CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

JAMES WLSON	-	*CHAIR*
MOHAMMAD HABIB	-	*VICE-CHAIR*
PAUL LAKE	-	*PLANNING COMMISSIONER*
JOSEPH MUELLER	-	*PLANNING COMMISSIONER*
WAYNE TANDA	-	*PLANNING COMMISSIONER*
DAVID LOVATO	-	*PLANNING COMMISSIONER*
LIAM DOWNEY	-	*PLANNING COMMISSIONER*

Tuesday, August 12, 2025
7:00 PM

Council Chamber Building
17555 Peak Avenue, Morgan Hill, CA 95037

Vice Chair Habib will be participating remotely as follows:

5215 Oakton St.
Skokie, IL 60077

Public comment shall be allowed from this location.

Morgan Hill Planning Commission meetings are held in person with the option for the public to attend in-person or participate by teleconference/video conference. Information on how the public may observe and participate in the meeting is below.

MEETING PARTICIPATION

The community can participate by attending in person, joining via Zoom (video/teleconference). The meetings are also live-streamed on the City's website, Facebook page, and Channel 17.

Those wishing to participate in the meetings remotely must register in advance at https://bit.ly/PlanningCommissionMtg. Additionally, Zoom participants must be running the latest version or will be required to update to the latest version before being able to join the meeting remotely.

Remote participation is also available by calling (669) 900-9128 and entering webinar id: 862 0324 6251#. Dial *9 to raise your hand, and be called upon to speak for up to 3 minutes. Dial *6 to unmute.

As a courtesy, and technology permitting, for members who attend online, the City cannot guarantee that the public's access to online technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue despite technical difficulties for participants using the online option.

PUBLIC COMMENT

Public comment may be offered verbally at the meeting or in writing before the meeting.

Those attending remotely may only offer public comment for items on the agenda in any of these three categories:

- Consent Calendar
- Other Business
- Public Hearings

Public comment will be heard from those attending in person first with the submission of a speaker card. Once that is complete, we will move to those on Zoom that have their hand raised. Following public comment from Zoom, we will close the public comment period for that item.

Remote public comment for items not on the agenda will not be accepted.

Written public comment may be submitted to the Planning Office:

- In person at the Planning Commission Meeting;
- Via email to pcpubliccomment@morganhill.ca.gov; or
- Hand delivered or mailed to the Planning Division at 17575 Peak Avenue, Morgan Hill, CA 95037

Please email your comments to the Planning Office no later than 3:00 p.m. on Monday (the day before the Planning Commission meeting) so that your comments can be submitted to the members of the Planning Commission with sufficient time to review them. You may continue to provide written comments up to noon on Tuesday (the day of the meeting), although Planning Commissioners may not have sufficient time to review them before the meeting. Public comments submitted to the Planning Division after noon (12:00 p.m.) the day of the meeting will be provided to the Planning Commission as time allows.

Written comments WILL NOT be read aloud during the Planning Commission Meeting. Please note that written comments are posted on the City's website. It is recommended that you do not include any personal information that you do not want to be posted on the web. Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law.

Communications will NOT be edited for redactions and will be printed/posted as submitted.

AMERICANS WITH DISABILITIES ACT (ADA)
In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the Planning Office at (408) 310-4709 or by email at planning@morganhill.ca.gov. Requests must be made as early as possible and at least two full business days before the start of the meeting.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION Of POSTING
Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT
Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

CONTINUED PUBLIC HEARING

1. ZA2024-0001/EA2024-0009: DEWITT-WEST HILLS CHURCH: REQUEST FOR A PLANNED DEVELOPMENT WITH MASTER PLAN OF A 5.75-ACRE PARCEL FOR THE REMODEL AND EXPANSION OF AN EXISTING RELIGIOUS FACILITY. THE PLAN INCLUDES DEMOLITION OF THE TEMPORARY CLASSROOM FACILITIES AND THE CONSTRUCTION OF PERMANENT CLASSROOM FACILITIES, AND THE REMODEL AND EXPANSION OF THE EXISTING SANCTUARY WITH ASSOCIATED SITE IMPROVEMENTS.

Recommendation:

1. Open/Close the public hearing;
2. Adopt a Resolution recommending the City Council approve the Negative Declaration; and
3. Adopt a resolution recommending approval of a Planned Development

with Master Plan.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the Planning Commission less than 72 hours prior to an open meeting, will be made available for public inspection at the front counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Planning Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Planning Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Planning Commission, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Planning Commission.

Persons interested in proposing an item for the Planning Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Planning's action, your request may be placed on the next appropriate agenda. Planning Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: August 12, 2025

PREPARED BY:
Tiffany Brown, Senior Planner
APPROVED BY: Jennifer Carman

ZA2024-0001/EA2024-0009: DEWITT-WEST HILLS CHURCH: REQUEST FOR A PLANNED DEVELOPMENT WITH MASTER PLAN OF A 5.75-ACRE PARCEL FOR THE REMODEL AND EXPANSION OF AN EXISTING RELIGIOUS FACILITY. THE PLAN INCLUDES DEMOLITION OF THE TEMPORARY CLASSROOM FACILITIES AND THE CONSTRUCTION OF PERMANENT CLASSROOM FACILITIES, AND THE REMODEL AND EXPANSION OF THE EXISTING SANCTUARY WITH ASSOCIATED SITE IMPROVEMENTS.

RECOMMENDATION(S)

1. Open/Close the public hearing;
2. Adopt a Resolution recommending the City Council approve the Negative Declaration; and
3. Adopt a resolution recommending approval of a Planned Development with Master Plan.

LOCATION MAP/PROJECT INFORMATION:

1.	Location:	16695 DeWitt Avenue (APN 773-09-011)
2.	Site Area:	5.75 Acres
3.	General Plan:	Open Space
4.	Zoning:	Open Space

BACKGROUND:

West Hills Community Church has been in operation at this location for more than 70-years. A conditional use permit was approved in 1989 that allows for a place of worship with ancillary uses such as Sunday school, counseling, support groups, youth camps, and other related community activities. Subsequent temporary use permits have been issued for modular Sunday school and multipurpose classrooms as described in the West Hills Development Plan attachment.

West Hill Church filed a Conditional Use Permit amendment in early 2017 for an expansion of the church. On June 6, 2018, the City Council adopted a comprehensive Zoning Code update (Ord. No. 2277, n.s.) that removed community assembly uses as a conditionally permitted use within the Open Space (OS) zoning district. The place of worship had been legally established prior to this change; therefore, the code change rendered the use "legal non-conforming". Because the Conditional Use Permit application was not deemed complete prior to the effective date of the Ordinance for the zone change, the application could not be supported, and the applicant withdrew the application.

The applicant subsequently filed for a Preliminary Plan Review for a Planned Development with Master Plan application for the site and received feedback from the Planning Commission on May 25, 2021. The Preliminary Plan Review application included the proposal to amend the uses allowed in the PD designation to permit 1) place of worship with ancillary uses such as Sunday school, counseling, support groups, and youth camps, 2) wireless communication facilities (in stealth form) and conditionally allow for wireless communication facilities (non-stealth), daycare, preschool and K-12 private school. The proposed PD Master Plan provided for deviations from the City's Development Standards to allow for the expansion of the church facility. Those deviations are summarized as follows:

- increase impervious coverage from 10% to 31% of the site;
- increase building coverage from 5% to 10% for the site;
- reduce the side yard setback from 50-feet to 23-feet; and,
- increase the maximum height from two-stories or 25-feet in height to two stories with a 40-foot max height limit

The Planning Commission provided the following comments:

- Unsure of the support for a private school K-12 allowed as a conditional use;
- Consider max heights in relation to slopes and ridge lines;
- Work with the Open Space Authority on an agreement with easement alignments; and,
- Amenable to increase in percentage of impervious coverage, building coverage, and setbacks as it relates to spreading out the use to reduce heights.

Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA)

Federal law known as RLUIPA (Religious Land Use and Institutionalized Persons Act of 2000 (42 USC section 2000cc)) prohibits the City from imposing a land use regulation in a manner that imposes a substantial burden on religious exercise, unless the City demonstrates that the regulation is in furtherance of a compelling government interest and is least restrictive means of furthering that compelling governmental interest. RLUIPA is not an exemption from zoning laws. Generally, religious institutions must apply for the same permits, follow the same requirements, and go through the same land use processes as other land use applicants.

Religious exercise is not limited to places of worship; schools, office space, and meeting place for parish council and other gatherings related to church services, are generally found to be a reasonable extension of a church's religious use of its property.

Determining if the land use restriction causes a substantial burden is fact specific, and depends on the degree to which a zoning restriction is likely to impair the ability to engage in the religious exercise and varies based on the context, such as the size and resources of the burdened party, the actual religious needs of an individual or religious congregation, the level of current or imminent space constraints, whether alternative properties are reasonably available, the history of a complainant's efforts to locate within a community, and the absence of good faith by the zoning authorities. A substantial burden is generally found when there is more than an inconvenience on religious exercise; it must impose a significantly great restriction or onus upon such exercise. For example, requiring a religious institution to submit a complete application is not unduly burdensome. Courts have found a substantial burden when imposing a significantly great restriction on religious use of a property or creating significant delay, uncertainty, or expense in constructing or expanding a place of worship, religious school, or other religious facility.

Compelling government interest typically involves some substantial threat to public safety, peace, or order. Even where an interest is compelling, RLUIPA requires that it must be pursued through the least restrictive means. If there is another way that the City could achieve the same compelling interest that would impose a lesser burden on religious exercise, it must choose that way rather than the more burdensome option.

Additionally, the City must treat religious assembly on equal terms with a nonreligious assembly. For example, churches should be allowed in places where the City permits meeting halls, and other places where large groups of people assemble for secular purposes.

PROJECT DESCRIPTION:

The proposed project would include a zoning amendment to allow for a place of worship with ancillary uses such as Sunday school, counseling, support groups, youth camps, and other related community activities consistent with their approved conditional use permit. In addition, the PD would allow for deviation from the Open Space Standards as summarized in the table below.

	Open Space Standard	Existing	Proposed
Building Coverage	5%	5.2%	7.8%
Impervious Surface Coverage	10%	19%	13.5%
Height Maximum	2 stories or 25-feet	up to 25-feet	34-feet

Proposed parking includes 138 parking stalls to serve the new facility.

The proposal addressed the Planning Commission feedback in removing the request to allow for a private K-12 school, reduced the height from 40-feet to 34-feet for one building and 22-feet for the other structures on site, and significantly reduced the proposed building and impervious service coverage. The West Hills Community Church reached an agreement with the Open Space Authority on a new alignment for their easement (Attachment 5).

The Master Plan for the site would include the demolition of the three existing on-site temporary classroom buildings and the portable restroom building (see Figure 3). The existing worship center building will be remodeled to add a 2,145 sf addition for a new total of 6,648 sf. The remodeled building would include a 3,508 sf open floor assembly area, stage, vestibule, kitchenette, two storage rooms, a green room, an audio/visual control room, and crying room.

The proposed project would also include the development of a 12,000-sf, two-story Community Life Center (CLC) building. The ground floor of the building would include a fellowship hall, classroom, a disability room, and storage rooms, as well as a lobby and kitchen. The second floor would include

five classrooms ranging from 325 sf to 1,153 sf, a toddler room, a nursery, and a lobby. As a result of the proposed project, the overall on-site building square footage would increase by a total of 6,466 sf from 12,931 sf to 19,397 sf.

The new CLC building would be used on Sunday mornings to host coffee and refreshments between services and occasionally a lunch after the service concludes. The fellowship hall would not be used at the same time as the Sunday morning worship gathering. Rather, the fellowship hall would be used during the week, such as by middle school and high school groups on Wednesday night and for gatherings of 40 to 50 people, including a mother's group and women's bible study. The fellowship hall would also be used to host events, such as breakfasts and teas, approximately six to eight times a year. Overall, the project applicant has stated that the proposed CLC building would provide an improved and consolidated facility to support the same types of activities that already occur within the three portable buildings demolished as part of the project.

Primary access to the project site would be provided by an existing driveway that extends east from the project site to connect to DeWitt Avenue. The proposed project does not include modifications to the existing driveway, which would continue to provide ingress and egress service to the reconfigured parking lot. As part of the proposed project, the existing parking lot would be demolished and repaved with 67 parking stalls and retain 71 parking stalls at the lower level. Of the 67 parking stalls, three would be compliant with the Americans with Disabilities Act (ADA). The areas surrounding the existing and proposed buildings would also be repaved.

Other improvements would include the dedication of an easement for a public trail located north of the existing driveway, which would continue to provide site access. The trail would be constructed by another party in conjunction with the City in the future.

If approved, the next steps would include an administrative Design Permit and required Building permits.

Site Description

The site is currently developed with various buildings, including an approximately 4,440-square-foot single-story worship center, three temporary classroom buildings totaling 8,491 square feet, and a temporary restroom building. The property includes a paved parking lot with 98 parking stalls, with site access provided by a long driveway extending from the southeast portion of the site that connects to DeWitt Avenue. A concrete pedestrian walkway extends from the project site to the southeast and provides access to a secondary, off-site parking lot (71 stalls) that is also owned by the church. The site is landscaped with trees and an existing stormwater retention pond located on the southeast corner of the site. Adjacent properties are largely undeveloped hillside open space with single-family residences located along DeWitt Avenue.

