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## **EXECUTIVE SUMMARY**

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### **Purpose**

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This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the City of Morgan Hill Agriculture Preservation Program and Southeast Quadrant (SEQ) Land Use Plan (State Clearinghouse No. 2010102010). This document is prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.).

The purpose of this Draft EIR is to inform decision makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Draft EIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be mitigated or avoided.

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### **Project Summary**

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#### **Overview**

The subject of this Draft EIR is an area of County unincorporated land comprising approximately 1,290 acres. The acreage is within the City of Morgan Hill's Sphere of Influence (SOI) and has been the subject of years of discussion related to the City's intention to establish an Urban Limit Line (ULL) as well as a greenbelt area for the City's southeast boundary.

The project description is the result of over 12 years of evaluation and community conversation about the way the City of Morgan Hill should grow. The conversation helped clarify the City's needs, fiscal sustainability, the importance of agriculture to the community's identity, and how these issues affect the future development of the area.

In 2001, the City of Morgan Hill updated its General Plan. As part of that update, a ULL/Greenbelt Committee was formed to establish a ULL boundary and greenbelt around the City. In 2006, after review of many policy documents, preparation of technical reports and discussion of land use alternatives, the committee produced a ULL for all areas around Morgan Hill except the Southeast Quadrant (SEQ), because a consensus for that area could not be reached. As a result, the ULL is not defined in the southeastern portion of the City between US 101 and Foothill Avenue. The ULL Committee considered zoning for an industrial park, commercial residential uses, and open space significant enough to produce a greenbelt area. Deciding that it was premature to zone SEQ lands for industrial use, the City Council focused on a 2007 market study that demonstrated potential for land intensive regional and community sports and recreation uses in the SEQ Area. The City Council

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directed staff to evaluate the SEQ Area for these and other uses that would support the community's needs for job creation and fiscal sustainability. A description of proposed land uses was developed with input from a variety of stakeholders including property owners, agricultural interests, agricultural and open space conservationists, and trust experts and economists. The description was further refined by the City, based on consultation and input from open space trust organizations, Santa Clara County Local Agency Formation Commission (LAFCO), and Santa Clara County.

The resulting land use design reflects the following major components: placement of South Santa Clara County's only Catholic High School; limited commercial development at and near the Tennant Avenue interchange; the creation of a sports, recreation, and leisure (SRL) transition zone at the entrance to the vast areas anticipated to be the subject of agricultural conservation lands; transferable development credits employed to "clear" residential development currently permitted by rural county zoning; an agricultural mitigation program and fees; and a proactive City effort to commit a portion of its open space fund to the active acquisition of agricultural easements, near the City's boundary.

In early 2008, an economic assessment of the sports, recreation, and leisure (SRL) transition zone was completed and, at the same time, the City developed a working paper and held public workshops on an Agricultural Preservation Program, leading to the integration of General Plan Amendments for SEQ Sports/Recreation/Leisure with a Citywide Agricultural Preservation Plan.

- In February 2009, two consulting firms retained by the City—EPS and House Agricultural Consultants—presented a draft Agricultural Preservation Plan, which proposed a program of conservation easements, mitigation policies, a clustering program, transfer of development rights, a community farm, and education center.
- In late 2009, a major agricultural landowner used that program guidance to propose preservation of agriculture with easements, clustering and transferring existing residential development rights, a farm education center and community garden, and conservation easements of open space/recreation uses.
- By October 2010, city staff had defined the project to include all of these components and issued a Notice of Preparation for an EIR.

## **Project Location**

The Southeast Quadrant (SEQ) Area is located immediately south of the City of Morgan Hill, along the southeastern city limit boundary. Morgan Hill is located approximately 10 miles south of the City of San Jose in southern Santa Clara County, California, within the nine-county San Francisco Bay Area region. The approximately 1,290-acre SEQ Area is generally bounded by Condit Road and Highway 101 to the west, San Pedro Avenue to the north, Carey Avenue to the east, and Maple Avenue to the south.

The proposed South County Catholic High School (High School) site is located in the western portion of the SEQ Area, within unincorporated Santa Clara County. The High School site is also located within the City of Morgan Hill's SOI. The 38-acre High School site is bounded by Tennant Avenue on the south, Murphy Avenue on the west, and Barrett Avenue on the north.

### **Project Description**

The proposed Citywide Agriculture Preservation Program and Southeast Quadrant Land Use Plan (the project) consists of five program-level components—collectively referred to as the SEQ Area Project—and one project-level component (the South County Catholic High School). The High School would be located within the SEQ Area project boundary.

The project components include the following:

- 1) Agricultural Lands Preservation Program—The establishment of a citywide program to support the permanent preservation of open space/agriculture. The program would set forth mitigation to address the conversion of agricultural lands within the City limits and identifies policies and procedures for preserving viable agricultural lands and creating a greenbelt along the southern edge of the City's sphere of influence boundary.
- 2) Boundary Adjustments—Adjust the City limits (i.e., annexation), urban service area, urban growth boundary and urban limit line.
- 3) Sports-Recreation-Leisure General Plan and Zoning Code Amendment—Establishment of new Sports-Recreation-Leisure land use designation in the General Plan and Sports-Recreation-Leisure Zoning District in the Zoning Code.
- 4) City General Plan Amendments and Zoning Amendments to amend the land use designations and prezone lands within the SEQ Area, and adopt text amendments to the General Plan and Zoning Ordinance for project consistency.
- 5) Programmatic Project Applications—Four projects are evaluated at a programmatic level of detail. Project-level CEQA review will occur if and when detailed development or land use proposals are submitted for discretionary approval.
- 6) South County Catholic High School—A 1,600-student private High School on approximately 38 acres is evaluated at a project-level in this EIR.

This Draft EIR provides programmatic-level analysis of the SEQ Area, and project-level analysis of the proposed High School, as noted above. As defined by CEQA, a program-level analysis is appropriate when sufficient details are not available that would allow a project-level analysis. In accordance with the CEQA Guidelines, a program-level analysis may be prepared on a series of actions that can be characterized as one large project and are related either geographically or as a logical part in a chain of contemplated actions.

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Project-level review is appropriate for development proposals when sufficient detail is available regarding the project footprint, square footage, population density, and architectural treatments to allow for a more thorough analysis. From a practical standpoint, the High School project is evaluated at a project level of detail and should not require further review under CEQA. This Draft EIR also include analysis of the effects of the Agricultural Lands Preservation Program, boundary adjustments, and General Plan and Zoning redesignations and text amendments; no further environmental review is required for City adoption and implementation of Project Components 1 through 4. Component 5—the four programmatic project applications—will require further environmental review, once project level details are made available.

Section 2, Project Description provides a complete description of the program-level and project-level components.

