacts of the Master Plan**

**Would the Master Plan:**

- a) Disrupt or divide the physical arrangement of a community?**
- b) Be incompatible with existing land use in the vicinity?**

Most actions and priority projects associated with the Master Plan would not disrupt or divide the physical arrangement of the City, or be incompatible with existing land uses. Most of the actions and priority projects would involve minor site improvements and identifying bikeways and pedestrian pathways in existing developed areas. However, projects such as developing a new community park (P-

C1) or developing a new baseball field sports complex (R-C1) would have the potential to disrupt or divide the physical arrangement of the City, and could be incompatible with existing land uses. Therefore, these projects would be required to prepare separate CEQA documentation. Nevertheless, these projects would be required to adhere to the same policies as other projects in the General Plan Update pertaining to residential neighborhood design, building mass and scale, and flexible mixed-use development found on pages 4.10-13 and 4.10-14. Therefore, adoption of the Master Plan would not result in substantially greater impacts regarding disruption of, or physically dividing a, community or be incompatible with existing land uses. Impacts would be less than those analyzed in the Certified 2016 General Plan Update EIR. Therefore, no new changes or new information would require preparation of a Subsequent EIR.

**c) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

The majority of actions and priority projects associated with the Master Plan would occur in developed areas and involve minor changes to site conditions, such as planting drought tolerant landscaping or installing new signage. These actions would not conflict with local and regional plans, such as the Santa Clara Valley Habitat Conservation Plan. However, actions such as establishing a new community park east of Highway 101 (P-C1) could conflict with the SCV HCP. This project and any others that involve ground disturbing actions in areas devoid of built structures might be required to prepare separate CEQA documentation. In addition, these projects would be required to adhere to the same City policies ensuring compliance with other local and regional plans goals and policies on pages 4.10-15 through 4.10-18 pertaining to multi-modal transportation and reduced automobile use, orderly and limited expansion of City boundaries, airport and land use compatibility and protection of streams and riparian areas. They also would be required to adhere to Natural Resource and Environment Element policies on page 4.10-20. Therefore, adoption of the Master Plan would not result in greater conflicts with local and regional plans. Impacts would be expected to be less than those analyzed in the Certified 2016 General Plan Update EIR. Therefore, no new changes or new information would require preparation of a Subsequent EIR.

4.4.11 Noise

|   | Summary of Impacts  |   |  |   |           |
|---|---|---|--|---|-----------|
|   | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>  |   |   |  |   |           |
| <b>XII. NOISE - <i>Would the project:</i></b>   |   |   |  |   |           |
| a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? |   |   |  | X   |           |
| b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?   |   |   |  | X   |           |
| c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                  |   |   |  | X   |           |
| d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                      |   |   |  | X   |           |

**Summary of Impacts Identified in the Morgan Hill 2035 EIR**

Implementation of the General Plan Update would not result in the exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance (Impact NOISE-1, pp. 4.11-21 through 4.11-25). Impacts would be less than significant. Implementation of the General Plan Update would also not expose persons to, or generate, excessive ground-borne vibration or ground-borne noise levels (Impact NOISE-2, pp. 4.11-25 through 4.11-29). These impacts would also be less than significant. Implementation of the General Plan Update would however, result in a substantial permanent increase in ambient noise levels in the City above existing levels (Impact NOISE-3, pp. 4.11-29 through 4.11-38) and result in a substantial temporary or periodic increase in ambient noise levels in the City above existing levels (Impact NOISE-4, pp. 4.11-38 through 4.11-40), resulting in Significant and Unavoidable impacts. As a result, implementation of the General Plan Update would have a considerable contribution to cumulative noise impacts in the area, and impacts would be Significant and Unavoidable (Impact NOISE-5, pp. 4.11-40 and 4.11-41).