Surrounding Uses

	General Plan Land Use	Zoning	Existing Use
North	Open Space	Open Space	Undeveloped Land
South	Residential Estate	Residential Estate	Single-family residences
East	Open Space	Open Space	Largely undeveloped land with single-family

			residences
West	Open Space	Open Space	Largely undeveloped land with single-family residences

PROJECT ANALYSIS AND FINDINGS:

ANALYSIS

The proposed project was analyzed with respect to conformance with: 1) Morgan Hill 2035 General Plan; 2) Zoning Ordinance 3) and 4) California Environmental Quality Act:

1. General Plan Land Use Consistency

The General Plan designates the site as Open Space. The general purpose of the designation is to remain unimproved and devoted to the preservation of natural resources, managed projection of resources, or public health and safety, as well as complement adjacent higher-density residential and commercial development. The project is consistent with (but not limited to) the following General Plan Goals and Policies:

Goal CNF-6: High-quality services and facilities that keep pace with community needs and standards.
As the community continues to grow, the project would support the current and future growth needs for places of assembly of worship.

The General Plan Health and Community Element, Policy HC-3.4 states to "continue to develop and expand the recreational facilities identified within updates to the Bikeways, Trails, Parks, and Recreation Master Plan". The Master Plan identifies a public access trail connection off West Dunne Avenue to the existing Peak Trail through the church site. As part of the substantial public benefit, further described below, West Hills Community Church is proposing to grant a public access easement to the Open Space Authority and City of Morgan Hill to allow for the construction of a new public trail on the church property. This connection would significantly advance the goals of the General Plan and Bikeways, Trails, Parks and Recreation Master Plan in achieving a new trail connection for the community.

2. Zoning Ordinance Consistency

The purpose of a Planned Development is to allow for high-quality development that deviates from standards and regulations applicable to base zoning district in Morgan Hill. The Planned Development is intended to promote creativity in building design, flexibility in permitted land uses, and innovation in development concepts. The Planned Development provides landowners with enhanced flexibility to take advantage of unique site characteristics and develop a project that will provide public benefits for residents, employees, and visitors. Below are the findings that need to be made to support the establishment of a Planned Development.

Planned Development Findings:
a. The proposed amendment is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

The project complies with, but is not limited to, General Plan Goal CNF-6 in that the expansion of the West Hills Community Church facility will support the current and future needs of the community. It complies with the intent of the Open Space land-use designation by keeping the expansion of the facility within the current developed footprint, reducing the existing impervious

surface coverage and adding more landscaping, and advances the goals of the General Plan Policy HC-3.4 and Bikeways, Trails, Parks and Recreation Master Plan in achieving a new trail connection for the community.

b. The proposed development is superior to the development that could occur under the standards applicable in the existing zoning district.

The current zoning would not allow the remodel and expansion of the existing church facility. New development and remodels ensure the health and safety of the structures by ensuring that structures meet current building codes. The project will also update the facade of the existing workshop hall and remove temporary modular buildings and structures with new structures that have enhanced architectural features.

c. The proposed project will provide a substantial public benefit(s) as defined in the Municipal Code. The Public benefit provided shall be of sufficient value as determined by the Planning Commission to justify deviation from the standards of the zoning district that currently applies to the property.

The project incorporates a public access easement over their property to allow for the future construction of a public trail that will advance the goals of the General Plan Policy HC-3.4 and Bikeways, Trails, Parks and Recreation Master Plan in achieving a new trail connection for the community.

d. The site for the proposed development is adequate in size and shape to accommodate the proposed land uses.

The site is elevated on the west hills of Morgan Hill and tucked away from immediate neighbors. The Master Plan demonstrates the remodel and expansion of the facility to work on the proposed site.

e. Adequate transportation facilities, infrastructure, and public services exist or will be provided to serve the proposed development.

Site access from DeWitt will remain with improved on-site circulation. As analyzed within the Initial Study for the project, there is adequate infrastructure and public services to serve the use expansion.

f. The proposed development will not have a substantial adverse effect on surrounding property and will be compatible with the existing and planned land use characteristics of the surrounding area.

An initial study was prepared for the project and analyzed the master plan development effects on the adjacent properties and concluded that the project would not have a substantial adverse effect on the site or on surrounding properties. The site has been operating as a place of worship and assembly for over 70 years and plans to continue that use. The new structures as proposed are compatible with the surrounding area and will be further reviewed during the Design Permit stage.

g. Findings required for the current approval of a zoning map amendment can be made.

<u>Zoning Map Amendment Findings</u>
The creation of a Planned Development requires a Zoning Map Amendment to incorporate the Planned Development Overlay. The following findings are required for a Zoning Map Amendment.

a. The proposed amendment is consistent with the General Plan and any applicable specific plan as provided by Government Code Section 65860.

As summarized under the General Plan consistency and Finding a. of this report, the project is consistent with but not limited to General Plan Goal CNF-6 and HC-3.4.

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

An initial study was prepared for the project and concluded the project will not be detrimental to public health and safety. The current site use is for a place of worship and assembly. The project is remodeling and expanding the existing worship center and replacing the temporary modular classroom buildings with one larger permanent structure. As the use remains the same and the total expansion is 6,466 sf and should not conflict with the public interest or convenience.

c. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and General Plan and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

The site is suitable in design, location, shape, and size to accommodate the uses allowed in the Planned Development and Master Plan as the use will remain, and the expansion is for 6,466 square feet on the 5.75-acre site.

CONCLUSION:
The project, as proposed, will not be detrimental to the public health, safety, or general welfare. It provides a substantial public benefit in addition to enhancing the current facilities and meets the required findings for a planned development application.

CEQA (California Environmental Quality Act):
Project

The City of Morgan Hill, as Lead Agency, prepared an Initial Study and a Negative Declaration for the DeWitt-West Hills Community Church project in compliance with the California Environmental Quality Act which concluded that the project would not have a substantial impact on the environment.

COMMUNITY ENGAGEMENT:
A project webpage was created on the Morgan Hill website after receipt of the preliminary application. The preliminary application and the Planned Development with associated environmental review was publicly noticed (mailed to property owners within 300 feet of the project site and a newspaper legal notice) for a minimum 10-day period, and public notice site signage was posted at the property location pursuant to the Planning Division requirement.

Staff received several public comments and attached them to this report for your review.

ATTACHMENTS:
1. PD Resolution Recommendation to Council (Final)
2. Exhibit A to PD Resolution - West Hills Community Church Master plan
3. Facility Use for West Hills Community Church - Fall 2024
4. Public Trail Easement on West Hills Community Church Property
5. WestHills_Miller_OSA_AccessEasement_OSASigned
6. Negative Declaration Resolution to City Council
7. Exhibit A to Neg. Dec. Resolution Recommendation

8. Public Comments Combined

RESOLUTION NO. 24-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF A ZONING AMENDMENT FOR A PLANNED DEVELOPMENT COMBINING DISTRICT AND ASSOCIATED MASTER PLAN (ZA2024-0001) FOR A 5.75-ACRE SITE LOCATED AT 16695 DEWITT AVENUE (APN: 773-09-011)

WHEREAS, West Hills Community Church is requesting a Planned Development Combining District with Master Plan that includes the remodel and expansion of the existing church facility with associated onsite and offsite improvements on the 5.75 located at 16695 DeWitt Avenue, identified by Assessor Parcel Number 773-09-011 (Zoning Amendment ZA2024-0001); and

WHEREAS, said development proposes establishment of a Planned Development (PD) Combining District which requires the approval of a Zoning Map Amendment and the establishment of a PD Master Plan; and

WHEREAS, Section 18.114.040 of the Morgan Hill Municipal Code requires that the Planning Commission make a recommendation to the City Council regarding the Zoning Map Amendment to establish a Planned Development Combining District based on the findings specified in Section 18.114.060; and

WHEREAS, Section 18.30.050H.5 of the Morgan Hill Municipal Code requires that the Planning Commission make a recommendation to the City Council regarding the Planned Development and associated Master Plan based on findings specified in Section 18.303.050.H.7; and

WHEREAS, an initial study with negative declaration was prepared for the project in compliance with the California Environmental Quality Act; and

WHEREAS, such request was considered by the Planning Commission at its regular meeting of August 12, 2025; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The proposed amendment is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by City Council.

The project complies with, but is not limited to, General Plan Goal CNF-6 in that the expansion of the West Hills Community Church facility will support the current and future needs of the community. It complies with the intent of the Open Space land-use designation by keeping the expansion of the facility within the current developed footprint, reducing the existing impervious surface coverage and adding more landscaping, and advances the goals of the General Plan Policy HC-3.4 and Bikeways, Trails, Parks and Recreation Master Plan in achieving a new trail connecting for the community.

SECTION 2. The proposed development is superior to the development that could occur under the standards applicable in the existing zoning district.

The proposal is superior in that it allows for investment in the site as the current zoning would not allow the remodel and expansion of the existing church facility. New development and remodels ensure the health and safety of the structures by ensuring that structures meet current building codes. The project will also update the facade of the existing workshop hall and remove temporary modular buildings and structures with new structures that have enhanced architectural features.

SECTION 3. The proposed project will provide a substantial public benefit(s) as defined in the Municipal Code. The public benefit provided shall be of sufficient value as determined by the Planning Commission to justify deviation from the standards of the zoning district that currently applies to the property.

The project incorporates a public access easement over their property to allow for the future construction of a public trail that will advance the goals of the General Plan Policy HC-3.4 and Bikeways, Trails, Parks and Recreation Master Plan in achieving a new trail connection for the community.

SECTION 4. The Site for the proposed development is adequate in size and shape to accommodate proposed land uses.

The site is elevated on the west hills of Morgan Hill and tucked away from immediate neighbors. The Master Plan demonstrates the remodel and expansion of the facility to work on the proposed site.

SECTION 5. Adequate transportation facilities, infrastructure, and public services exist or will be provided to serve the proposed development.

The site access will remain with improved on-site circulation. As analyzed within the Initial Study for the project, there is adequate infrastructure and public services to serve the use expansion.

SECTION 6. The proposed development will not have a substantial adverse effect on surrounding property and will be compatible with the existing and planned land use characteristics of the surrounding area.

An initial study and negative declaration prepared for the project analyzed the master plan development and concluded that the project would not have a substantial adverse effect on site or to surrounding properties. The site has been operating as a place of worship and assembly for over 70-years and plans to continue that use. The new structures as proposed are compatible to the surroundings.

SECTION 7. Findings required for the current approval of a zoning Map amendment can be made such as consistency with the General Plan and that the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

The project is consistent with but not limited to General Plan Goal CNF-6 and HC-3.4. An initial study was prepared for the project and concluded the project will not be detrimental to the public health and safety. The current site use is for a place of worship and assembly. The project is remodeling and expanding the existing worship center and replacing the temporary modular classroom buildings with one larger permanent structure. As the use remains the same and the total expansion is 6,466 sf and should not conflict with the public interest or convenience.

SECTION 8. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and General Plan and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

The site is suitable in design, location, shape, and size to accommodate the uses allowed in the planned development and master plan as the use will remain and the expansion is for 6,466 square feet on the 5.75-acre site.

SECTION 9. Planning Commission recommends approval of Zoning Amendment application ZA2024-0001: DeWitt – West Hills Community Church project and the Planned Development Master Plan as described in Exhibit “A” of this Resolution and by this reference incorporated herein.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2025, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: **COMMISSIONERS:**

NOES: **COMMISSIONERS:**

ABSTAIN: **COMMISSIONERS:**

ABSENT: **COMMISSIONERS:**

ATTEST:

_____
JENNA LUNA, Deputy City Clerk

APPROVED:

_____
JAMES WILSON, Chair
Date: _____

Item 1
Attchment 2

WEST HILLS COMMUNITY CHURCH

16695 DeWitt Ave
Morgan Hill, CA. 95037

PD APPLICATION - 03.13.24

GENERAL INFORMATION

SITE AREA:	250,470 SF
BUILDING AREA:	19,397 SF
ZONING:	OPEN SPACE (OS)
APN:	773-09-011

PROJECT DESCRIPTION

DEMOLITION OF EXISTING TEMPORARY STRUCTURES, REPLACED WITH NEW TWO-STORY COMMUNITY LIFE CENTER. THIS NEW BUILDING WILL HOUSE A FELLOWSHIP HALL, MULTIPLE CLASSROOMS, A SMALL (NON-COMMERCIAL) KITCHEN, AND (1) ELEVATOR.

INTERIOR AND EXTERIOR REMODEL OF EXISTING WORSHIP CENTER. FINISHES TO MATCH EXISTING.

ASSOCIATED SITE IMPROVEMENTS; INCLUDING, PARKING, LANDSCAPE/HARDSCAPE, LIGHTING, STORMWATER CONTROL, WET UTILITIES, JOINT TRENCH, TRASH ENCLOSURE, AND FIRE PUMP.

AS PART OF THIS PLANNED DEVELOPMENT, A NEW PUBLIC TRAIL EASEMENT AGREEMENT HAS BEEN ENTERED INTO BETWEEN WHCC, CITY AND OSA.