**Project Objectives**

The objectives of the proposed project are to:

1. Identify lands within the SEQ Area viable for permanent preservation and enhancement of agriculture.
2. Develop a program that fosters permanent agriculture within the SEQ Area and citywide through land use planning, agricultural preservation policies/programs, and agricultural mitigation.
3. Create an open space/agricultural greenbelt along the southern edge of the City's sphere of influence boundary.
4. Provide for clustering of existing residential development rights, to achieve greater open space/agricultural spaces.
5. Establish a new Sports-Recreation-Leisure General Plan land use designation and zoning classification, and implement the new Sports-Recreation-Leisure land use designation and zoning district over a portion of the SEQ Area.
6. Establish an Urban Limit Line within the SEQ Area and extend the Urban Growth Boundary and Urban Service Area over a portion of the SEQ Area.
7. Annex a portion of the SEQ Area into the Morgan Hill City Limits.
8. Provide for a transition of land uses and zoning with more intensive land uses and activities to occur close to Highway 101, and less intensive land uses and activities to occur further east.
9. Allow for appropriate land-extensive activities close to Highway 101 to provide buffer to agricultural activities.

10. Allow for land uses that enhance job creation and economic development objectives.
11. Strengthen the City's historic role as an agricultural center, and its identity as an active, healthy, quality, fun, family-friendly community.
12. Develop a new, private High School in the southern portion of Santa Clara County to serve existing and future local demand for private education.

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## Significant Unavoidable Adverse Impacts

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The significant unavoidable adverse impacts that result from the proposed project are a function of the size of the SEQ Area and the range of and buildout potential end uses within the SEQ Area. Because of the programmatic nature of many of the SEQ uses, conservative "worst-case" assumptions have been employed regarding buildout potential. Actual development levels may be lower and, therefore, this EIR may overstate impacts in this regard. The proposed project would result in the following significant unavoidable impacts:

### Air Quality/Greenhouse Gas Emissions

- **Air Quality Plan (SEQ Area):** The proposed SEQ General Plan Amendments have the potential to facilitate development and land use activities that generate a substantial increase in Vehicle Miles Traveled (VMT) that would exceed the planning projections contained in the Bay Area Air Quality Management District (BAAQMD) 2010 Clean Air Plan. Because of the programmatic nature of the General Plan Amendments, there is no feasible mitigation for this impact. Therefore, the residual significance of this impact is significant and unavoidable.
- **Criteria Pollutants (SEQ Area):** The proposed SEQ General Plan Amendments have the potential to facilitate development and land use activities that generate a substantial increase in VMT that would result in criteria air pollutant emissions that would exceed BAAQMD thresholds. Because of the programmatic nature of the General Plan Amendments, there is no feasible mitigation for this impact. Therefore, the residual significance of this impact is significant and unavoidable.

### Noise

- **Generation of Noise Levels in Excess of Standards (SEQ Area):** Construction and operational activities associated with the SEQ programmatic uses would expose persons to or generate noise levels in excess of standards established in the General Plan or Noise Ordinance or applicable standards of other agencies. Construction noise can be fully mitigated to a level of less than significant; however, due to the uncertainties regarding the feasible feasibility of roadway noise mitigation, operational noise cannot be fully mitigated to a level of less than significant. Therefore, the residual significance of this impact is significant and unavoidable.

## Transportation

- **Existing Plus Project Traffic Conditions (SEQ Area):** The SEQ land uses would generate new vehicle trips that would contribute to deficient intersection operations. Mitigation is proposed requiring SEQ Area development projects to pay applicable transportation-related impact fees; however, because this does not assure that the improvements would be implemented when needed, the residual significance of the impact is significant and unavoidable.
- **2030 General Plan Traffic Conditions (SEQ Area):** The SEQ land uses would generate new vehicle trips that would contribute to deficient intersection operations. Mitigation is proposed requiring SEQ Area development projects to pay applicable transportation-related impact fees; however, because this does not assure that the improvements would be implemented when needed, the residual significance of the impact is significant and unavoidable.
- **2030 General Plan Traffic Conditions (High School – Phase 2 and Subsequent Phases):** The High School would generate new vehicle trips that would contribute to deficient intersection operations. Mitigation is proposed requiring the High School to install necessary traffic improvements; however, because certain improvements are outside of the jurisdictional control of the City of Morgan Hill, the residual significance of the impact is significant and unavoidable.
- **Congestion Management Plan (SEQ Area):** The SEQ land uses would generate new vehicle trips that would contribute to existing unacceptable freeway operations. Although these uses would be required to contribute fees to fund roadway improvements, this would not fully reduce impacts to a level of less than significant; therefore, the residual significance of the impact is significant and unavoidable.
- **Congestion Management Plan (High School – Phase 2 and Subsequent Phases):** Buildout of the High School would generate new vehicle trips that would contribute to unacceptable freeway operations. Mitigation is proposed that would require the implementation of a Transportation Demand Management Program; however, this would not fully mitigate the impact to a level of less than significant. Therefore, the residual significance of the impact is significant and unavoidable.

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## Summary of Project Alternatives

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Below is a summary of the alternatives to the proposed project considered in Section 5, Alternatives to the proposed project.

### **No Project Alternative**

Under the No Project Alternative, the Citywide Agriculture Preservation Program and Southeast Quadrant (SEQ) Land Use Plan Project would not be pursued and no changes in land use designations, jurisdictional boundaries, land use activities, or related development, including a High School, would occur.

### **Sports-Recreation-Leisure/High School Alternative/Agricultural Lands Preservation Program**

Under the Sports-Recreation-Leisure (SRL)/High School/Agricultural Lands Preservation Program Alternative, the SRL component and High School components would be pursued on 289 acres of the SEQ Area, while the eastern portion of the SEQ project, which includes the Chiala planned development and surrounding areas would not be pursued. The SRL General Plan and Zoning Code Amendments would be implemented on 251 acres near the US 101/Tennant Avenue interchange as contemplated by the proposed project. The private High School would occupy 38 acres and accommodate up to 1,600 students. The Agricultural Lands Preservation Program would be established as contemplated by the project.

### **Agricultural Lands Preservation Program Only Alternative**

Under the Agricultural Lands Preservation Program Only Alternative, the Agricultural Lands Preservation Program would be pursued, and the balance of the project would be eliminated. The Agricultural Lands Preservation Program would be established as contemplated by the project, including the creation of a greenbelt in the southern portion of the SEQ Area. The Agricultural Lands Preservation Program Only Alternative is the Environmentally Superior Alternative.

### **High School Only Alternative**

Under the High School Only Alternative, the proposed private High School would be developed as contemplated and the programmatic aspects of the SEQ Area project would not be pursued. The private High School would occupy 38 acres and accommodate up to 1,600 students.

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### **Areas of Controversy**

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Pursuant to CEQA Guidelines Section 15123(b), a summary section must address areas of controversy known to the lead agency, including issues raised by agencies and the public, and it must also address issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.