**Impacts of the Master Plan**

**Would the Master Plan:**

**a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

The majority of actions and priority projects associated with the Master Plan would involve minor improvements to existing parks or designating bike and pedestrian paths. These projects would generate temporary construction or operation-related noise. Larger projects such as a new community Park east of Highway 101 (P-C1), and a new Baseball/Softball Fields Complex (R-C1) could generate new permanent sources of noise and would require separate CEQA documentation. However, similar to other projects associated with the General Plan Update, these projects would be subject to General Plan Noise Policy SSI-8.1 (page 4.11-22), as well as noise policies pertaining to traffic and stationary sources of noise (page 4.11-23). Therefore, adoption of the Master Plan would not result in substantially greater impacts than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?**

The majority of actions and priority projects associated with the Master Plan would involve minor improvements to existing parks or designating bike and pedestrian paths. These projects would generate temporary vibration impacts during construction. Larger projects such as a new community Park east of Highway 101 (P-C1), and a new Baseball/Softball Fields Complex (R-C1) could generate new permanent sources of noise and would require separate CEQA documentation. However, similar to other projects associated with implementation of the General Plan, Master Plan projects would be required to adhere to Section 18.48.135 of the Municipal Code which contains general restrictions regarding the generation of vibration. Therefore, adoption of the Master Plan would not result in substantially greater impacts than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

As a result of implementation of the General Plan and ongoing regional growth, it is anticipated that there would be substantial permanent increases to the ambient noise levels throughout Morgan Hill, and that these increases would primarily result from increases in transportation-related noise, especially that of automobile traffic. The majority of the actions and priority projects associated with the Master Plan would not be expected to generate additional traffic-related noise. However, larger projects such as a new community Park east of Highway 101 (P-C1), and a new Baseball/Softball Fields Complex (R-C1) could generate new traffic-related noise and therefore would require separate CEQA documentation. Adoption of the Master Plan would not result in greater noise impacts than those analyzed in the 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

The majority of the actions and priority projects associated with the Master Plan would be expected to generate minimal new construction-related noise. These projects would use the same type of construction equipment used for other General Plan projects. The Master Plan projects would be

required to adhere to the same Individual project review which would further serve to reduce noise impacts arising from construction. Finally, General Plan Policies SSI-8.2, -8.6, and -9.5 (page 4.11-39) would promote the use of best available technology for construction equipment. Therefore, adoption of the Master Plan would not result in greater temporary noise impacts than those considered in the 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.12 Population and Housing

|   | Summary of Impacts  |   |  |   |           |
|---|---|---|--|---|-----------|
|   | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>  |   |   |  |   |           |
| <b>XIII. POPULATION AND HOUSING - <i>Would the project:</i></b>   |   |   |  |   |           |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? |   |   |  | X   |           |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   |   |   |  | X   |           |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   |   |   |  |   | X         |

**Summary of Impacts from Certified 2016 General Plan Update EIR**

Implementation of the General Plan would not induce substantial unexpected population growth, or growth for which inadequate planning has occurred, either directly or indirectly (Impact POP-1, pp. 4.12-8 through 4.12-12). This is a less than significant impact. Implementation of the General Plan would not displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere (Impact POP-2, pp. 4.12-12 and 4.12-13), or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (Impact POP-3, pp. 4.12-13 and 4.12-14). Both of these impacts would be less than significant. Implementation of the General Plan would not contribute to cumulative population and housing impacts in the area (Impact POP-4, pp. 4.12-14 and 4.12-15).

**Impacts of the Master Plan**

**Would the Master Plan:**

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The Master Plan anticipated the population and housing growth associated with General Plan implementation. Most of the priority projects and actions found in Tables 3-3 and 3-4 are not of a size to require public infrastructure that would induce housing or population growth. Adoption of the Master Plan would not induce population or housing growth beyond what was analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Most of the priority projects and actions found in Tables 3-3 and 3-4 involve minor improvements to existing parks or designation of bike and pedestrian pathways. These actions would not displace substantial numbers of people since they would not involve removal of housing. Adoption of the Master Plan would not displace any people, and therefore, no impacts would occur. No new changes or new information would require preparation of a Subsequent EIR.