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

PROPOSED 3D VIEW

PROJECT TEAM

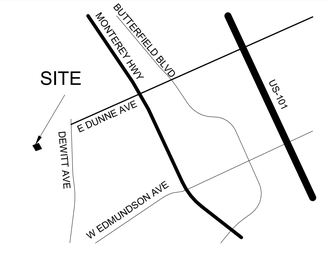
PROPERTY OWNER:	WEST HILL COMMUNITY CHURCH 16695 DEWITT AVE MORGAN HILL, CA. 95037 DAVID FREDERICK E: dfrederick@westhills.org
CM / OWNER REPRESENTATIVE:	TWELVE22 VENTURES YVONNE SHEETS P: (650) 575-9421 E: yvonne@twelve22ventures.com
ARCHITECT:	E2 ARCHITECTURE 1501 THE ALAMEDA, STE. 105 SAN JOSE, CA 95126 JEFFREY EATON, AIA P: (408) 265-5255 E: jeffrey@e2astudio.com
CIVIL ENGINEER:	BKF ENGINEERS 1730 N FIRST ST SUITE 600 SAN JOSE, CA. 95112 REUEL CHAN, PE P: 408-467-9163 E: rchan@bkf.com
LANDSCAPE ARCHITECT:	HMH 1570 OAKLAND ROAD SAN JOSE, CA 95131 JUSTIN HAUSER P: (408) 487-2200 E: jhauser@hmhca.com https://hmhca.com/
GEOTECHNICAL ENGINEER:	HARO, KASUNICH & ASSOCIATES, INC. 116 EAST LAKE AVE. WATSONVILLE, CA 95076 P: (831) 722-4175 https://www.harokasunich.com/
JOINT TRENCH CONSULTANT:	GIACALONE DESIGN SERVICES, INC. 8080 SANTA TERESA BLVD STE 240 GILROY, CA 95020 MARK YOUNG P: (925) 467-1740 X 323 E: MarkY@DryUtilityDesign.com https://giacalonedesign.com/

EXISTING AERIAL VIEW OF SITE

SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUED FOR PD SUBMITTAL-03/13/2024
ARCHITECTURAL-PLANNING		
PA0	GENERAL INFORMATION	■
PA1	PERSPECTIVES	■
PA2	EXISTING SITE PHOTOGRAPHS	■
PA3	OVERALL EXISTING SITE PLAN	■
PA4	EXISTING/DEMO SITE PLAN	■
PA5	PROPOSED SITE PLAN	■
PA6	PROPOSED SITE PLAN - FIRE ACCESS	■
PA7	CLC - PROPOSED FLOOR PLAN	■
PA8	WC - EXISTING/ DEMO & PROPOSED FLOOR PLAN	■
PA9	CLC - PROPOSED ROOF PLAN	■
PA10	WC - EXISTING/DEMO & PROPOSED ROOF PLAN	■
PA11	CLC - PROPOSED EXTERIOR ELEVATIONS	■
PA12	WC - EAST & WEST EXISTING/DEMO & PROPOSED EXTERIOR ELEVATIONS	■
PA13	WC - SOUTH & NORTH EXISTING/DEMO & PROPOSED EXTERIOR ELEVATIONS	■
PA14	STREET VIEW SECTION	■
LANDSCAPE		
L1	LANDSCAPE PLAN	■
L2	PLANTING LEGEND AND NOTES	■
L3	MATERIALS	■
L4	HYDROZONE PLAN	■
L5	IRRIGATION DETAILS	■
CIVIL		
C1.0	CONCEPTUAL SITE PLAN	■
C2.0	CONCEPTUAL GRADING AND DRAINAGE PLAN	■
C3.0	CONCEPTUAL UTILITY PLAN	■
C4.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN	■
C4.1	DETAILS	■
JOINT TRENCH		
INT1	JOINT TRENCH INTENT TITLE SHEET	■
INT2	JOINT TRENCH INTENT	■

VICINITY MAP



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Client: WHCC

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Checked by: JD

Sheet Title:
GENERAL INFORMATION

PA0

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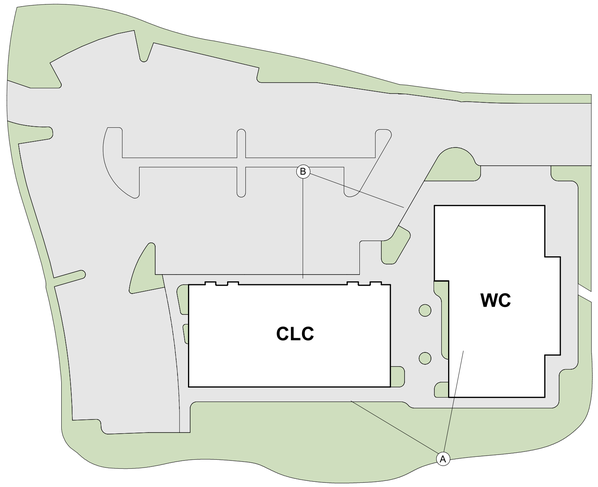
PERSPECTIVE A



PERSPECTIVE B

ARCHITECTURE
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PERSPECTIVES

PA1

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VIEW L
NS
L

VIEW I
NS
I

VIEW F
NS
F

VIEW C
NS
C

VIEW K
NS
K

VIEW H
NS
H

VIEW E
NS
E

VIEW B
NS
B

VIEW J
NS
J

VIEW G
NS
G

VIEW D
NS
D

VIEW A
NS
A

KEY PLAN
NS
1

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Sheet Title:
EXISTING SITE PHOTOGRAPHS

PA2

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LEGEND

PROPERTY LINE

℄ XX.XX' LENGTH OF PROPERTY LINE

AREA OF WORK

OVERALL EXISTING SITE PLAN 1

1" = 50'-0"

PLAN NORTH TRUE NORTH

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Sheet Title:

OVERALL EXISTING SITE PLAN

PA3

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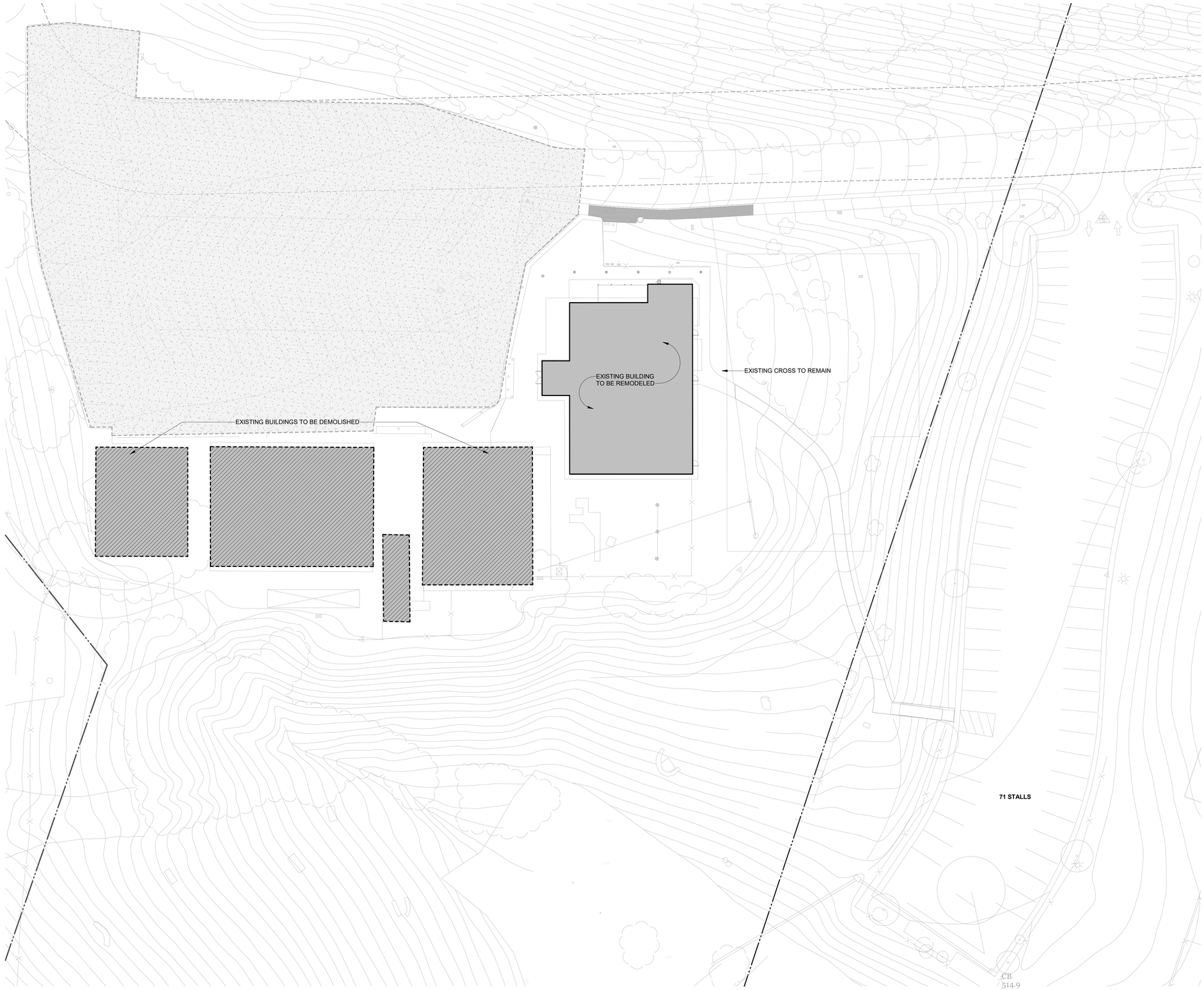

EXISTING/ DEMO SITE PLAN 1

1" = 20'-0"

LEGEND

- PROPERTY LINE
- (E) OSA'S EASEMENT
- (E) STRUCTURE TO BE REMOVED OR DEMOLISHED
- (E) STRUCTURE TO BE REMODELED
- (E) ASPHALT TO BE REMOVED

SITE TABULATION

EXISTING SITE AREA:	250,470 SF
EXISTING BUILDING AREA TO BE DEMOLISHED:	8,491 SF

PARKING TABULATION

EXISTING PARKING TOTAL:	**171 STALLS**
EAST LOT:	71 STALLS
WEST LOT:	100 STALLS
EXISTING PARKING TO BE DEMOLISHED (WEST LOT):	**100 STALLS**

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EXISTING/DEMO SITE PLAN

PA4

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PROPOSED SITE PLAN

1" = 20'-0"

1

PLAN NORTH

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LEGEND

- PROPOSED CONCRETE WALKS
- PROPOSED ASPHALT
- PROPOSED LANDSCAPED AREA
- EXISTING BUILDING BOUNDARY
- EXISTING OSA EASEMENT
- PROPOSED OSA EASEMENT

SITE TABULATION

SITE AREA: 250,470 SF	SQUARE FEET		PERCENTAGE OF SITE	
	EXISTING	PROPOSED (E) + NEW	EXISTING	PROPOSED (E) + NEW
BUILDING COVERAGE TOTAL	12,931 SF	19,397 SF	5.2%	7.8 %
EDUCATION	8,491 SF	12,612 SF		
WORSHIP	4,440 SF	6,585 SF		
TRASH		200 SF		
LANDSCAPE COVERAGE	189,741 SF	197,270 SF	75.8 %	78.7 %
HARDSCAPE COVERAGE	47,798 SF	33,803 SF	19 %	13.5 %

PARKING TABULATION

REQUIRED PARKING

	EXISTING AREA	TOTAL PROPOSED AREA	
EDUCATION (1 PER 2 EMPLOYEES)	8,491 SF	5,057 SF	10 EMPLOYEES = 5 STALLS
WORSHIP CENTER (1 / 35 SF)	3,212 SF	3,212 SF	3,212 SF / 35 SF =91.7 =92 STALLS
FELLOWSHIP HALL (1 / 35 SF)		2,696 SF	2,696 SF / 35 SF =77 =77 STALLS
TOTAL:	12,696 SF	**10,861 SF**	**174 STALLS REQUIRED**

PROPOSED PARKING

138 STALLS PROVIDED

NOTE: THE WORSHIP CENTER AND FELLOWSHIP HALL WILL NEVER BE IN USE AT THE SAME TIME

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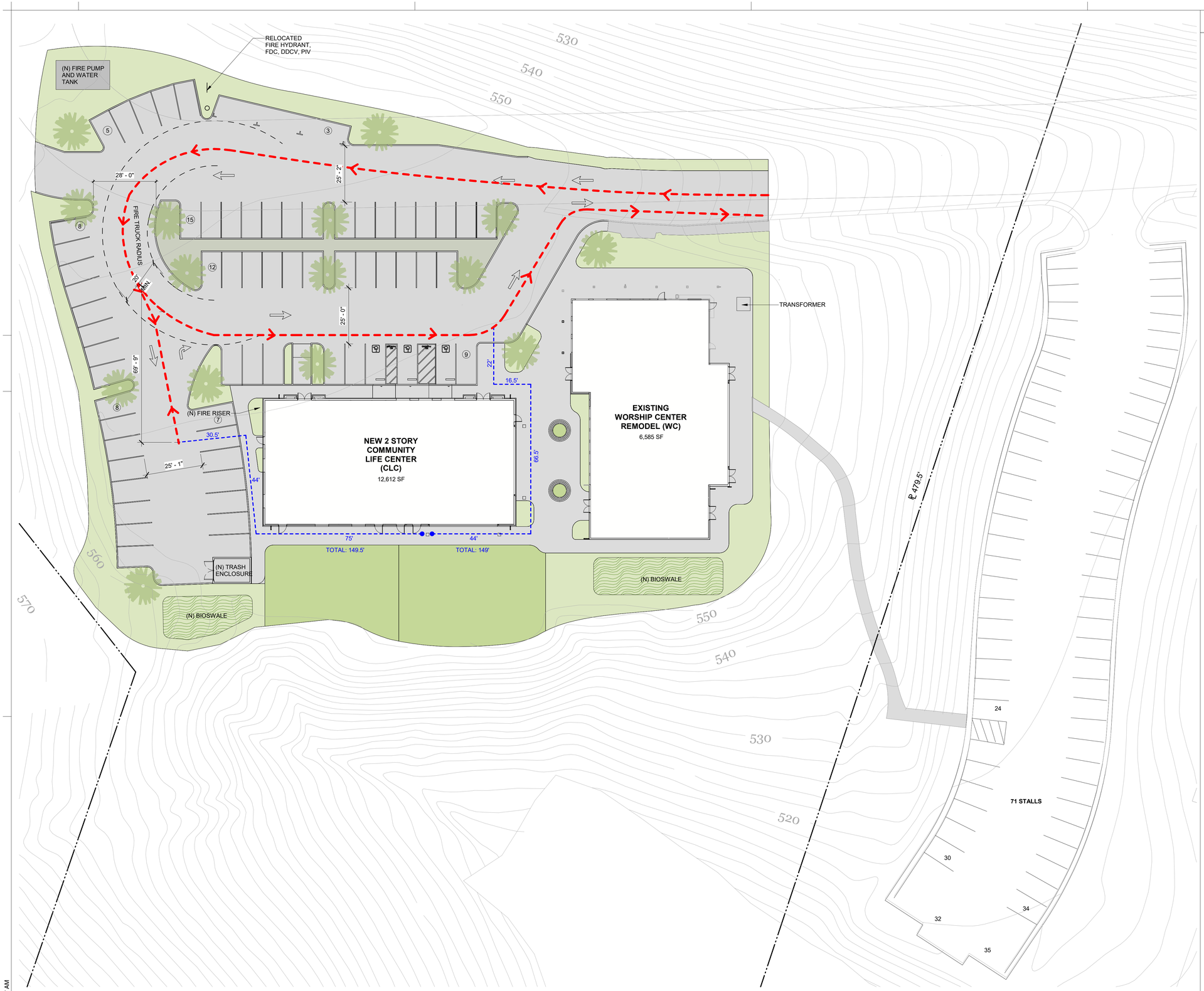
Sheet Title:
PROPOSED SITE PLAN