A Notice of Preparation (NOP) for the proposed project was issued on October 12, 2010. The NOP describing the original concept for the project and issues to be addressed in the EIR was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review

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period extending from October 12, 2010 through November 10, 2010.<sup>1</sup> The NOP identified the potential for significant impacts on the environment related to the following topical areas:

- Aesthetics, Light, and Glare
- Agriculture Resources
- Air Quality/Greenhouse Gas Analysis
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utility Systems

**Disagreement Among Experts**

This Draft EIR contains substantial evidence to support all the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although the City of Morgan Hill is not aware of any disputed conclusions at the time of this writing. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information to allow the public and decision makers to make an informed judgment about the environmental consequences of the proposed project.

**Potentially Controversial Issues**

Below is a list of potentially controversial issues that may be raised during the public review and hearing process of this Draft EIR, based on comments raised during the NOP process:

- Aesthetics, Light, and Glare
- Agricultural Land Conversion
- Air Emissions
- Biological Resources
- Greenhouse Gas Emissions
- Noise
- Public Services and Utilities
- Transportation

It is also possible that evidence will be presented during the 45-day, statutory Draft EIR public review period that may create disagreement. Decision makers would consider this evidence during the public hearing process.

In rendering a decision on a project where there is disagreement among experts, the decision makers are not obligated to select the most environmentally preferable viewpoint. Decision makers are vested with the ability to choose whatever viewpoint is preferable and need not resolve a dispute

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<sup>1</sup> Although the NOP comment period closed on November 10, 2010, the City of Morgan Hill accepted comments through November 23, 2010.

among experts. In their proceedings, decision makers must consider comments received concerning the adequacy of the Draft EIR and address any objections raised in these comments. However, decision makers are not obligated to follow any directives, recommendations, or suggestions presented in comments on the Draft EIR, and can certify the Final EIR without needing to resolve disagreements among experts.

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### **Public Review of the Draft EIR**

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Upon completion of the Draft EIR, the City of Morgan Hill filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code, Section 21161). Concurrent with the NOC, this Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the City of Morgan Hill Development Services Center and the Morgan Hill Library. The address for each location is provided below:

City of Morgan Hill  
Development Services Center  
17575 Peak Avenue  
Morgan Hill, CA 95037  
Hours:  
Monday – Friday 8 a.m. to 5 p.m.

Morgan Hill Library  
660 West Main Avenue  
Morgan Hill, CA 95037  
Hours:  
Tuesday – Thursday: 10 a.m. to 9 p.m.  
Friday – Saturday: 10 a.m. to 6 p.m.

In addition, an electronic copy is posted on the City’s website: <http://www.morgan-hill.ca.gov/index.aspx?NID=965>.

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

Ms. Rebecca Tolentino, Senior Planner  
Development Services Center  
17575 Peak Avenue  
Morgan Hill, CA 95037  
Phone: (408) 778-6480  
Fax: (408) 778-7236  
Email: [Rebecca.Tolentino@morganhill.ca.gov](mailto:Rebecca.Tolentino@morganhill.ca.gov)

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the Morgan Hill Planning Commission on the project, at which time the certification of the Final EIR will be considered for recommendation to the City Council.

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Comments received and the responses to comments will be included as part of the record for consideration by decision makers for the project.

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**Executive Summary Matrix**

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Table ES-1 below summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the proposed project. The table is intended to provide an overview; narrative discussions for the issue areas are included in the corresponding section of this EIR. Table ES-1 is included in the EIR as required by CEQA Guidelines Section 15123(b)(1).