4.4.13 Public Services

|   |  | Summary of Impacts  |   |  |   |           |
|---|--|---|---|--|---|-----------|
|   |  | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>                              |  |   |   |  |   |           |
| <b>XIV. PUBLIC SERVICES - <i>Would the project:</i></b> |  |   |   |  |   |           |
| a)  | Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |   |   |  |   |           |
|   | Fire protection?   |   |   |  | X   |           |
|   | Police protection?   |   |   |  | X   |           |

|   | Summary of Impacts  |   |  |   |                            |
|---|---|---|--|---|----------------------------|
|   | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact                  |
|   |   |   |  |   | <i>* Based on 2016 EIR</i> |
| <b>XIV. PUBLIC SERVICES</b> - <i>Would the project:</i> |   |   |  |   |                            |
| Schools?  |   |   |  |   | X                          |
| Libraries?  |   |   |  |   | X                          |

**Summary of Impacts from Certified 2016 General Plan Update EIR**

Implementation of the General Plan Update was found to have less than significant impacts on fire protection (Impacts PS-1 and PS-2, pp. 4.13-6 through 4.13-10), police protection (Impacts PS-3 and PS-4, pp. 4.13-13 through 4.13-16), schools (Impacts PS-5 and PS-6, pp. 4.13-20 through 4.13-24), and libraries (Impacts PS-7 and PS-8, pp. 4.13-26 through 4.13-29).

**Impacts of the Master Plan**

**Would the Master Plan:**

- a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

- i) **Fire Protection?**

- ii) **Police Protection?**

The Master Plan would not result in an increase in population in the City that would require additional fire or police services. Although limited roadway closures could occur during multi-modal intersection improvements or bikeway construction, most improvements would occur within the right-of-way and minimum disruption with readily accessible alternative routes is anticipated. Bikeways guided by the Plan would be constructed in compliance with the existing regulations and would have negligible impacts to fire response times once facilities are completed.

Construction of new facilities would generally be within the scope of fire and police protection services considered in the Certified EIR. Some of the actions and priority projects in Tables 3-3 and 3-4 could occur in areas with CALFIRE wildfire ratings of “moderate” to

“high” that could put further strain on fire protection services, but would be required to comply with General Plan policies listed on pages 4.13-7 and 4.13-8 pertaining to development in fire hazard areas, wildfire risks, and public facilities. Specifically, Policy SSI 11.2 *Prevention through Design* ensures that police and fire security considerations are placed at the front of any development consideration.

Adoption of the Master Plan would not result in greater impacts regarding fire or police protection services than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**iii) Schools?**

**iv) Libraries?**

Demands for schools and libraries depend on the population within their respective service areas. Implementation of the Master Plan would not develop housing and would therefore not increase demands for schools and libraries. No impacts would occur, and no new changes or new information would require preparation of a Subsequent EIR.

4.4.14 Recreation

|  | Summary of Impacts  |   |  |   |           |
|--|---|---|--|---|-----------|
|  | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>   |   |   |  |   |           |
| <b>XV. RECREATION - <i>Would the project:</i></b>  |   |   |  |   |           |
| a) Result in an increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? |   |   |  | <b>X</b>  |           |
| b) Include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?                               |   |   |  | <b>X</b>  |           |

**Summary of Impacts from Certified 2016 General Plan Update EIR**

Implementation of the General Plan Update was found to have less than significant impacts on recreational facilities (Impact PS-9, page 4.13-36 through 4-13.39). New residents from development allowed by the General Plan would increase demand for recreational facilities such that the currently adopted standard of 5 acres of parkland per 1,000 residents would likely not be met in 2035 based on projected population growth. Rather than accelerating deterioration of existing facilities, however, the population growth would require the construction of new or expansion of existing facilities. Ensuring that parkland goals are met at 5 acres per 1,000 residents would in turn ensure that individual facilities are not overburdened by use (see Impact PS-10, pp. 4.13-39 through 4.13-41). Therefore, less than significant impacts were identified in the 2016 General Plan Update EIR and no applicable mitigation measures were identified.