PA5



PROPOSED SITE PLAN 1

1" = 20'-0"

LEGEND

- PROPOSED CONCRETE WALKS
- PROPOSED ASPHALT
- PROPOSED LANDSCAPED AREA
- FIRE APPARATUS ACCESS
- HOSE REACH < 150'

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PROPOSED
SITE PLAN -
FIRE ACCESS

PA6

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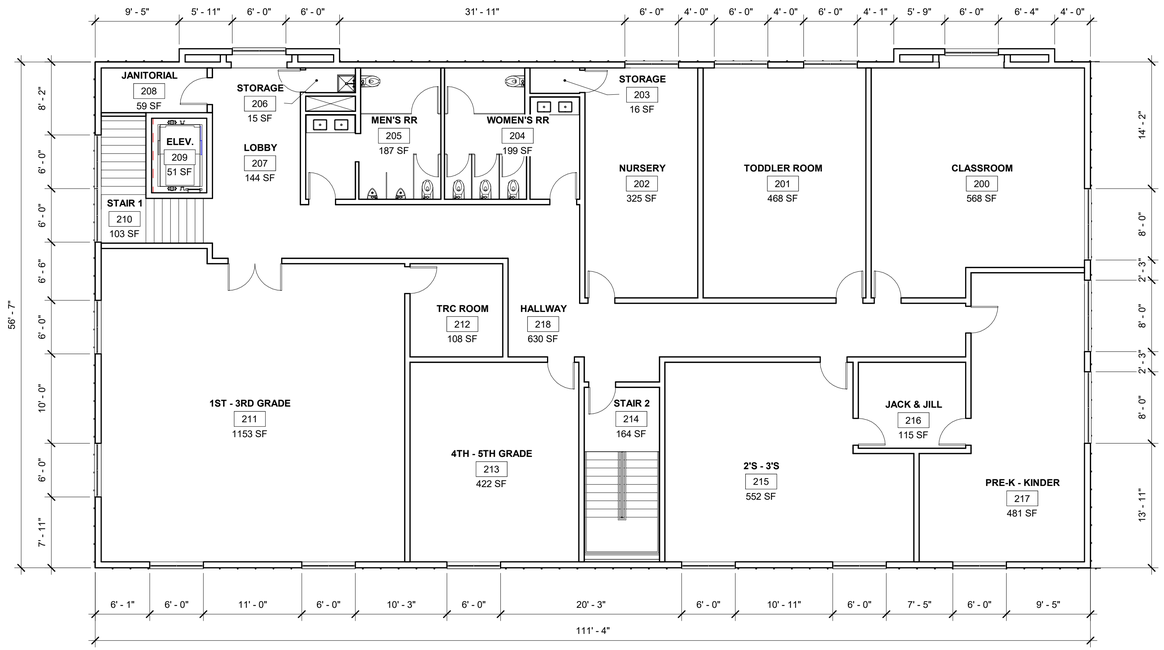
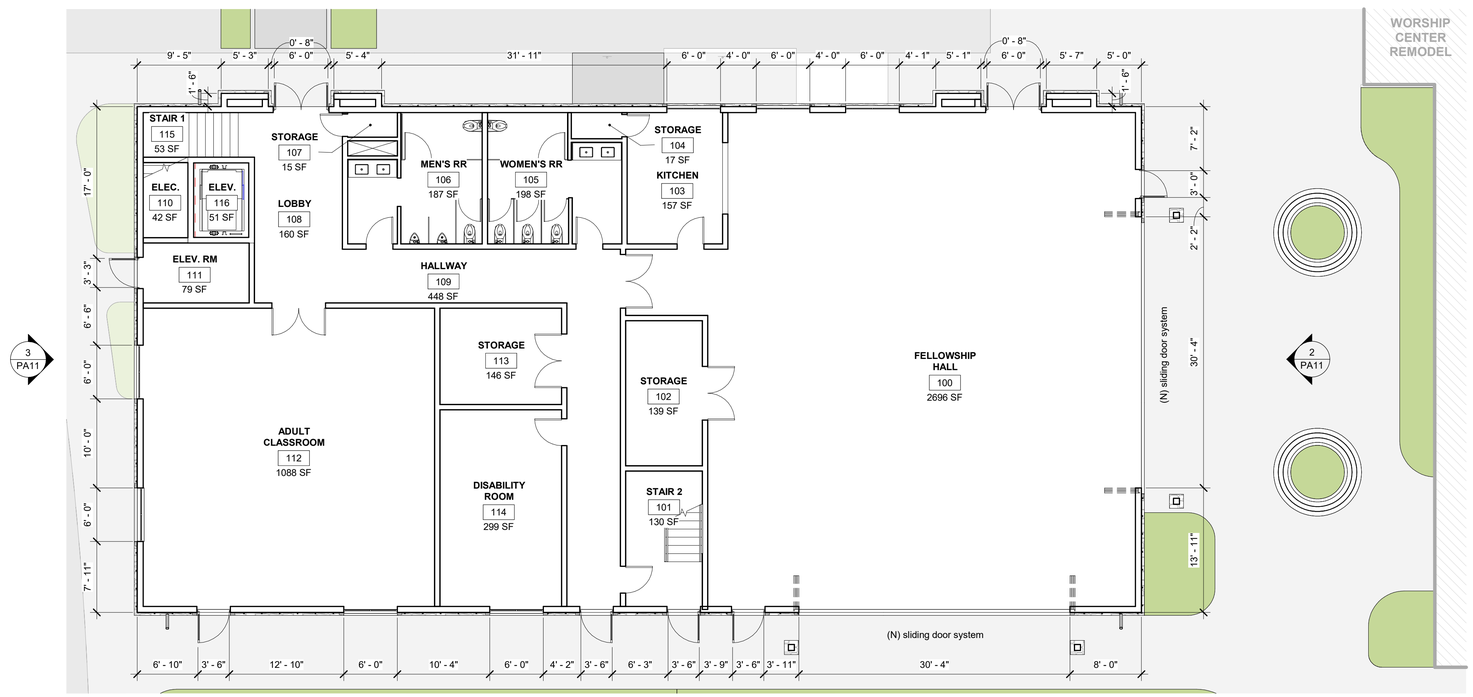


COMMUNITY LIFE CENTER - PROPOSED FLOOR PLAN - LEVEL 2 2

1/8" = 1'-0"

1
PA11



3
PA11

2
PA11

PA11
4

COMMUNITY LIFE CENTER - PROPOSED FLOOR PLAN - LEVEL 1 1

1/8" = 1'-0"

LEGEND

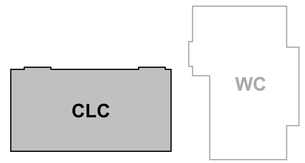
- EXISTING WALL
- NEW WALL , REFER TO WALL LEGEND TYPE
- EXISTING DOOR
- PROPOSED DOOR
- EXISTING WINDOW
- PROPOSED WINDOW / STOREFRONT

PLAN NOTES

1. EXISTING SHELL & CORE CONSTRUCTION SHOWN w/ POCHE AND OR SCREENED
2. REFER TO FURNITURE PLAN FOR FURNITURE LAYOUT, DIMENSIONS, ETC.
3. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL DIMENSIONS DESCRIBING PARTIAL HEIGHT WALLS, CASEWORK LAYOUT, SPECIALTY OUTLET LOCATIONS, ETC.
4. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS & PLENUM BARRIER LOCATIONS.
5. REFER TO GENERAL INFORMATION AND CONSTROCTION NOTES SHEETS FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.

KEYNOTES

KEY PLAN



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307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
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Sheet Title:
CLC - PROPOSED FLOOR PLAN

PA7

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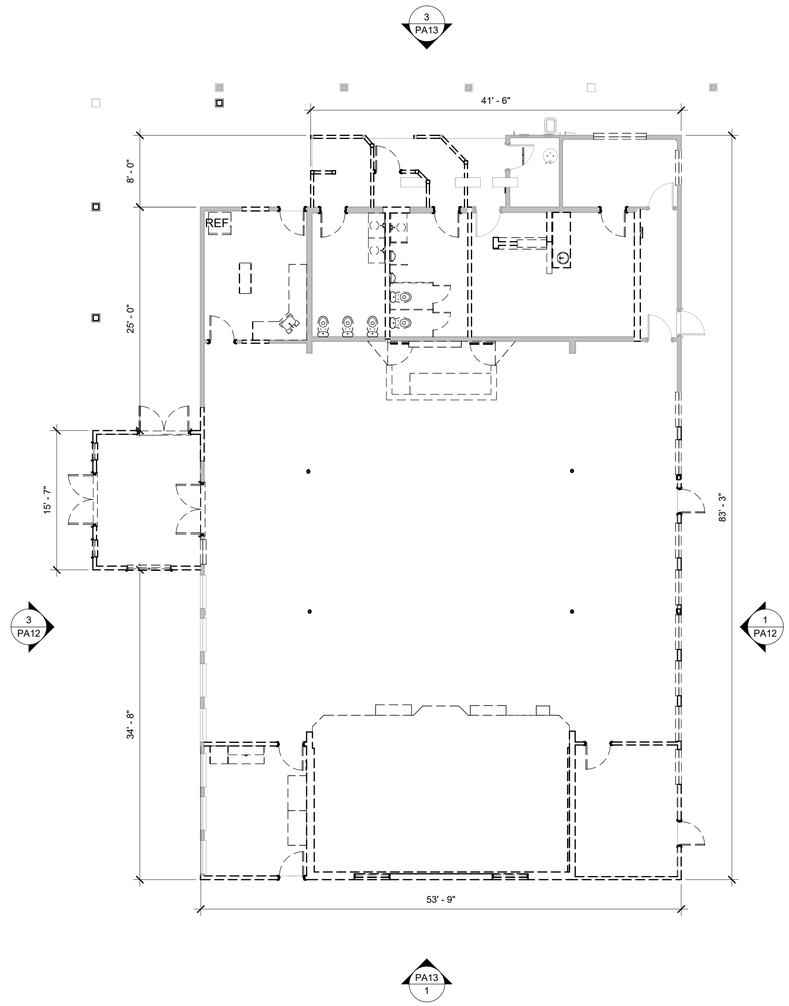
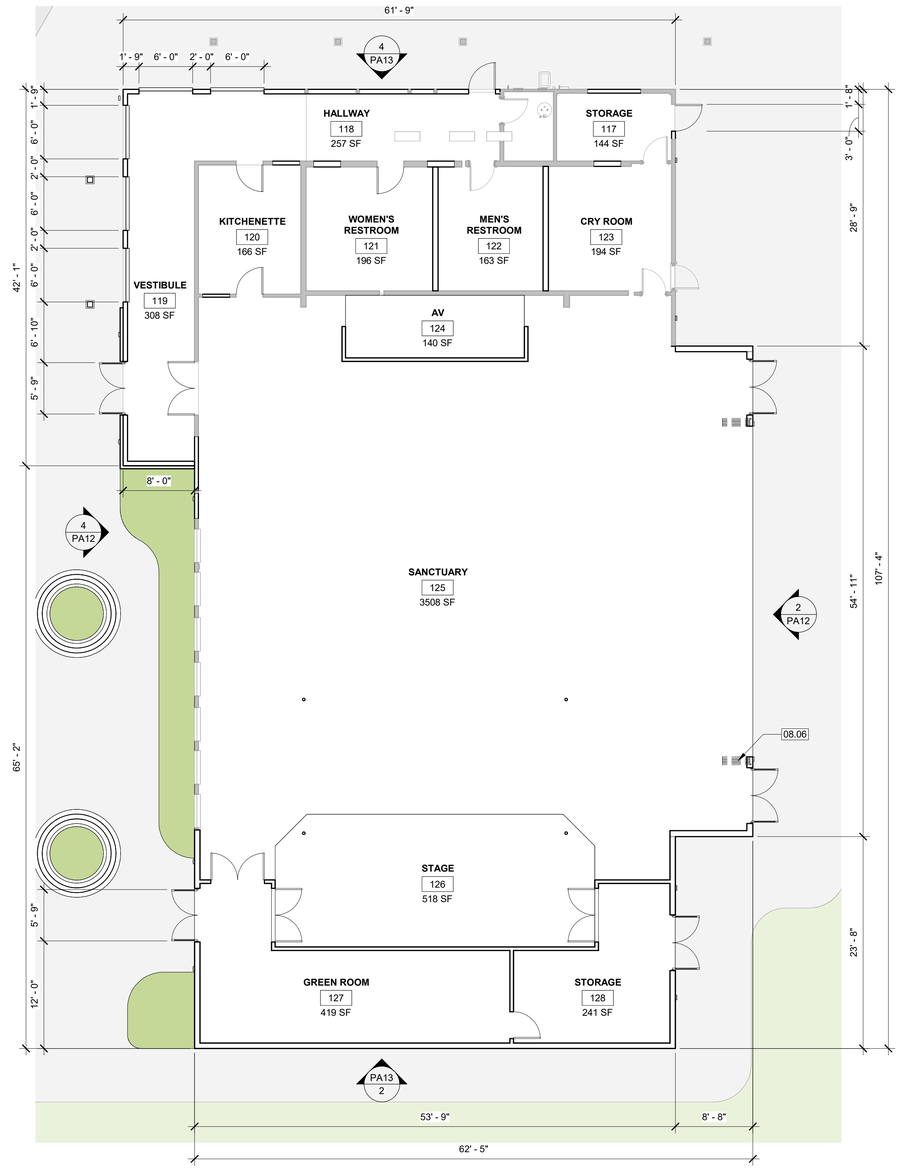