Table ES-1: Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Section 3.1 - Aesthetics, Light, and Glare</b>		
<p><b>Impact AES-1:</b> Development and land use activities contemplated by the proposed Project would not have substantial adverse impacts on scenic vistas.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Impact AES-2:</b> The proposed project would not degrade the visual character of the project site and its surroundings.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Impact AES-3:</b> Implementation of the proposed project would result in the introduction of substantial new sources of light and glare.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>MM AES-3: High School Site.</b> Prior to Design Permit approval, the applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) to the City of Morgan Hill for review and approval that includes a footcandle map illustrating the amount of light from the project site at adjacent light sensitive receptors. Exterior lighting shall not exceed 2.0 footcandles as measured at the nearest property line unless such lighting is essential for safety or security (athletic field lighting is exempt from this footcandle standard). All exterior parking lot lights and building-mounted lights shall be low-pressure sodium and shall employ full-cutoff fixtures or directional shielding. Athletic field lighting may use high-pressure sodium lighting but must employ automatic shutoff devices to ensure that facilities are not illuminated unless desired. Lighting levels and design shall comply with the City's lighting standards as contained in the Morgan Hill Municipal Code and the City's lighting guidelines as contained in the Morgan Hill Design Handbook. The approved plan shall be incorporated into the project.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Section 3.2 - Agricultural Resources</b>		
<p><b>Impact AG-1:</b> The proposed project may result in the conversion of 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.</p>	<p><b>MM AG-1a: SEQ Area.</b> Project applicants that propose to convert agricultural land to a non-agricultural use shall implement one of the following options to mitigate the conversion of agricultural land:</p> <ol style="list-style-type: none"> <li>(1) Participate in the City of Morgan Hill Agricultural Lands Preservation Program (provided that the program is adopted and operational). Under the auspices of the program, the applicant shall (a) permanently preserve agricultural land via the use of an irrevocable instrument (property acquisition, deed restriction, agricultural conservation easement, etc.) within the Morgan Hill SOI, if possible, or within the County of Santa Clara, or (b) pay fees to the City of Morgan Hill for the permanent preservation of agricultural land via the use of an irrevocable instrument. The applicant shall satisfy all responsibilities of participation in the Agricultural Lands Preservation Program prior to issuance of a grading/site development permit or building permit for the High School, whichever occurs first.</li> <li>(2) Permanently preserve agricultural land at no less than a 1:1 ratio elsewhere in Santa Clara County if the City of Morgan Hill Agricultural Lands Preservation Program is not operational at the time grading/site development permit or building permits are sought. Preservation shall be accomplished via the use of an irrevocable instrument (property acquisition, deed restriction, agricultural conservation easement, etc.). The applicant shall include documentation verifying the completion of this mitigation measure no later than the date of submittal of a building permit application.</li> </ol> <p><b>MM AG-1b: High School Site.</b> The High School applicant shall implement one of the following options to mitigate the conversion of agricultural land:</p> <ol style="list-style-type: none"> <li>(1) Participate in the City of Morgan Hill Agricultural Lands Preservation Program (provided that the program is adopted and operational). Under the auspices of the program, the applicant</li> </ol>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>shall (a) permanently preserve agricultural land via the use of an irrevocable instrument (property acquisition, deed restriction, agricultural conservation easement, etc.) within the Morgan Hill SOI, if possible, or within the County of Santa Clara, or (b) pay fees to the City of Morgan Hill for the permanent preservation of agricultural land via the use of an irrevocable instrument. The applicant shall satisfy all responsibilities of participation in the Agricultural Lands Preservation Program prior to issuance of the grading/site development permit or building permit for the High School, whichever occurs first.</p> <p>(2) Permanently preserve agricultural land at no less than a 1:1 ratio elsewhere in Santa Clara County if the City of Morgan Hill Agricultural Lands Preservation Program is not operational at the time a grading/site development permit or building permit is sought. Preservation shall be accomplished via the use of an irrevocable instrument (property acquisition, deed restriction, agricultural conservation easement, etc.). The applicant shall include documentation verifying the completion of this mitigation measure no later than the date of submittal of a building permit application.</p>	
<p><b>Impact AG-2:</b> The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Impact AG-3:</b> The proposed project would not cause changes in the existing environment that result in the conversion of Important Farmland to non-agricultural use.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Section 3.3 - Air Quality/Greenhouse Gas Emissions</b>		
<p><b>Impact AIR-1:</b> The project may conflict with or obstruct implementation of the applicable air quality plan.</p>	<p><b>SEQ Area (Program Level)</b>                      No feasible mitigation is available.</p> <p><b>High School Site (Project Level)</b>                      Implement Mitigation Measures AIR-2, HAZ-1a, HAZ-1b, and HAZ-1c.</p>	<p><i>SEQ Area (Program Level)</i>                      Significant unavoidable impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>
<p><b>Impact AIR-2:</b> The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.</p>	<p><b>MM AIR-2: High School Site.</b> All construction activity: During construction activities, the following air pollution control measures shall be implemented:</p> <ul style="list-style-type: none"> <li>• Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed to prevent dust.</li> <li>• All haul trucks transporting soil, sand, or other loose material offsite shall be covered.</li> <li>• All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>• All vehicle speeds on unpaved roads and surfaces shall be limited to 15 mph.</li> <li>• All roadways, driveways, and sidewalks shall be paved as soon as possible in order to prevent dust.</li> <li>• A publicly visible sign shall be posted with the telephone number and person to contact at the City of Morgan Hill regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The Bay Area Air Quality Management District’s phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>
<p><b>Impact AIR-3:</b> The project may 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, which exceed quantitative thresholds for ozone precursors).</p>	<p><b>SEQ Area (Program Level)</b>                      No feasible mitigation is available.</p> <p><b>High School Site (Project Level)</b>                      No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>                      Significant and unavoidable impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact AIR-4:</b> The project would not expose sensitive receptors to substantial pollutant concentrations.</p>	<p><b>MM AIR-4a: SEQ Area.</b> Prior to the final discretionary approval for any gas station that is proposed pursuant to the Morgan Hill SEQ General Plan Amendments, the City of Morgan Hill shall determine the area of impact from toxic emissions from the gas station that may potentially exceed the BAAQMD significance criteria for cancer or non-cancer toxic air contaminant exposure. Impacts from the stationary source shall be compared with the distance threshold recommended by California Air Resources Board’s Land Use Handbook distance guidance. If the source is proposed within an area exceeding the threshold, the City shall require a Health Risk Assessment to be prepared in accordance with BAAQMD guidance to determine the refined impact level and to identify operational measures or design features that shall be implemented as part of a project to reduce the impact to less than significant levels. No construction of any stationary source shall be allowed that places sensitive receptors within the area of impact as described above, unless the estimated health risk is first determined to be less than the BAAQMD’s significance criteria for toxic air contaminant exposure.</p> <p><b>MM AIR-4b: SEQ Area.</b> Prior to the final discretionary approval for any recreational use that is proposed pursuant to the Morgan Hill SEQ General Plan Amendments, the City of Morgan Hill shall determine the area of impact from toxic emissions from US 101 and existing stationary sources that may potentially exceed the BAAQMD significance criteria for cancer or non-cancer toxic air contaminant exposure. Emissions from US 101 shall be estimated using the BAAQMD roadway screening tool. In addition, distance to stationary sources near the project shall be compared with the distance threshold recommended by California Air Resources Board’s Land Use Handbook distance guidance. If recreational projects are proposed within an area exceeding the screening threshold, the City shall require a Health Risk Assessment to determine the potential health risk level and to identify design features that shall be installed to reduce the impact to less than significant levels. No construction of any sensitive receptor land use</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	within the area of impact of US 101 or stationary source as described above shall be allowed unless the risk is first determined to be less than the BAAQMD’s significance criteria for toxic air contaminant exposure.  <b>High School Site (Project Level)</b> Implement Mitigation Measure HAZ-1a, HAZ-1b, and HAZ-1c.	
<b>Impact AIR-5:</b> The project would not create objectionable odors affecting a substantial number of people.	<b>SEQ Area (Program Level)</b> No mitigation is necessary.  <b>High School Site (Project Level)</b> No mitigation is necessary.	<i>SEQ Area (Program Level)</i> Less than significant impact.  <i>High School Site (Project Level)</i> Less than significant impact.
<b>Impact AIR-6:</b> The project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	<b>SEQ Area (Program Level)</b> No mitigation is necessary.  <b>High School Site (Project Level)</b> No mitigation is necessary.	<i>SEQ Area (Program Level)</i> Less than significant impact.  <i>High School Site (Project Level)</i> Less than significant impact.
<b>Impact AIR-7:</b> The project would not be significantly affected by climate change impacts, including increased wildfires, increased flooding, decreased water supply, or sea level rise.	<b>SEQ Area (Program Level)</b> No mitigation is necessary.  <b>High School Site (Project Level)</b> Implement Mitigation Measure HYD-4.	<i>SEQ Area (Program Level)</i> Less than significant impact.  <i>High School Site (Project Level)</i> Less than significant impact.
<b>Section 3.4 - Biological Resources</b>		
<b>Impact BIO-1:</b> Development and land use activities contemplated by the SEQ may adversely affect special-status species protected by state and federal law.	<b>SEQ Area (Program Level)</b> No mitigation is necessary.  <b>MM BIO-1a: High School.</b> A qualified biologist shall conduct a pre-construction survey for nesting migratory birds and tree-nesting raptors in all trees occurring within 250-feet of construction areas. Pre-disturbance surveys shall also be conducted prior to tree or ground trimming or tree removal. These surveys shall be conducted within 30 days of first tree or ground disturbance in the area, if such disturbance occurs during the breeding season (February 1 to August	<i>SEQ Area (Program Level)</i> Less than significant impact.  <i>High School Site (Project Level)</i> Less than significant impact.