**Impacts of the Master Plan**

**Would the Master Plan:**

- a) **Result in an increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

The majority of projects and actions associated with the Master Plan involve minor upgrades to existing parks and designating pedestrian and bike paths. Other projects involve building new neighborhood parks, and a community park. These actions would not increase use of existing parks such that substantial physical deterioration would occur. Adoption of the Master Plan would not accelerate

deterioration of recreational facilities beyond what was analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**b) Include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

While the Master Plan would include new facilities, the majority of improvements would be minor upgrades to existing facilities. Still, some larger priority projects, such as the creation of a new community park (Project P-C1), have the potential to create adverse physical effects on the environment, and would be subject to additional project-specific CEQA review. As mentioned above, impacts to park and recreational facilities increase with population growth, so demand for new facilities will not actually result from the Master Plan, but instead be met by it. Impacts have then already been considered for parkland demand that is greater than will actually be implemented under implementation of the existing General Plan Update. Therefore, adoption of the Master Plan would not require construction or expansion of recreational facilities beyond what was analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.15 Transportation/Traffic

|   | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
|---|---|---|--|---|-----------|
| <i>* Based on 2016 EIR</i>  |   |   |  |   |           |
| <b>XVI. TRANSPORTATION/TRAFFIC - <i>Would the project:</i></b>  |   |   |  |   |           |
| a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)? |   |   |  | X   |           |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?  |   |   |  | X   |           |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   |   |   |  | X   |           |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?   |   |   |  | X   |           |
| e) Result in inadequate emergency access?   |   |   |  | X   |           |
| f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?  |   |   |  |   | X         |

## Summary of Impacts from Certified 2016 General Plan Update EIR

Under implementation of the General Plan Update, potentially significant impacts would occur at two City intersections due to deficient Levels of Service (LOS) (Impact TRAF-1, pp. 4.14-41 and 4.14-42). Implementation of Mitigation Measures TRAF-1A and TRAF 1B (install traffic signals) would reduce these LOS impacts to less than significant levels.

Buildout conditions associated with implementation of the General Plan Update would constitute more than one percent of freeway capacity along the section of Highway 101 that bisects the City, resulting in a Significant and Unavoidable impact (Impact TRAF-2, pp. 4.14-42 through 4.14-49).

Implementation of the General Plan would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), (Impact TRAF-3, page 4.14-49 and 4.14-50), or result in inadequate emergency access (Impact TRAF-4, pp. 4.14-50 through 4.14-52); both would result in less than significant impacts. Implementation of the General Plan Update would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities, resulting in a less than significant impact (Impact TRAF-5, pp. 4.14-52 and 4.14-53). Finally, implementation of the General Plan would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, which would result in substantial safety risks, resulting in a less than significant impact.

## Impacts of the Master Plan

### Would the Master Plan:

- a) **Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?**
- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

The majority of actions and priority projects in Tables 3-3 and 3-4 involve minor improvements to existing parks or designation of bike and pedestrian paths. Several new park projects in addition to the Outdoor Sports Center (New Community Park east of Highway 101 [Project P-C1]; Baseball/Softball Fields Complex [Project R-C1]; and the addition of a restaurant to the Outdoor Sports Center, [Project R-b1.b]) would have the potential to increase vehicular traffic and therefore would require separate CEQA documentation. However, these projects would not be expected to substantially increase vehicular traffic. Therefore, implementation of the Master Plan would not result in greater traffic impacts than those impacts analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