WORSHIP CENTER - EXISTING/ DEMO FLOOR PLAN 2

1/8" = 1'-0"

WORSHIP CENTER - PROPOSED FLOOR PLAN 1

1/8" = 1'-0"

LEGEND

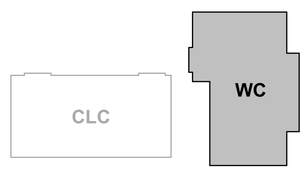
- EXISTING WALL
- NEW WALL , REFER TO WALL LEGEND TYPE
- EXISTING DOOR
- PROPOSED DOOR
- EXISTING WINDOW
- PROPOSED WINDOW / STOREFRONT
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED
- EXISTING WINDOW TO BE DEMOLISHED

PLAN NOTES

KEYNOTES

08.06	(N) NANAWALL SYSTEM

KEY PLAN



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Sheet Title:
WC - EXISTING/ DEMO & PROPOSED FLOOR PLAN

PA8

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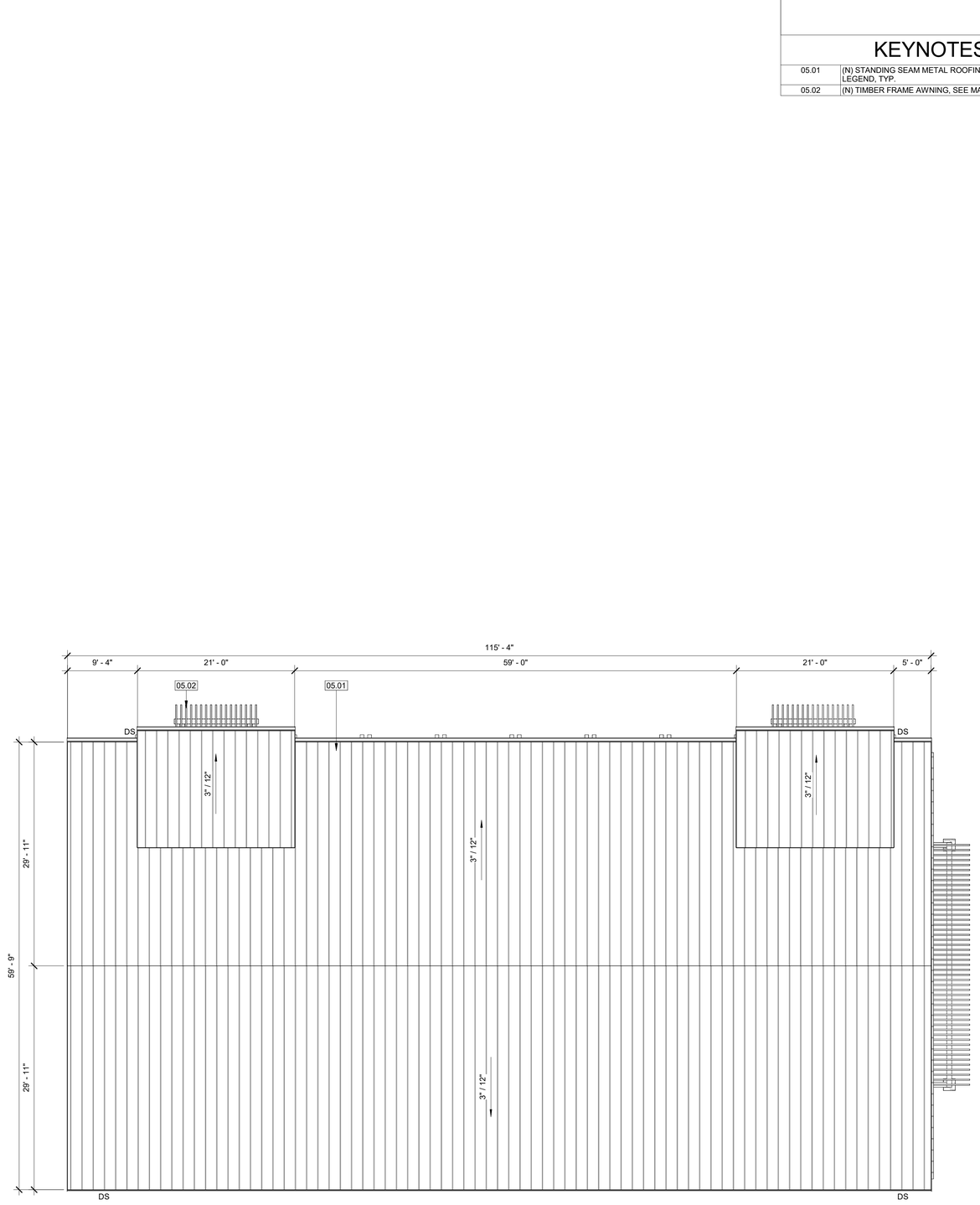
LEGEND

DS	(N) DOWNSPOUT

KEYNOTES

05.01	(N) STANDING SEAM METAL ROOFING, SEE MATERIAL LEGEND, TYP.
05.02	(N) TIMBER FRAME AWNING, SEE MATERIAL LEGEND, TYP.



CLC PROPOSED ROOF PLAN 1

1/8" = 1'-0"

ARCHITECTURE

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408.265.5255

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CLC - PROPOSED ROOF PLAN

PA9

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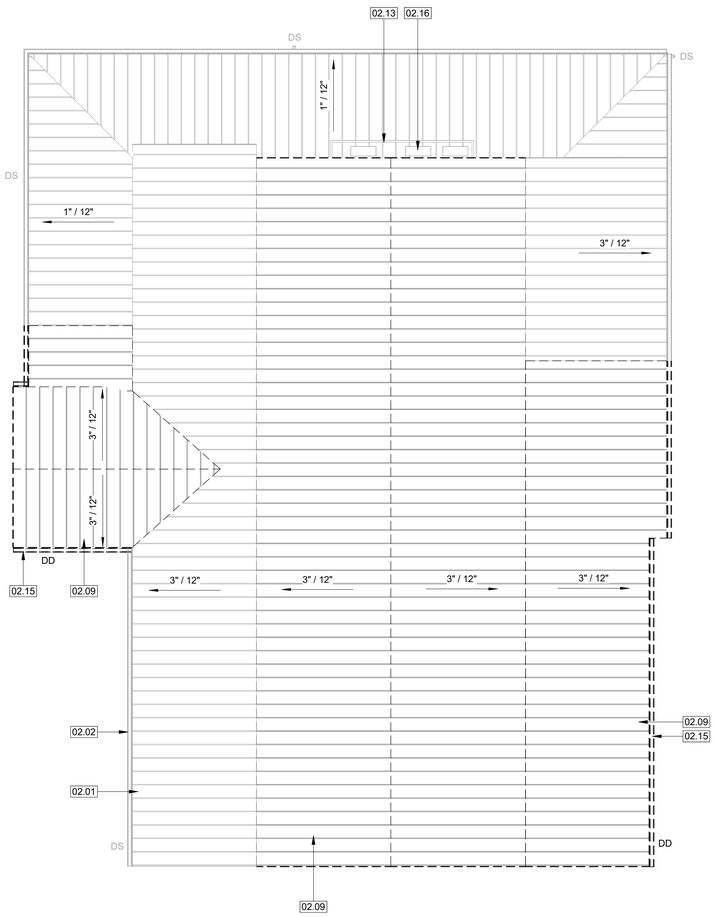
LEGEND

DS	(E) DOWNSPOUT TO REMAIN
DD	(E) DOWNSPOUT TO BE DEMOLISHED
DS	(N) DOWNSPOUT

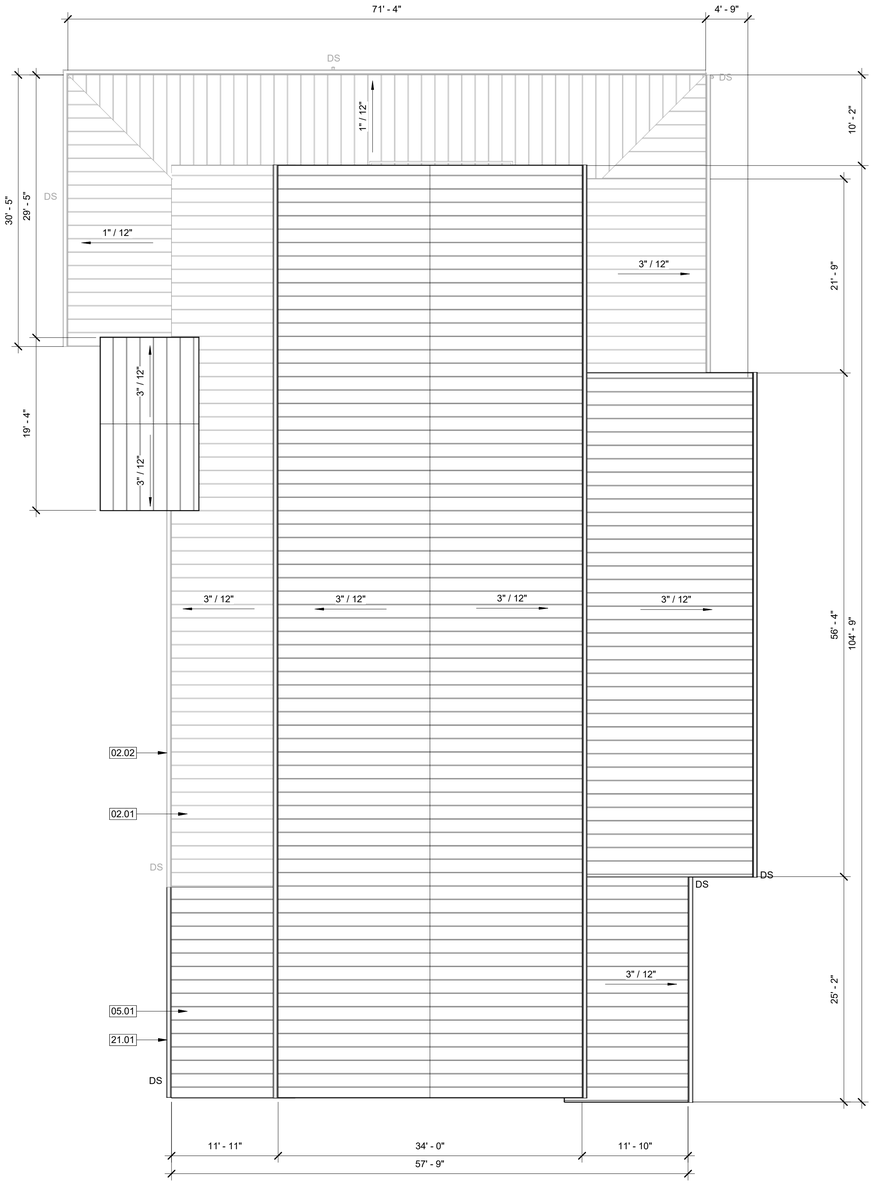
KEYNOTES

02.01	(E) STANDING SEAM METAL ROOF TO REMAIN, TYP.
02.02	(E) FASCIA & GUTTER TO REMAIN, TYP.
02.09	(E) METAL ROOF TO BE DEMOLISHED, TYP.
02.13	(E) WOOD LATTICE EQUIPMENT SCREEN TO REMAIN
02.15	(E) FASCIA & GUTTER TO BE DEMOLISHED, TYP.
02.16	(E) MECHANICAL EQUIPMENT TO REMAIN, TYP.
05.01	(N) STANDING SEAM METAL ROOFING, SEE MATERIAL LEGEND, TYP.
21.01	(N) FASCIA & GUTTER, TYP.