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>31). If protected birds (including raptors) are detected, a construction-free buffer (appropriately sized based on species) shall be established around each active nest and monitored by a qualified biologist for the duration of the breeding season or until it is determined the young are independent. Pre-construction avian surveys are not required during the non-breeding season, as birds are expected to abandon their roosts if disturbed by construction, tree trimming or tree removal. This mitigation measure shall not apply to tree trimming or tree removal activities that occur during the non-breeding season (September 1 to January 31).</p> <p><b>MM BIO-1b: High School.</b> Prior to tree removal activities or building demolition, a qualified bat biologist (i.e., one who possess a Scientific Collection Permit and Memorandum of Understanding for bats with the CDFW) shall conduct the following surveys:</p> <ul style="list-style-type: none"> <li>• No less than 180 prior to the anticipated date of tree removal or building demolition, day time surveys shall be conducted for all trees or buildings. The purpose of these surveys is to determine if bats are present. These studies shall be performed between either March 1 and April 15 or between August 1 and October 15.</li> <li>• No less than 30 days prior to the anticipated date of tree removal or building demolition, nighttime emergence surveys for roosting bats shall be performed.</li> </ul> <p>If bats are present, the following procedures shall be implemented:</p> <ul style="list-style-type: none"> <li>• Removal of night roosts shall occur only during daylight hours. Building demolition shall occur between June and mid-late October. If building demolition is scheduled to occur between October 15 and May 31, 4-foot by 8-foot sections (number of sections to be determined at time of surveys) of the roof must be removed by mid-October (prior to start of hibernacula use).</li> <li>• Removal of maternity roosts shall only occur after young are volant (i.e., able to fly, typically August 15) and before start of hibernacula use (October 15). Removal of known maternity roost habitat would be conducted as follows: passive eviction of bats by a qualified biologist if possible, and if not possible, removal of</li> </ul>	

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>windows and doors or other appropriate portions of the structure, as determined by a qualified biologist, 7 to 10 days prior to building demolition. Demolition must occur during daylight hours.</p> <ul style="list-style-type: none"> <li>• Snags or live trees shall only be removed during seasons when bats are active and young are volant (March 1 to April 15 and August 1 to October 15).</li> </ul>	
<p><b>Impact BIO-2:</b> Development and land use activities contemplated within the SEQ would not adversely impact sensitive natural communities or riparian habitat.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Impact BIO-3:</b> Development and land use activities contemplated by the SEQ would not have a substantial adverse effect on federally protected wetlands.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Impact BIO-4:</b> Development of the proposed project would not substantially interfere with wildlife movement but may impede the use of a wildlife nursery site.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> Implement Mitigation Measure BIO-1b.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Impact BIO-5:</b> Development of the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact BIO-6:</b> Development of the proposed project may conflict with an adopted habitat conservation plan or natural community conservation plan.</p>	<p><b>SEQ Area (Program Level)</b>  <b>MM BIO-6a: SEQ Area.</b> Prior to issuance of a grading permit, applicants for future development and land use activities that occur within the SEQ Area shall submit an application to the City of Morgan Hill for coverage under the Santa Clara Valley HCP/NCCP. As part of the application process, the applicant shall provide all applicable HCP/NCCP fees. The terms and conditions of the approved application shall apply to each individual project.</p> <p><b>High School Site (Project Level)</b>  <b>MM BIO-6b: High School Site.</b> Prior to issuance of a grading permit, the High School applicant shall submit an application to the City of Morgan Hill for coverage under the Santa Clara Valley HCP/NCCP. As part of the application process, the applicant shall provide all applicable HCP/NCCP fees. The terms and conditions of the approved application shall apply to the High School project.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>
<p><b>Section 3.5 - Cultural Resources</b></p>		
<p><b>Impact CUL-1:</b> Subsurface construction activities associated with the proposed project may damage or destroy previously undiscovered historic resources.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>MM CUL-1: High School Site.</b> If potentially significant historic resources are encountered during subsurface excavation activities for the project area, all construction activities within a 50-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials. All recommendations of the qualified archaeologist shall be implemented fully as a part of the project.</p>	
<p><b>Impact CUL-2:</b> Subsurface construction activities associated with the proposed project may damage or destroy previously undiscovered archaeological resources.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>MM CUL-2: High School Site.</b> If potentially significant archaeological resources are encountered during subsurface excavation activities, all construction activities within a 50-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant archaeological resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials. All recommendations of the qualified archaeologist shall be implemented fully as a part of the project.</p>	
<p><b>Impact CUL-3:</b> Subsurface construction activities associated with the proposed project may damage or destroy previously undiscovered paleontological resources.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>MM CUL-3: High School Site.</b> In the event that plant or animal fossils are discovered during subsurface excavation activities for the proposed project, all excavation within 50 feet of the fossil shall cease until a qualified paleontologist has determined the significance of the find and provides recommendations in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the City of Morgan Hill to determine procedures to be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and the City determines that avoidance is not feasible, the paleontologist shall design and implement a data recovery plan consistent with the Society of Vertebrate Paleontology standards. The plan shall be submitted to the City for review and approval. Upon approval, the plan shall be incorporated into the project and fully followed and implemented.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>
<p><b>Impact CUL-4:</b> Subsurface construction activities associated with the proposed project may damage or destroy previously undiscovered human remains.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>MM CUL-4: High School Site.</b> If previously unknown human remains are encountered during construction activities, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:</p> <ul style="list-style-type: none"> <li>• In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. Once project-related ground disturbance begins and if there is accidental discovery of human remains, the following steps shall be taken:</li> </ul>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>- There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Santa Clara County Coroner’s Office is contacted to determine if the remains are Native American and if an investigation into cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant (MDL) of the deceased Native American. The MDL may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.</p>	
<p><b>Section 3.6 - Geology, Soils, and Seismicity</b></p>		
<p><b>Impact GEO-1:</b> The proposed project has the potential to expose people or structures to seismic hazards.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>MM GEO-1: High School Site.</b> Prior to issuance of building permits, the project applicant shall submit a geotechnical and seismic hazards technical study prepared by a qualified geotechnical engineer to the City of Morgan Hill for review and approval. The report shall be prepared in accordance with the requirements of the Seismic Hazards Mapping Act and the latest version of the California Building Standards Code. The study shall identify necessary design measures to reduce potential seismic ground shaking impacts and unstable geologic conditions to acceptable levels. The project applicant shall incorporate the approved design measures into the project plans.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact GEO-2:</b> Construction activities associated with the proposed project may result in substantial soil erosion or the loss of topsoil.</p>	<p><b>SEQ Area (Program Level)</b>  No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>  Implement Mitigation Measure HYD-1a.</p>	<p><i>SEQ Area (Program Level)</i>  Less than significant impact.</p> <p><i>High School Site (Project Level)</i>  Less than significant impact.</p>
<p><b>Impact GEO-3:</b> The proposed project would not expose people or structures to unstable geologic units or soils.</p>	<p><b>SEQ Area (Program Level)</b>  No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>  No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>  Less than significant impact.</p> <p><i>High School Site (Project Level)</i>  Less than significant impact.</p>
<p><b>Impact GEO-4:</b> The proposed project may result in the exposure of persons or structures to hazards associated with expansive soils.</p>	<p><b>SEQ Area (Program Level)</b>  No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>  Implement Mitigation Measure GEO-1.</p>	<p><i>SEQ Area (Program Level)</i>  Less than significant impact.</p> <p><i>High School Site (Project Level)</i>  Less than significant impact.</p>
<p><b>Impact GEO-5:</b> The proposed project may 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.</p>	<p><b>SEQ Area (Program Level)</b>  No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>  No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>  Less than significant impact.</p> <p><i>High School Site (Project Level)</i>  No impact.</p>
<p><b>Section 3.7 - Hazards and Hazardous Materials</b></p>		
<p><b>Impact HAZ-1:</b> The proposed project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions.</p>	<p><b>SEQ Area (Program Level)</b>  No mitigation is necessary.</p> <p><b>MM HAZ-1a: High School Site.</b> Prior to demolition activities of any structures located on the High School site, the project applicant shall retain a certified hazardous waste contractor to determine the location of all building materials or equipment that contains hazardous waste, including asbestos, lead-based paint, mercury, and PCBs. The contractor shall properly remove and dispose of these hazardous materials in accordance with state and federal law. All removal activities shall be completed prior to commencement of demolition activities. Following completion of removal activities, the applicant shall submit documentation to the City of Morgan Hill</p>	<p><i>SEQ Area (Program Level)</i>  Less than significant impact.</p> <p><i>High School Site (Project Level)</i>  Less than significant impact.</p>