A small portion of Morgan Hill and its SOI extends into the Airport Influence Area (AIA) of the South County Airport. The proposed General Plan land use designations within the South County AIA include

an open space designation. Any of the actions and priority projects in Tables 3-3 and 3-4 that would occur in this area would need to comply with maximum height requirements. Nevertheless, implementation of the Master Plan would not result in a change to air traffic patterns greater than those impacts analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?**

Several projects in Table 3-4 (New Neighborhood Parks [P-D1]; Acquire New Open Space [Project P-E2]) could require highway signage and possibly turning lanes. These projects would be required to adhere to the same policies as other projects implemented in association with the General Plan, such as TR-3.2 *Avoid incomplete public improvements that create public safety hazards* (Page 4.14-50), and Policy TR-3.8 *Monitor traffic conditions and accident data to identify safety improvements and decrease congestion* (Page 4.14-50). Implementation of the Master Plan would not result in greater impacts than those analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**e) Result in inadequate emergency access?**

Any of the actions and priority projects in Tables 3-3 and 3-4 would be required to comply with the same policies as for implementation of other projects associated with the General Plan, such as: Policy SSI-12.5 *Emergency Response Plan*, Policy SSI-12.6 *Accessibility*, and Action SSI-12.A *Emergency Access* (Page 4.14-51). Implementation of the Master Plan would not result in impacts that are greater than those impacts analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

**f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

The Master Plan includes multiple actions and priority projects that involve designating bikeway and pedestrian paths (Table 3-4). These support multiple policies in the General Plan pertaining to regional wide bicycle planning, implementation of the Master Plan, and supporting an expanded pedestrian trail network that connects pedestrians to the Downtown, shopping and employment centers. Implementation of the Master Plan would not conflict with adopted policies and plans supporting alternative transportation. Impacts would not be greater than those impacts analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.16 Tribal Cultural Resources

|                     |   |   |  |   |           |
|---------------------|---|---|--|---|-----------|
|                     | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| * Based on 2016 EIR |   |   |  |   |           |

| <b>XVII. TRIBAL CULTURAL RESOURCES - <i>Would the project:</i></b>   |  |  |  |   |  |
|--|--|--|--|---|--|
| a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:   |  |  |  |   |  |
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or   |  |  |  | X |  |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of the Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. |  |  |  | X |  |

**Summary of Impacts from Certified 2016 General Plan Update EIR**

Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resources (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to TCR. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration or certify an EIR circulated on or after July 1, 2015.

Impacts on Tribal Cultural Resources were evaluated in the impacts analysis for cultural resources in the 2016 General Plan Update EIR. Impacts on cultural resources were deemed less than significant, including impacts on resources meeting the definition of a Tribal Cultural Resource.

**Impacts of the Master Plan**

**Would the Master Plan:**

- a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  - i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
  - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of the Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Implementation of Master Plan projects would be required to adhere to the same local, state, and federal policies and regulations protecting cultural resources, including those that are inadvertently discovered during construction (pp. 4.5-19 and 4.5-20. Therefore, the Master Plan would not have any greater impacts on Tribal Cultural Resources than those analyzed under the 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.17 Utilities and Services Systems

|  |   | Summary of Impacts  |   |  |   |           |
|--|---|---|---|--|---|-----------|
|  |   | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>   |   |   |   |  |   |           |
| <b>XVIII. UTILITIES AND SERVICES SYSTEMS - <i>Would the project:</i></b> |   |   |   |  |   |           |
| a)   | Have insufficient water supplies available to serve the proposed Project from existing entitlements and resources, or new or expanded entitlements are needed?              |   |   |  | X   |           |
| b)   | Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? |   |   |  | X   |           |
| c)   | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  |   |   |  | X   |           |

|  | Summary of Impacts  |   |  |   |           |
|--|---|---|--|---|-----------|
|  | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>   |   |   |  |   |           |
| <b>XVIII. UTILITIES AND SERVICES SYSTEMS - <i>Would the project:</i></b>   |   |   |  |   |           |
| d) Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  |   |   |  | X   |           |
| e) Result in a determination by the wastewater treatment provider that serves the project area that it does not have adequate capacity to serve the project area's projected demand in addition to the provider's existing commitments?  |   |   |  | X   |           |
| f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?   |   |   |  | X   |           |
| g) Fail to comply with federal, state, and local statutes and regulations related to solid waste?  |   |   |  | X   |           |
| h) Result in a substantial increase in natural gas and electrical service demands, would use appropriate energy conservation and efficiency measures, and would not require new energy supply facilities and distribution infrastructure or capacity enhancing alterations to existing facilities? |   |   |  | X   |           |