WC EXISTING/DEMO ROOF PLAN 2

1/8" = 1'-0"



WC PROPOSED ROOF PLAN 1

1/8" = 1'-0"

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WC - EXISTING/DEMO & PROPOSED ROOF PLAN

PA10

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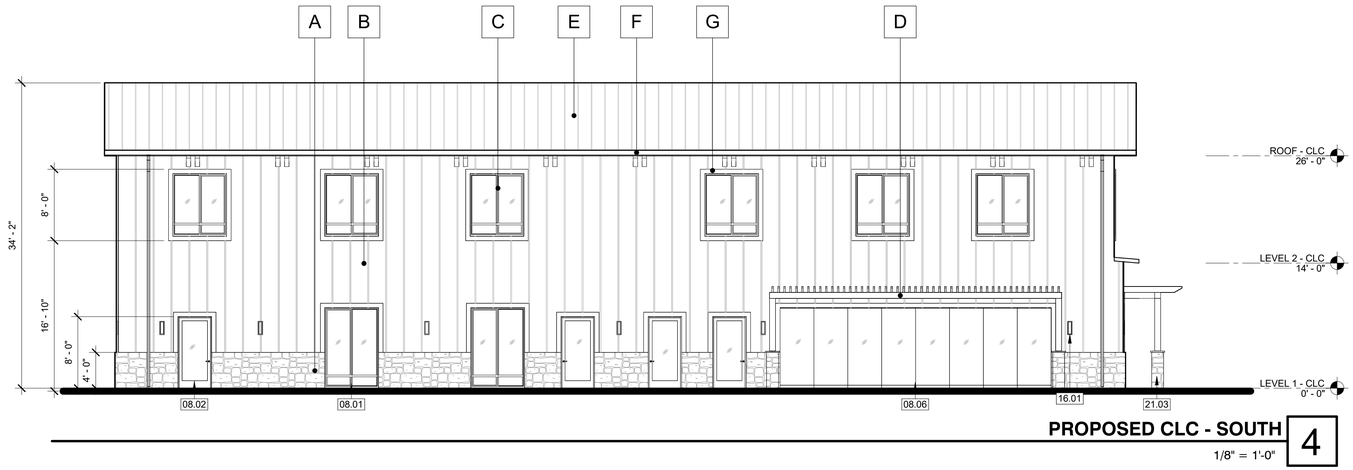
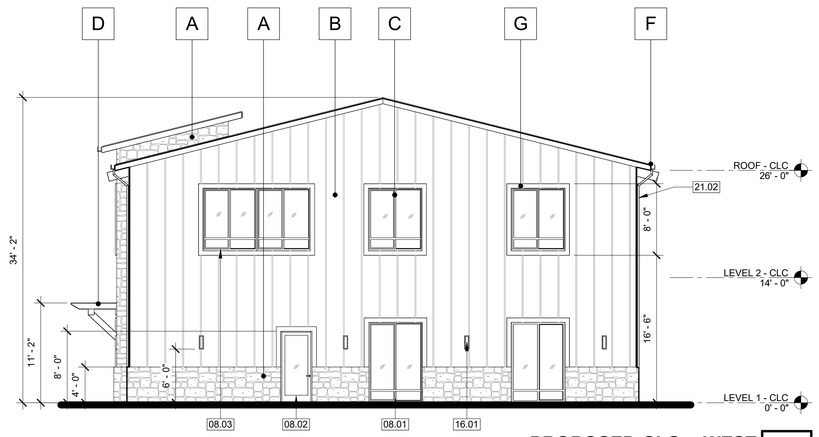


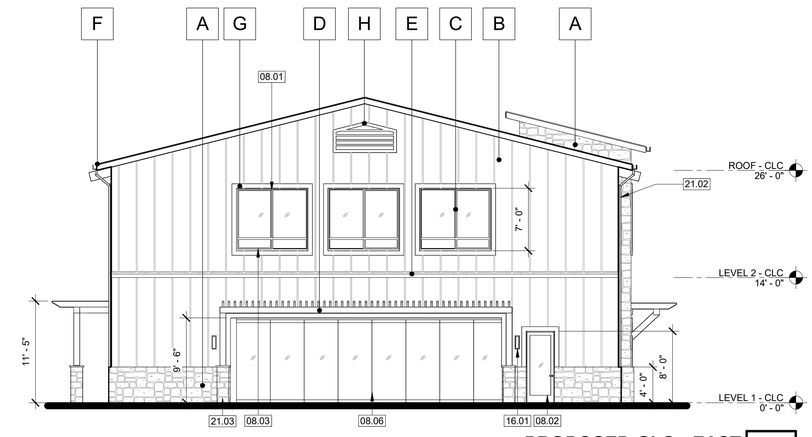
PROPOSED CLC - SOUTH 4

1/8" = 1'-0"



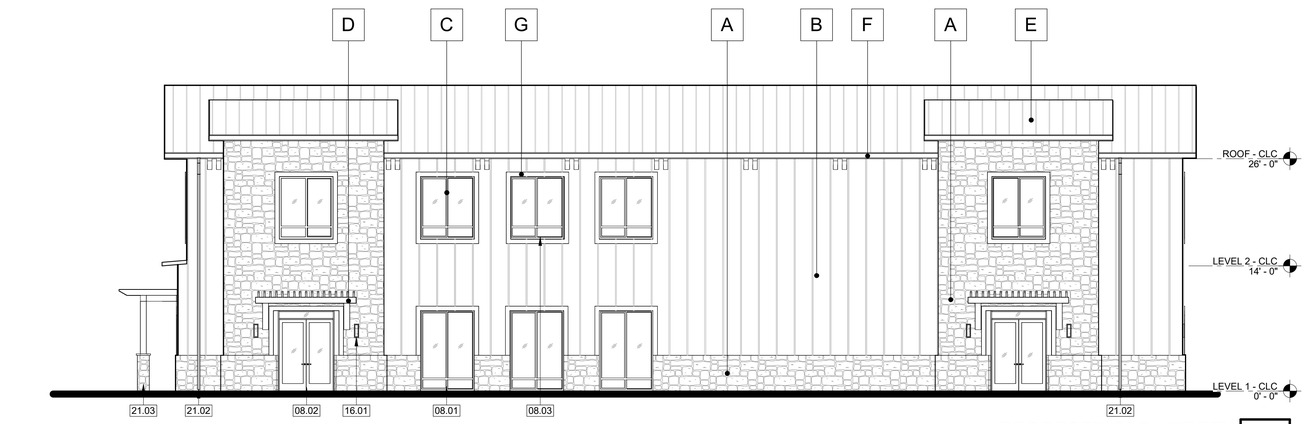
PROPOSED CLC - WEST 3

1/8" = 1'-0"



PROPOSED CLC - EAST 2

1/8" = 1'-0"



PROPOSED CLC - NORTH 1

1/8" = 1'-0"

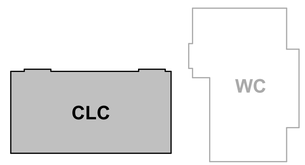
MATERIAL LEGEND

A	**(N) STONE SIDING**	COLOR: MADRONA OR SIMILAR MANUFACTURER: TBD
B	**(N) PAINTED BOARD & BATTEN FIBER CEMENT SIDING**	COLOR: FOGGY DAY OR SIMILAR MANUFACTURER: TBD
C	**(N) ANODIZED ALUMINUM MULLION**	COLOR: ANODIZED BRONZE MANUFACTURER: TBD
D	**(N) TIMBER FRAME AWNING**	COLOR: TBD MANUFACTURER: TBD
E	**(N) STANDING SEAM METAL ROOFING**	COLOR: ASH GREY SRI-58 OR SIMILAR MANUFACTURER: TBD
F	**(N) ANODIZED ALUMINUM FASCIA & GUTTER**	COLOR: ANODIZED BRONZE MANUFACTURER: TBD
G	**(N) PAINTED WOOD TRIM**	COLOR: COCOA OR SIMILAR MANUFACTURER: TBD
H	**(N) PAINTED LOUVERED VENT**	COLOR: COCOA OR SIMILAR MANUFACTURER: TBD

KEYNOTES

08.01	(N) STOREFRONT WINDOW SYSTEM, TYP.
08.02	(N) STOREFRONT DOOR, TYP.
08.03	(N) WINDOW, TYP.
08.06	(N) NANAWALL SYSTEM
16.01	(N) WALL MOUNT EXTERIOR LIGHTING, TYP.
21.02	(N) DOWNSPOUT, TYP.
21.03	(N) WOOD COLUMN W/ STONE SIDING, TYP.

KEY PLAN



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CLC - PROPOSED EXTERIOR ELEVATIONS

PA11

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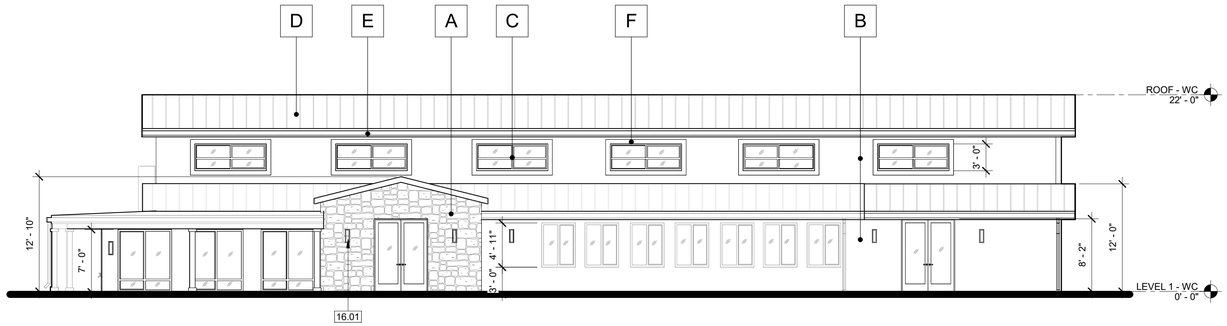
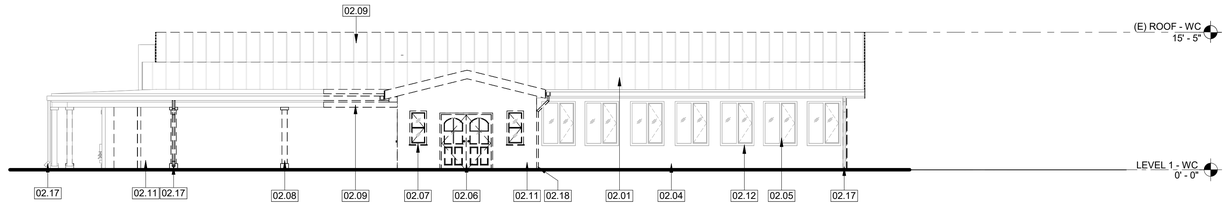


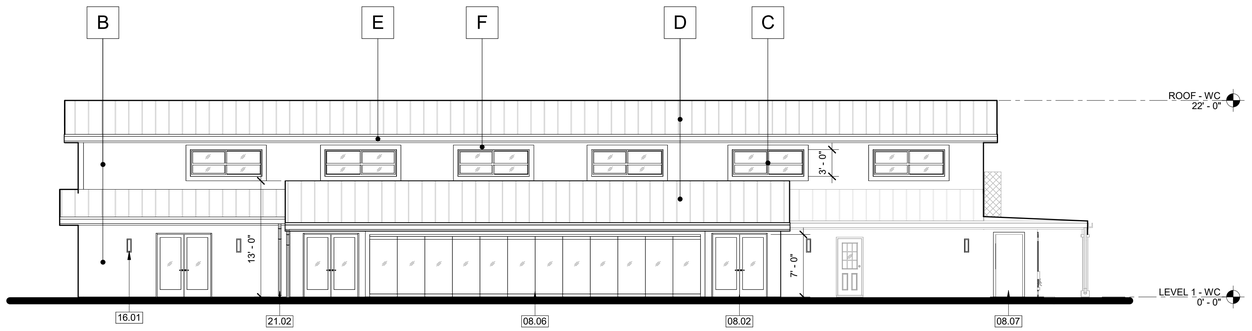
PROPOSED WORSHIP CENTER - WEST 4

1/8" = 1'-0"



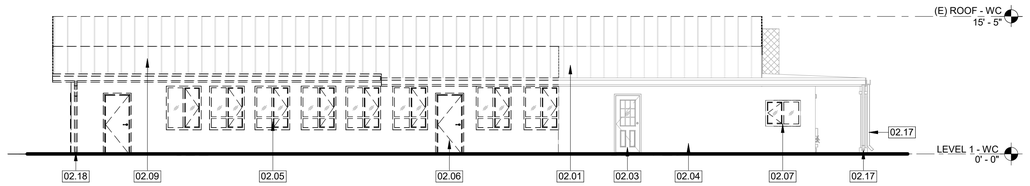
EXISTING/DEMO WORSHIP CENTER - WEST 3

1/8" = 1'-0"



PROPOSED WORSHIP CENTER - EAST 2

1/8" = 1'-0"



EXISTING/DEMO WORSHIP CENTER - EAST 1

1/8" = 1'-0"

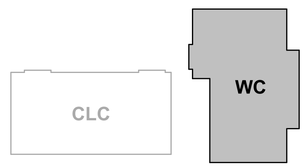
MATERIAL LEGEND

A	**(N) STONE SIDING**	COLOR: MADRONA OR SIMILAR MANUFACTURER: TBD
B	**(N) STUCCO**	COLOR: FOGGY DAY OR SIMILAR MANUFACTURER: TBD
C	**(N) ANODIZED ALUMINUM MULLION**	COLOR: ANODIZED BRONZE MANUFACTURER: TBD
D	**(N) STANDING SEAM METAL ROOFING TO MATCH EXISTING**	
E	**(N) ANODIZED ALUMINUM FASCIA & GUTTER TO MATCH EXISTING**	
F	**(N) PAINTED WOOD TRIM**	COLOR: COCOA OR SIMILAR MANUFACTURER: TBD

KEYNOTES

02.01	(E) STANDING SEAM METAL ROOF TO REMAIN, TYP.
02.03	(E) DOOR TO REMAIN, TYP.
02.04	(E) STUCCO TO BE RE-PAINTED TO MATCH PROPOSED, TYP.
02.05	(E) WINDOW MULLION TO BE RE-PAINTED TO MATCH PROPOSED, TYP.
02.06	(E) DOOR TO BE DEMOLISHED, TYP.
02.07	(E) WINDOW TO BE DEMOLISHED,TYP.
02.08	(E) COLUMN TO BE DEMOLISHED, TYP.
02.09	(E) METAL ROOF TO BE DEMOLISHED, TYP.
02.11	(E) WALL TO BE DEMOLISHED, TYP.
02.12	(E) TRIM TO BE RE-PAINTED TO MATCH PROPOSED, TYP.
02.17	(E) DOWNSPOUT TO REMAIN, TYP.
02.18	(E) DOWNSPOUT TO BE DEMOLISHED, TYP.
08.02	(N) STOREFRONT DOOR, TYP.
08.06	(N) NANAWALL SYSTEM
08.07	(N) DOOR, TYP.
16.01	(N) WALL MOUNT EXTERIOR LIGHTING, TYP.
21.02	(N) DOWNSPOUT, TYP.