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>verifying that all hazardous materials were properly removed and disposed.</p> <p><b>MM HAZ-1b: High School Site.</b> Prior to grading activities, any onsite wells or septic systems shall be decommissioned or removed under permit and inspection with the Santa Clara Valley Water District for the wells and the Santa Clara County Department of Environmental Health for septic systems.</p> <p><b>MM HAZ-1c: High School Site.</b> Prior to issuance of grading or building permits (whichever comes first), the project applicant shall retain a qualified consultant to perform testing of soils on the parcels that comprise the High School site to determine whether residual concentrations of agricultural chemicals are present. Soils shall be laboratory tested for organochlorine pesticides in accordance with California Department of Toxic Substances Control (DTSC) guidelines. If the testing yields concentrations in excess of acceptable limits for schools, the project applicant shall retain a qualified contractor to perform soil remediation in accordance with DTSC guidelines. The soil remediation activities shall be completed prior to grading or building activities. The applicant shall submit documentation to the City of Morgan Hill demonstrating that soil testing was performed and any necessary remediation was completed as part of the grading or building permit application.</p>	
<p><b>Impact HAZ-2:</b> The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Impact HAZ-3:</b> The proposed project site contains several sites that are included on hazardous materials site lists compiled pursuant to Government Code Section 65962.5 and, as a result, may create a significant hazard to the public or the environment.</p>	<p><b>SEQ Area (Program Level)</b> Implement Mitigation Measure HAZ-1a.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact HAZ-4:</b> The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Impact HAZ-5:</b> The proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Section 3.8 - Hydrology and Water Quality</b></p>		
<p><b>Impact HYD-1:</b> The proposed project would have the potential to violate water quality standards or waste discharge standards.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>MM HYD-1a: High School Site.</b> Prior to the issuance of grading permits for the proposed High School, the applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Morgan Hill that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> <li>• Temporary erosion control measures shall be employed for disturbed areas.</li> <li>• No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.</li> <li>• Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.</li> <li>• The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.</li> <li>• BMP performance and effectiveness shall be determined either by</li> </ul>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.</p> <ul style="list-style-type: none"> <li>• In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.</li> </ul> <p><b>MM HYD-1b: High School Site.</b> Prior to the issuance of building permits for the proposed project, the project applicant shall submit a stormwater management plan to the City of Morgan Hill for review and approval. The stormwater management plan shall identify pollution prevention measures and practices to prevent polluted runoff from leaving the project site and comply with Resolution No. R3-2013-0032 of the Municipal Regional Permit.</p> <p>Pursuant to Central Coast RWQCB requirements, the SWMP must include the retention of the 95th percentile rain event and infiltrate it onsite. The 95th percentile rainfall depth of 1.59 inches was calculated using the 46 years (nonconsecutive) of available daily rainfall data for the Morgan Hill 2 gauge, located less than a mile away from the project site. Assuming that the High School site will be approximately 50 percent impervious, the resulting runoff coefficient is 0.34. This produces a 95th percentile 24-hour rainfall volume of 1.71 acre-feet for the 38-acre site. When multiplied by the 48-hour drawdown regression coefficient of 1.963, the total required volume to be accommodated and infiltrated onsite is 3.35 acre-feet. This shall be incorporated into the site plan. The site resides on permeable B-type soils, so infiltration should be feasible.</p> <p>LID Development Standards shall also be included in the SWMP including: site assessment measures, site design measures, delineation of discrete drainage management areas and undisturbed and natural landscaped areas.</p>	

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>Examples of stormwater pollution prevention measures and practices to be contained in the plan include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Strategically placed bioswales and landscaped areas that promote percolation of runoff</li> <li>• Pervious pavement</li> <li>• Roof drains that discharge to landscaped areas</li> <li>• Trash enclosures with screen walls</li> <li>• Stenciling on storm drains</li> <li>• Curb cuts in parking areas to allow runoff to enter landscaped areas</li> <li>• Regular sweeping of parking areas and cleaning of storm drainage facilities</li> <li>• Employee training to inform store personnel of stormwater pollution prevention measures</li> </ul> <p>The project applicant shall also prepare and submit an Operations and Maintenance Agreement to the City identifying procedures and reporting to ensure that stormwater quality control measures work properly during operations.</p>	
<p><b>Impact HYD-2:</b> The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.</p>	<p><b>SEQ Area (Program Level)</b>  No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>  No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>  Less than significant impact.</p> <p><i>High School Site (Project Level)</i>  Less than significant impact.</p>
<p><b>Impact HYD-3:</b> The proposed project would alter the drainage pattern of the area, which may result erosion, siltation, or flooding on- or off-site.</p>	<p><b>SEQ Area (Program Level)</b>  Implement Mitigation Measure US-3a.</p> <p><b>High School Site (Project Level)</b>  Implement Mitigation Measure US-3b.</p>	<p><i>SEQ Area (Program Level)</i>  Less than significant impact.</p> <p><i>High School Site (Project Level)</i>  Less than significant impact.</p>
<p><b>Impact HYD-4:</b> The proposed project may place structures or housing within a 100-year flood zone.</p>	<p><b>MM HYD-4: SEQ Area.</b> As part of any development application involving property that overlaps with a 100-year flood hazard area, the applicant(s) shall prepare and submit plans demonstrating that either (1) all structures are located outside a 100-year flood hazard area; or (2) structures within a 100-year flood hazard area would be elevated a minimum of 1 foot above the 100-year flood elevation</p>	<p><i>SEQ Area (Program Level)</i>  Less than significant impact.</p> <p><i>High School Site (Project Level)</i>  Less than significant impact.</p>