**Summary of Impacts from Certified 2016 General Plan Update EIR**

Sufficient water supplies would be available from existing entitlements and resources to serve buildout of the General Plan Update and new or expanded entitlements would not be required (Impact UTIL-1, pp. 4.15-16 through 4.15-21). Implementation of the General Plan would not require or result in the construction of new water facilities or expansion of existing facilities (Impact UTIL-2, pp. 4.15-21 through 4.15-23). Implementation of the General Plan Update would not result in a considerable contribution to cumulative impacts on water supply in the region (Impact UTIL-3, pp. 4.15-24 through 4.15-26).

Implementation of the General Plan would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (Impact UTIL-4, pp. 4.15-32 and 4.15-33), nor would implementation of the General Plan Update require or result in the construction of new wastewater treatment facilities or expansion of existing facilities (Impact UTIL-5, pp. 4.15-34 and 4.15-35). Implementation of the General Plan Update would not result in a determination by the wastewater treatment provider that it does not have adequate capacity to serve projected wastewater demand in

addition to the provider's existing commitments (Impact UTIL-6, pp.4.15-36 and 4.15-37). Implementation of the General Plan Update would not result in a considerable contribution to cumulative impacts on wastewater treatment in the region (Impact UTIL-7, pp. 4.15-37 and 4.15-38). Implementation of the proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs (Impact UTIL-8, pp. 4.15-42 through 4.15-45). The General Plan would comply with federal, state, and local statutes and regulations related to solid waste (Impact UTIL-9, pp. 4.15-45 and 4.15-46). Implementation of the General Plan Update would not result in a considerable contribution to cumulative impacts on wastewater treatment in the region (Impact UTIL-10, p. 4.15-46 and 4.15-47).

There would not be a substantial increase in natural gas and electrical service demands, appropriate energy conservation and efficiency measures would be utilized, and implementation of the General Plan Update would not require new energy supply facilities and distribution infrastructure or capacity enhancing alterations to existing facilities (Impact UTIL-11, pp. 4.15-54 through 4.15-58). All of the above impacts are less than significant.

### **Impacts of the Master Plan**

#### **Would the Master Plan:**

- a) **Have insufficient water supplies available to serve the proposed Project from existing its entitlements and resources, or new or expanded entitlements are needed?**

The majority of actions and priority projects in Tables 3-3 and 3-4 would not require a supply of potable water. Projects involving development of new neighborhood parks would need to assess any specific water demands and may require additional CEQA documentation. Larger projects, such as locating a new community park east of Highway 101, would need additional CEQA documentation. However, any projects implemented under the Master Plan would be required to adhere to water supply, water conservation, and water quality policies and actions on Pages 4.15-18 through 4.15-20. Therefore, implementation of the Master Plan would not result in greater impacts on water supplies than those impacts analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a subsequent EIR.