KEY PLAN



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WC - EAST & WEST EXISTING/DEMO & PROPOSED EXTERIOR ELEVATIONS

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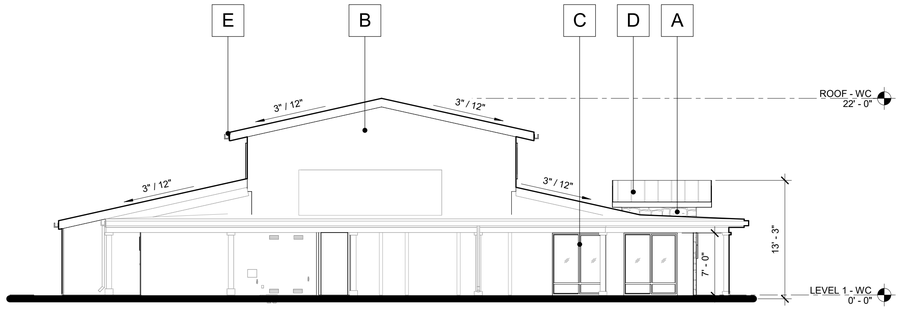
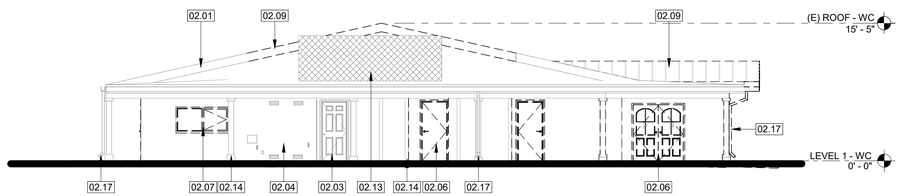


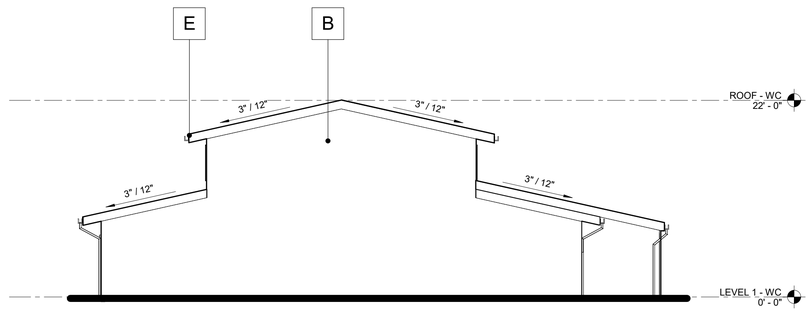
PROPOSED WORSHIP CENTER - NORTH 4

1/8" = 1'-0"



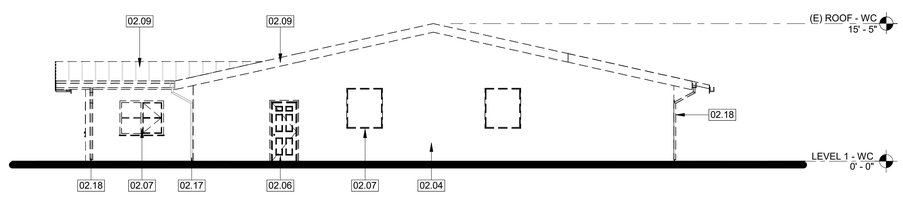
EXISTING/DEMO WORSHIP CENTER - NORTH 3

1/8" = 1'-0"



PROPOSED WORSHIP CENTER - SOUTH 2

1/8" = 1'-0"



EXISTING/DEMO WORSHIP CENTER - SOUTH 1

1/8" = 1'-0"

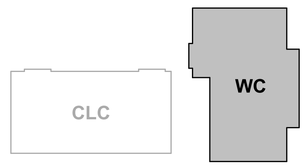
MATERIAL LEGEND

A	**(N) STONE SIDING**	COLOR: MADRONA OR SIMILAR MANUFACTURER: TBD
B	**(N) STUCCO**	COLOR: FOGGY DAY OR SIMILAR MANUFACTURER: TBD
C	**(N) ANODIZED ALUMINUM MULLION**	COLOR: ANODIZED BRONZE MANUFACTURER: TBD
D	**(N) STANDING SEAM METAL ROOFING TO MATCH EXISTING**	
E	**(N) ANODIZED ALUMINUM FASCIA & GUTTER TO MATCH EXISTING**	
F	**(N) PAINTED WOOD TRIM**	COLOR: COCOA OR SIMILAR MANUFACTURER: TBD

KEYNOTES

02.01	(E) STANDING SEAM METAL ROOF TO REMAIN, TYP.
02.03	(E) DOOR TO REMAIN, TYP.
02.04	(E) STUCCO TO BE RE-PAINTED TO MATCH PROPOSED, TYP.
02.06	(E) DOOR TO BE DEMOLISHED, TYP.
02.07	(E) WINDOW TO BE DEMOLISHED,TYP.
02.09	(E) METAL ROOF TO BE DEMOLISHED, TYP.
02.13	(E) WOOD LATTICE EQUIPMENT SCREEN TO REMAIN
02.14	(E) COLUMN TO REMAIN, TYP.
02.17	(E) DOWNSPOUT TO REMAIN, TYP.
02.18	(E) DOWNSPOUT TO BE DEMOLISHED, TYP.

KEY PLAN



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WC - SOUTH & NORTH EXISTING/DEMO & PROPOSED EXTERIOR ELEVATIONS

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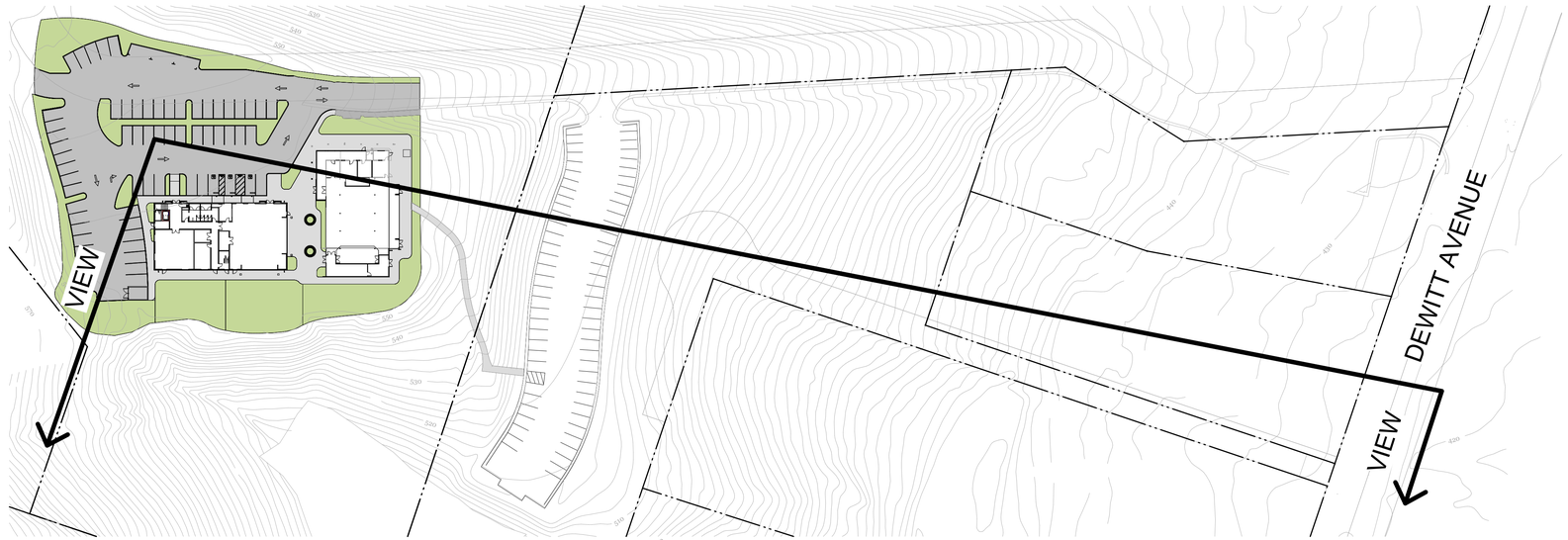
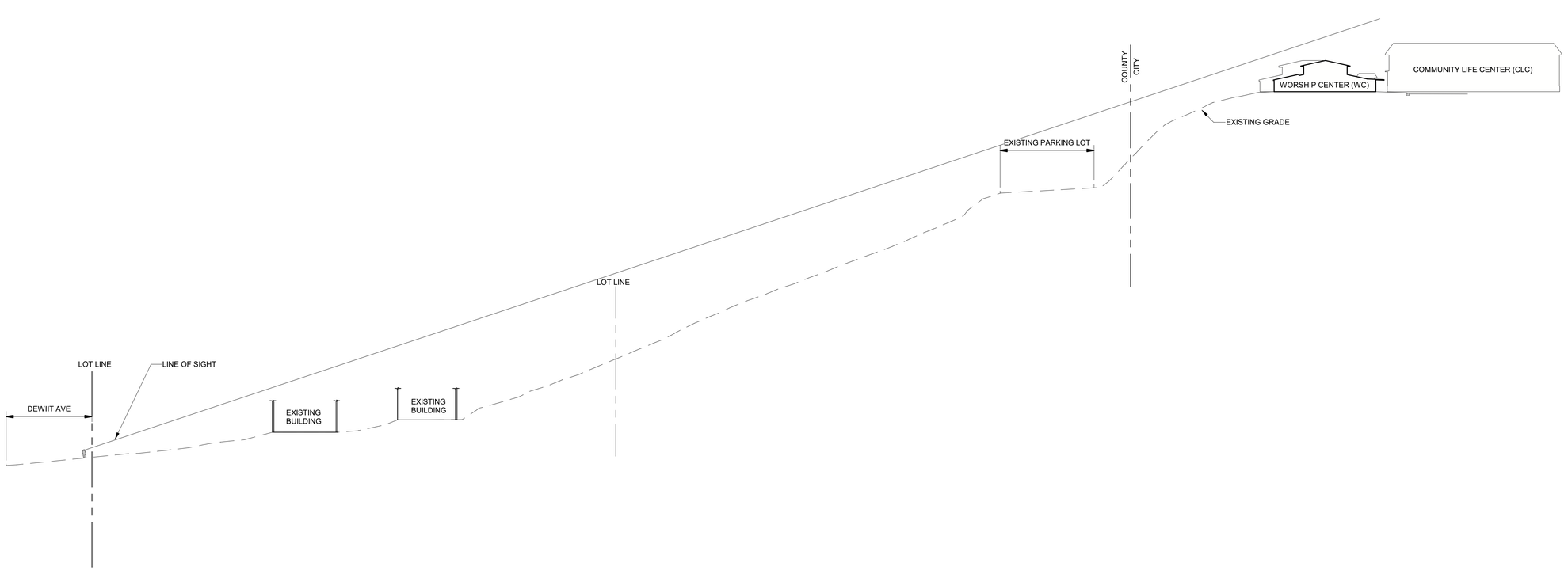


PROPOSED SITE KEY PLAN 2

1" = 60'-0"



STREET VIEW SECTION 1

1" = 40'-0"

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408.265.5255

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Sheet Title:
STREET VIEW SECTION

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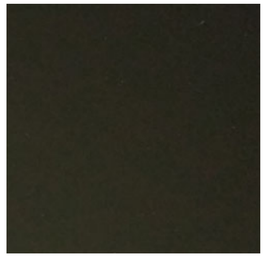
TIMBER FRAME AWNING

- COLOR: TBD
- MANUFACTURER: TBD

STANDING SEAM METAL ROOFING

- COLOR: ASH GREY SRI-58 OR SIMILAR
- MANUFACTURER: TBD



ANODIZED ALUMINUM FASCIA & MULLION

- COLOR: ANODIZED BRONZE
- MANUFACTURER: TBD

PAINTED WOOD TRIM

- COLOR: COCOA OR SIMILAR
- MANUFACTURER: TBD

EXTERIOR LIGHT FIXTURE

- COLOR: TBD
- MANUFACTURER: TBD

PAINTED BOARD & BATTEN FIBER CEMENT SIDING

- COLOR: FOGGY DAY OR SIMILAR
- MANUFACTURER: TBD

STONE SIDING

- COLOR: MADRONA OR SIMILAR
- MANUFACTURER: TBD

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Campbell, CA 95008
408.265.5255

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CLC - COLOR AND MATERIAL BOARD

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STANDING SEAM METAL ROOFING

- COLOR: ASH GREY SRI-58 OR SIMILAR
- MANUFACTURER: TBD

STONE SIDING

- COLOR: MADRONA OR SIMILAR
- MANUFACTURER: TBD

ANODIZED ALUMINUM FASCIA & MULLION

- COLOR: ANODIZED BRONZE
- MANUFACTURER: TBD

PAINTED WOOD TRIM

- COLOR: COCOA OR SIMILAR
- MANUFACTURER: TBD

STUCCO

- COLOR: FOGGY DAY OR SIMILAR
- MANUFACTURER: TBD

EXTERIOR LIGHT FIXTURE

- COLOR: TBD
- MANUFACTURER: TBD

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307 Orchard City Dr., Ste 350
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408.265.5255

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WC - COLOR AND MATERIAL BOARD

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QUERCUS AGRIFOLIA

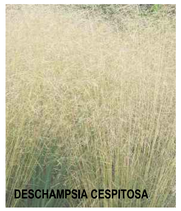
PRUNUS ILICIFOLIA

ACHILLEA MILLEFOLIUM

CAREX DIVULSA

CHONDROPETALUM TECTORUM

LOMANDRA LONGIFOLIA 'BREEZE'


DESCHAMPSIA CESPITOSA

FESTUCA GLAUCA

MUHLENBERGIA CAPILLARIS

MUHLENBERGIA RIGENS

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVING
	BARK MULCH
	PAVERS
	LAWN AREA
	PLANTING AREA
	BIOTREATMENT AREA

NOTES:
1. SEE SHEET L2 FOR PLANTING LEGEND AND NOTES.
2. SEE SHEET L3 FOR MATERIALS.
3. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES.
4. ALL PLANTING AREAS SHALL RECEIVE 3" LAYER OF BARK MULCH.
5. SEE ARBORIST REPORT BY WILLIAM SOWA, CERTIFIED ARBORIST WE-12270A, DATED: DECEMBER 14, 2023.
6. SITE LIGHTING BY OTHERS.