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>provided a hydraulic analysis demonstrates that the development of the site will not adversely impact the existing 100-year floodplain by increasing 1 percent water surface elevation or increase the lateral extent of the floodplain pursuant to City of Morgan Hill, Santa Clara Valley Water District, and Federal Emergency Management Agency requirements. The City of Morgan Hill shall review and approve the plans prior to issuance of building permits.</p> <p><b>High School Site (Project Level)</b>                      No mitigation is necessary.</p>	
<b>Section 3.9 - Land Use</b>		
<p><b>Impact LU-1:</b> The proposed project would be consistent with applicable provisions of the City of Morgan Hill General Plan.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>                      No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>
<p><b>Impact LU-2:</b> The proposed project would not conflict with any of the applicable provisions of the City of Morgan Hill Municipal Code.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>                      No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>
<p><b>Impact LU-3:</b> The proposed project would be consistent with the applicable policies of the Santa Clara County LAFCO.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>                      No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>
<p><b>Impact LU-4:</b> The proposed project may conflict with the applicable policies of the Santa Clara County HCP/NCCP.</p>	<p><b>SEQ Area (Program Level)</b>                      Implement Mitigation Measures BIO-6a and BIO-6b.</p> <p><b>High School Site (Project Level)</b>                      Implement Mitigation Measures BIO-6a and BIO-6b.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact</p>

Table ES-1 (cont.): Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Section 3.10 - Noise</b>		
<p><b>Impact NOI-1:</b> Construction and operational activities associated with the proposed project would expose persons to or generate noise levels in excess of standards established in the General Plan or Noise Ordinance or applicable standards of other agencies.</p>	<p><b>MM NOI-1a: SEQ Area.</b> As part of the Conditional Use Permit or Design Permit Application (whichever comes first), the City of Morgan Hill shall require applicants proposing to develop new uses within the SEQ Area to submit a noise impact analysis that analyzes each project’s potential onsite stationary and other noise sources noise impacts to nearby sensitive receptors at the time of entitlement for each project. The noise impact analysis shall demonstrate through the incorporation of mitigation, if required, that the proposed onsite stationary and other noise sources would not exceed the City’s noise standards. All mitigations identified in the noise impact analysis shall be incorporated into the permit as conditions of the project.</p> <p><b>MM NOI-1b: SEQ Area.</b> Prior to consideration of approval of any urban development within the SEQ Area, the City of Morgan Hill shall evaluate (1) reducing the speed limits, (2) implementing truck restrictions, (3) providing traffic calming measures such as center medians or narrowing the lane widths, or (4) installing sound walls or landscaped berms along the roadway segments of:</p> <ul style="list-style-type: none"> <li>(A) Tennant Avenue west of Condit Road;</li> <li>(B) Tennant Avenue east of Murphy Avenue;</li> <li>(C) Murphy Avenue south of Tennant Avenue.</li> </ul> <p><b>High School Site (Project Level)</b>  No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>  Significant unavoidable impact.</p> <p><i>High School Site (Project Level)</i>  Less than significant impact.</p>
<p><b>Impact NOI-2:</b> Construction and operational activities associated with the proposed project would not generate substantial groundborne vibration or groundborne noise levels.</p>	<p><b>SEQ Area (Program Level)</b>  No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>  No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>  Less than significant impact.</p> <p><i>High School Site (Project Level)</i>  Less than significant impact.</p>
<p><b>Impact NOI-3:</b> The operation of the proposed project would create a substantial permanent increase in noise levels.</p>	<p><b>SEQ Area (Program Level)</b>  Implement Mitigation Measures NOI-1a and NOI-1b.</p> <p><b>High School Site (Project Level)</b>  No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>  Significant unavoidable impact.</p> <p><i>High School Site (Project Level)</i>  Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Impact NOI-4:</b> Construction and operation of the proposed project would not create a substantial temporary increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>SEQ Area (Program Level)</b> No mitigation is necessary. <b>High School Site (Project Level)</b> No mitigation is necessary.	<i>SEQ Area (Program Level)</i> Less than significant impact. <i>High School Site (Project Level)</i> Less than significant impact.
<b>Section 3.11 - Population and Housing</b>		
<b>Impact POP-1:</b> The proposed project would not induce substantial population growth.	<b>SEQ Area (Program Level)</b> No mitigation is necessary. <b>High School Site (Project Level)</b> No mitigation is necessary.	<i>SEQ Area (Program Level)</i> Less than significant impact. <i>High School Site (Project Level)</i> Less than significant impact.
<b>Impact POP-2:</b> The proposed project would not have the potential to displace substantial numbers of existing housing or persons resulting in the need for replacement housing elsewhere.	<b>SEQ Area (Program Level)</b> No mitigation is necessary. <b>High School Site (Project Level)</b> No mitigation is necessary.	<i>SEQ Area (Program Level)</i> Less than significant impact. <i>High School Site (Project Level)</i> Less than significant impact.
<b>Section 3.12 - Public Services and Recreation</b>		
<b>Impact PSR-1:</b> The proposed project would not result in a need for new or expanded fire protection facilities that could result in physical impacts on the environment.	<b>SEQ Area (Program Level)</b> No mitigation is necessary. <b>High School Site (Project Level)</b> No mitigation is necessary.	<i>SEQ Area (Program Level)</i> Less than significant impact. <i>High School Site (Project Level)</i> Less than significant impact.
<b>Impact PSR-2:</b> The proposed project may result in a need for new or expanded police protection facilities that could result in physical impacts on the environment.	<b>SEQ Area (Program Level)</b> No mitigation is necessary. <b>MM PSR-2: High School Site.</b> As part of the Development Permit application, the High School administration shall submit a security plan to the City of Morgan Hill for review and approval. The security plan shall identify measures and procedures including but not limited to (1) provision of onsite security personnel during school hours and major events during non-school hours (athletic events, dances, weddings, etc.); (2) provision of security lighting in and around buildings, public gathering spaces, and parking areas; and (3)	<i>SEQ Area (Program Level)</i> Less than significant impact. <i>High School Site (Project Level)</i> Less than significant impact.