- b) **Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?**

It is possible that existing local distribution lines within the City may be undersized for future projects associated with the Master Plan which could require replacement with larger diameter pipes. Similarly, the City regularly assesses whether new groundwater wells may be required to ensure an adequate reliable water supply. Potential environmental impacts could result from construction and operation of these pipeline improvements and/or new well(s); however, such impacts would be project specific and could be mitigated to less than significant levels. Therefore, implementation of the Master Plan would not result in greater impacts from construction of any new water facilities than those impacts analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

- c) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

- d) **Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- e) **Result in a determination by the wastewater treatment provider that serves the project area that it does not have adequate capacity to serve the project area’s projected demand in addition to the provider’s existing commitments?**

The majority of actions and priority projects that would be implemented in association with the Master Plan would not generate any wastewater and the larger projects would not generate wastewater of different quality and treatability than wastewater currently generated by current land uses in the City. Larger projects such as developing new neighborhood parks or a new community park east of Highway 101 would generate wastewater but would need to adhere to General Plan policies and actions pertaining to wastewater management and the City’s Municipal Code Chapter 13.16, Sewer Rates and Interim Growth Management; Chapter 13.20, Sewers and Industrial Waste; as well as the City’s sewer system management plan (pages 4.15-32 and 4.15-33). Therefore, implementation of the Master Plan would not result in greater impacts than those impacts analyzed in the Certified 2016 General Plan Update EIR. Finally, implementation of the Master Plan would not result in the City needing to develop new wastewater treatment capacity. Therefore, no new changes or new information would require preparation of a subsequent EIR.

- f) **Be served by a landfill with insufficient permitted capacity to accommodate the project’s solid waste disposal needs?**
- g) **Fail to comply with federal, state, and local statutes and regulations related to solid waste?**

The majority of actions and priority projects associated with the Master Plan would not generate solid waste. Larger projects that could generate solid waste would be required to comply with General Plan actions and policies on pages 4.15-43 and 4.15-44. Therefore, implementation of the Master Plan would not result in greater impacts than those impacts analyzed in the Certified 2016 General Plan Update EIR. No new changes or new information would require preparation of a Subsequent EIR.

4.4.18 Mandatory Findings of Significance

|  |  | Summary of Impacts  |   |  |   |           |
|--|--|---|---|--|---|-----------|
|  |  | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact |
| <i>* Based on 2016 EIR</i>                     |  |   |   |  |   |           |
| <b>XIX. MANDATORY FINDINGS OF SIGNIFICANCE</b> |  |   |   |  |   |           |
| a)   | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or |   |   |  | X   |           |

|  | Summary of Impacts  |   |  |   |                     |
|--|---|---|--|---|---------------------|
|  | Substantial Change in Project Requiring Major EIR Revisions | Substantial Change in Circumstances Requiring Major EIR Revisions | New Information Showing New or Increased Significant Effects | Less Than Significant Impacts/No new changes or New Information Requiring Preparation of an EIR | No Impact           |
|  |   |   |  |   | * Based on 2016 EIR |

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE - *Would the project:***

|   |  |  |  |   |  |
|---|--|--|--|---|--|
| wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?                     |  |  |  |   |  |
| b) Does the project have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? |  |  |  | X |  |
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?  |  |  |  | X |  |

**Summary of Impacts from Certified 2016 General Plan Update EIR**

As discussed above, implementation of the General Plan Update would have significant and unavoidable impacts on air quality, noise, and traffic. Impacts on these issue areas would also result in a considerable contribution to cumulative impacts in the region.

**Impacts of the Master Plan**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have impacts that are individually limited, but cumulatively considerable?
- c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

As discussed above, implementation of the Master Plan is not anticipated to generate environmental impacts in excess of impacts already analyzed and addressed in the General Plan Update EIR. Implementation of the General Plan Update was determined to result in significant and unavoidable

impacts on air quality, noise, and traffic, and result in a considerable contribution to cumulative impacts on these issue areas. However, implementation of the Master Plan projects is not expected to generate the magnitude of impacts that would individually result in significant and unavoidable impacts on those issue areas, nor result in a considerable contribution to cumulative impacts to these issue areas. Adherence to the City's policies and other local, state, and federal regulations would ensure that impacts on other issue areas would remain less than significant. Therefore, implementation of the Master Plan would not substantially degrade the environment, substantially adversely affect human beings, or have a considerable contribution to cumulative environmental impacts in the area.