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	perimeter protection measures such as fencing, landscaping, or other measures to deter entry/exit except at designated access points. The Morgan Hill Police Department shall be consulted during the review process. The approved plan shall be implemented no later than the first day of class.	
<b>Impact PSR-3:</b> The proposed project would not result in a need for new or expanded school facilities or adverse impacts on education.	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<b>Impact PSR-4:</b> The proposed project would not result in a need for new or expanded library facilities or adverse impacts on related services.	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<b>Impact PSR-5:</b> The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that a physical deterioration of the facility would occur or be accelerated.	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<b>Section 3.13 - Transportation</b>		
<b>Impact TRANS-1:</b> The proposed project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system under Existing Plus Project Conditions.	<p><b>SEQ Area (Program Level)</b> No feasible mitigation is available.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary. (The High School applicant will be installing improvements that would fully mitigate the potential impact to the Tennant Avenue/Murphy Avenue intersection.)</p>	<p><i>SEQ Area (Program Level)</i> Significant unavoidable impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<b>Impact TRANS-2:</b> The proposed project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system under 2030 General Plan Conditions.	<b>MM TRANS-2: SEQ Area.</b> Prior to issuance of building permits for future land use development proposals within the SEQ Area, the project applicant shall pay all transportation-related traffic impact fees to the City of Morgan Hill.	<p><i>SEQ Area (Program Level)</i> Significant unavoidable impact.</p> <p><i>High School Site (Project Level)</i> Significant unavoidable impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p><b>High School Site (Project Level)</b>                      No feasible mitigation is available.</p>	
<p><b>Impact TRANS-3:</b> The proposed project may conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.</p>	<p><b>SEQ Area (Program Level)</b>                      No feasible mitigation is available.</p> <p><b>MM TRANS-3: High School Site.</b> Prior to opening of the High School, the project applicant shall submit a Transportation Demand Management (TDM) Program to the City of Morgan Hill for review and approval. The TDM program shall be prepared by a qualified transportation consultant/engineer and identify TDM measures for the proposed High School. The TDM program shall contain the following provisions:</p> <ul style="list-style-type: none"> <li>• The TDM program shall establish a goal of reducing AM peak-hour and PM peak-hour trips associated with student, faculty, and staff travel by a minimum of 10 percent.</li> <li>• The TDM program shall be reviewed annually by the High School Administration (or more frequently if needed) to determine that it reflects the needs and priorities of students, faculty, and staff. Changes shall be made on an as needed basis in order to ensure that the TDM program can readily attain the 10-percent reduction goal.</li> <li>• The TDM program may include but not be limited to the following measures:                             <ul style="list-style-type: none"> <li>- School-sponsored vanpooling or carpooling, which may also involve provision of vehicles, staffed-ride matching services, and guaranteed ride home programs to increase participation.</li> <li>- Incentives for non-single-occupant vehicle commute trips (carpooling, vanpooling, transit, bicycling, walking, etc.)</li> <li>- End of trip facilities such as lockers, showers, or bicycle storage facilities.</li> <li>- Provision of kiosks that provide information about the TDM program.</li> </ul> </li> </ul>	<p><i>SEQ Area (Program Level)</i>                      Significant unavoidable impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact (Phase 1); significant unavoidable impact (Phase 2 and Subsequent Phases).</p>

Table ES-1 (cont.): Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact TRANS-4:</b> The proposed project would not substantially increase hazards due to a design feature or incompatible uses.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>MM TRANS-4: High School Site.</b> As part of the Conditional Use Permit or Design Permit application (whichever comes first), the project applicant shall retain a qualified transportation engineer to prepare an onsite circulation plan in accordance with City of Morgan Hill standards or industry guidance (whichever is appropriate). The plan shall be submitted to the City of Morgan Hill for review and approval. The approved plan shall be incorporated into the proposed project.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>
<p><b>Impact TRANS-5:</b> The proposed project would not result in inadequate emergency access.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>                      No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>
<p><b>Impact TRANS-6:</b> The proposed project may conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>                      Implement Mitigation Measure TRANS-3 and:</p> <p><b>MM TRANS-6a: High School Site.</b> As part of the Conditional Use Permit or Design Permit application (whichever comes first), the project applicant shall prepare plans depicting a bus stop suitable for use by Santa Clara Valley Transportation Authority along one of the High School’s street frontages. The approved plans shall be incorporated into the proposed project.</p> <p><b>MM TRANS-6b: High School Site.</b> As part of the Conditional Use Permit or Design Permit application (whichever comes first), the project applicant shall prepare plans depicting sidewalks along all street frontages. The sidewalks shall be connected to internal pedestrian facilities within the High School campus. The approved plans shall be incorporated into the project.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Section 3.14 - Utility Systems</b>		
<p><b>Impact US-1:</b> The project would not result in the construction of new water treatment facilities or expansion of existing facilities and would have sufficient water supplies available to serve the project from existing entitlements and resources.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Impact US-2:</b> The proposed project would not result in the exceedance of wastewater treatment requirements, construction of new water or wastewater treatment facilities or the expansion of existing facilities, or inadequate wastewater treatment capacity.</p>	<p><b>SEQ Area (Program Level)</b> No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b> No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>
<p><b>Impact US-3:</b> The proposed project may result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</p>	<p><b>MM US-3a: SEQ Area.</b> As part of the development review process, the City of Morgan Hill shall verify that all future urban development proposals within the Southeast Quadrant Area employ onsite or offsite retention for stormwater management. Offsite retention consists of larger facilities that serve multiple properties. Connection to the City’s municipal storm drainage system shall be pursued only if retention would not be feasible. Note that runoff within the public right-of-way (e.g., roadways) may be discharged to the City’s municipal storm drainage system.</p> <p><b>MM US-3b: High School Site.</b> As part of the Development Permit application, the project applicant shall retain a qualified engineer to prepare and submit a Drainage Plan to the City of Morgan Hill for review and approval depicting onsite storm drainage facilities. The Drainage Plan shall employ onsite or offsite retention as the method of stormwater management. Offsite retention consists of larger facilities that serve multiple properties. The approved Drainage Plan shall be incorporated into the project and fully implemented and maintained. Connection to the City’s municipal storm drainage system only be pursued only if retention would not be feasible. Note that runoff within the public right-of-way (e.g., Tennant Avenue, Murphy Avenue, and Barrett Avenue) may be discharged to the City’s municipal storm drainage system.</p>	<p><i>SEQ Area (Program Level)</i> Less than significant impact.</p> <p><i>High School Site (Project Level)</i> Less than significant impact.</p>

**Table ES-1 (cont.): Executive Summary Matrix**

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact US-4:</b> The proposed project would be served by sufficient landfill capacity and would comply with applicable statutes and regulations concerning solid waste.</p>	<p><b>MM US-4a: High School Site.</b> Prior to issuance of building permits for the High School, the project applicant shall retain a qualified contractor to perform construction debris recycling. The applicant shall establish an objective of diverting a minimum of 50 percent of construction debris from the waste stream. The project applicant shall provide documentation to the satisfaction of the City of Morgan Hill demonstrating that construction and demolition debris was recycled.</p> <p><b>MM US-4b: High School Site.</b> Prior to opening day, the project applicant shall install onsite facilities necessary to collect and store recyclable materials. Recyclable collection facilities shall be located in public spaces and clearly identify accepted materials.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>
<p><b>Impact US-5:</b> The proposed project would not result in the inefficient, wasteful, or unnecessary use of energy.</p>	<p><b>SEQ Area (Program Level)</b>                      No mitigation is necessary.</p> <p><b>High School Site (Project Level)</b>                      No mitigation is necessary.</p>	<p><i>SEQ Area (Program Level)</i>                      Less than significant impact.</p> <p><i>High School Site (Project Level)</i>                      Less than significant impact.</p>