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet

Land Use Entitlements
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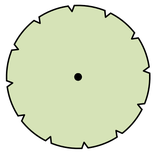
Project Number: 6719.00
Date: MAR. 13, 2024
Drawn by: JW
Checked by: JH,CM

Sheet Title:
LANDSCAPE PLAN

L1

PLANTING LEGEND

TREE LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES
	16	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON	60' x 40'	VL	STANDARD TRUNK
	2	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	15 GALLON	20' x 20'	L	STANDARD TRUNK

SHRUB LEGEND SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
	ACHILLEA MILLEFOLIUM	WHITE YARROW	1 GALLON	2' x 2'	L	
	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	2' x 2'	L	
	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GALLON	2' x 2'	L	
	FESTUCA GLAUCA	COMMON BLUE FESCUE	1 GALLON	2' x 2'	L	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	3' x 3'	L	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	3' x 3'	L	

BIOTREATMENT AREA LEGEND SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	2' x 2'	L	BASIN, BANKS, AND UPLAND
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GALLON	3' x 3'	L	BASIN, BANKS, AND UPLAND
	CISTUS HYBRIDUS	WHITE ROCKROSE	1 GALLON	3' x 7'	L	BANKS AND UPLAND
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GALLON	2' x 2'	L	BANKS AND UPLAND

PLANTING NOTES

1. TO ALLOW PROPOSED TREES TO REACH THEIR MATURITY, EACH TREE SHALL HAVE THE FOLLOWING CUBIC FEET OF NON-COMPACTED SOIL: 700 CUBIC FEET FOR SMALL TREES, 1.400 CUBIC FEET FOR MEDIUM TREES, 2.100 CUBIC FEET FOR LARGE TREES.
2. ALL PLANTING AREAS SHALL RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.
3. ALL STORM WATER TREATMENT AREAS SHALL RECEIVE 3" OF COMPOSTED, NON-FLOATABLE MULCH.
4. TO MAXIMIZE DISPERSAL OF RUNOFF THROUGHOUT THE STORMWATER TREATMENT SYSTEMS, THE PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES OF BIORETENTION AREAS PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURBS, OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.)
5. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
6. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
7. PLANT LIST SIZES AND QUANTITIES SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
8. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
9. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
10. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
11. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
12. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES.
13. TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. CONTRACTOR MUST CONTACT THE CITY ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.
15. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
16. FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LIKE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OF 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

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Date: MAR. 13, 2024
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Sheet Title:
PLANTING LEGEND AND NOTES

L2

MATERIALS:

CONCRETE PAVING:

- COLOR: NATURAL GRAY
- FINISH: LIGHT BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL

PAVERS:

- HYDRA PAVERS
- SIZE: $7\frac{7}{8}$ x $11\frac{193}{195}$
- COLOR: SHALE GREY
- TEXTURE: SMOOTH
- PATTERN: RUNNING BOND

RAISED PLANTER WITH BUILT-IN BENCH:

- RAISED PLANTER SHALL BE POURED-IN-PLACE CONCRETE
- COLOR: GRAPHITE - IRON OXIDE, INTEGRATED INTO CONCRETE MIX
- FINISH: MEDIUM BROOM
- BUILT-IN BENCH SHALL BE WOOD AND MOUNTED TO RAISED PLANTER

GRAPHITE - IRON OXIDE

ELEVATION
1/4" = 1'-0"

BARK MULCH:

- WOOD PLAYGROUND MULCH

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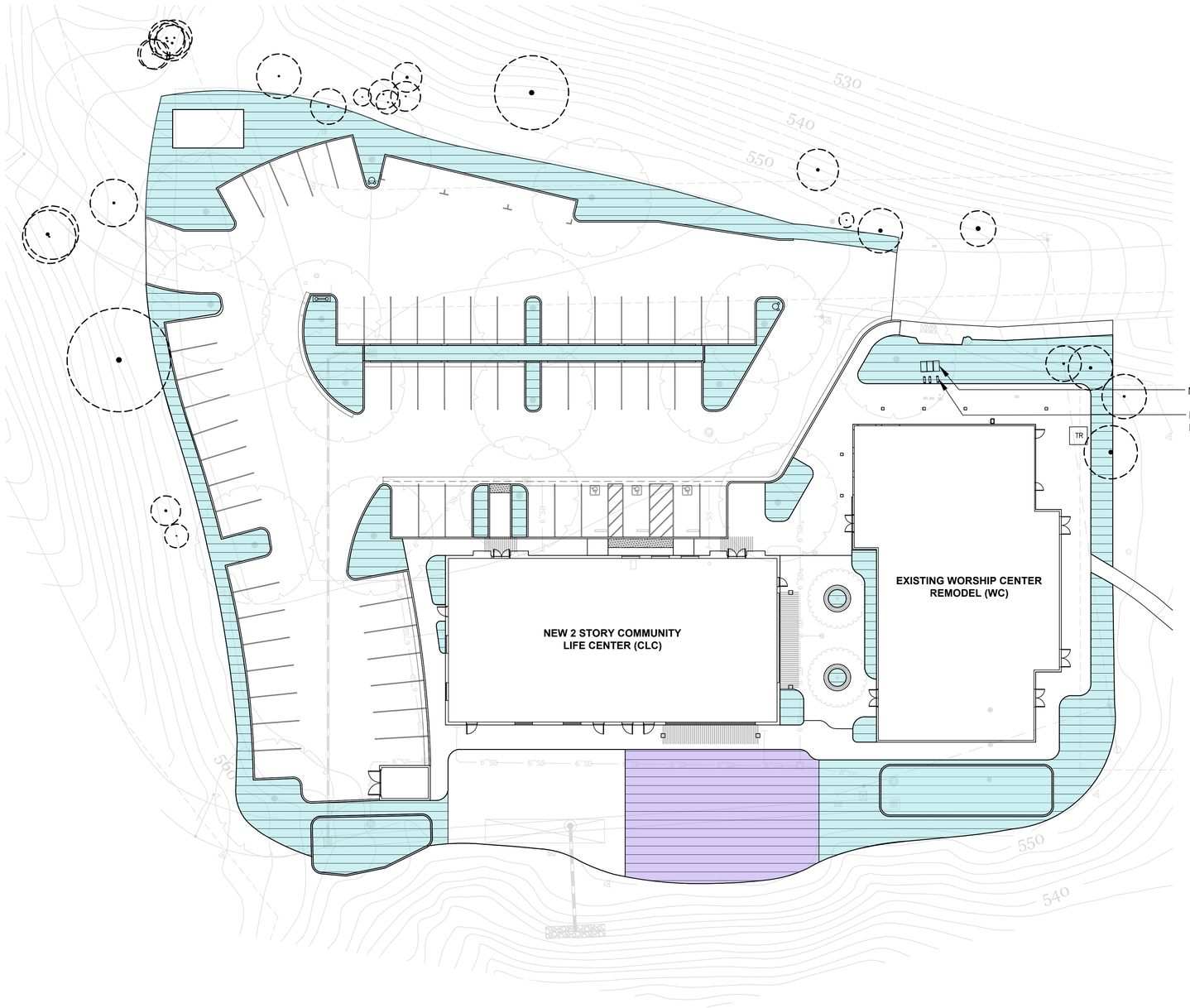
Sheet Title:
MATERIALS

L3



HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR SHRUBS, BUBBLERS FOR TREES	
SPRAY IRRIGATION FOR LAWN	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED FOR THE LANDSCAPE IMPROVEMENTS.
9. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

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1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
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Morgan Hill, CA. 95037

Client:
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Rev. #	Description	Date
	ISSUED FOR PD SUBMITTAL	03/13/24

Project Number: 6719.00
Date: MAR. 13, 2024
Drawn by: JW
Checked by: JH,CM

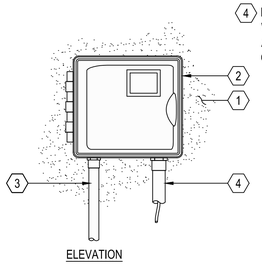
Sheet Title:

HYDROZONE PLAN

L4

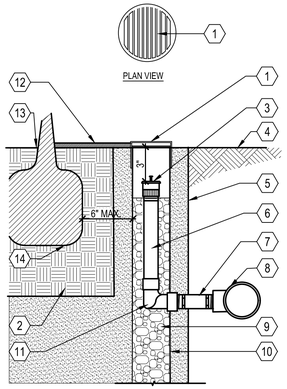
NOTES:
1. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY.
2. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.
3. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES.
4. VERIFY CONTROLLER LOCATION WITH PROJECT ELECTRICIAN.
5. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

1. WALL SURFACE
2. WALL MOUNT CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
3. ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. IRRIGATION CONTROL WIRE IN CONDUIT, SIZE AND TYPE PER LOCAL CODES



ELEVATION

K WALL MOUNT CONTROLLER
SCALE: 2" = 1'-0"

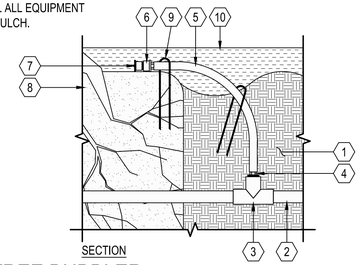


1. 4"Ø OPEN GRATE CAP INSTALL FLUSH WITH FINISH GRADE OR MULCH
2. BACKFILL PLANTING MIX
3. BUBBLER HEAD (SEE IRRIGATION LEGEND FOR MODEL)
4. FINISHED GRADE
5. LIMIT OF EXCAVATED TREE PLANTING PIT
6. PVC SCHD. 80 NIPPLE LENGTH AS REQUIRED
7. PVC LATERAL PIPE
8. PVC SCH 40 TEE OR ELL CONNECTED TO IRRIGATION NON PRESSURE LATERAL LINE
9. 3/4" DRAIN ROCK
10. 4" ROUND PERFORATED PLASTIC DRAIN PIPE 18" LONG
11. PVC SCHED. 40 90 ELL.
12. SEE PLANS FOR ADJACENT MATERIAL
13. PLANT CROWN
14. ROOT BALL

H BELOW GRADE TREE BUBBLER
N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
4. IF APPLICABLE, PLACE ALL BUBBLERS ON UPHILL SIDE OF TRUNK.
5. CONCEAL ALL EQUIPMENT UNDER MULCH.

1. NATIVE SOIL
2. IRRIGATION LATERAL
3. PVC TEE, SxSxT, WITH 3/4" THREADED OUTLET
4. SUPER FUNNY PIPE ADAPTER, MALE THREADS, 3/4" x 3/8"
5. SUPPER FUNNY PIPE, 3/8"
6. SUPER FUNNY PIPE ADAPTER, FEMALE THREADS, 1/2" x 3/8"
7. BUBBLER
8. ROOT BALL
9. SOIL STAPLE, SEE SOIL STAPLE DETAIL
10. MULCH

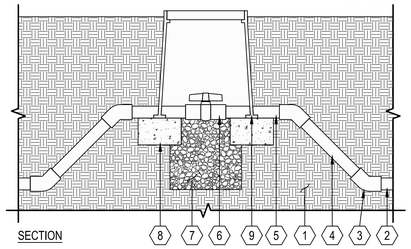


SECTION

E TREE BUBBLER
SCALE: 2" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. NATIVE SOIL
2. IRRIGATION MAINLINE, MINIMUM 18" DEEP
3. PVC ELBOW, 45 DEGREES, SCH 40
4. PVC, SCH 40
5. PVC, SCH 40, MINIMUM 8" LONG BOTH SIDE OF BALL VALVE
6. BALL VALVE
7. PEA GRAVEL SUMP, 6" WIDE, 6" DEEP
8. BRICK SUPPORTS
9. PLASTIC VALVE BOX, 6" ROUND, LID SHALL BE 1" ABOVE FINISHED GRADE, HEAT BRAND "BV" ON LID IN 1" LETTERS

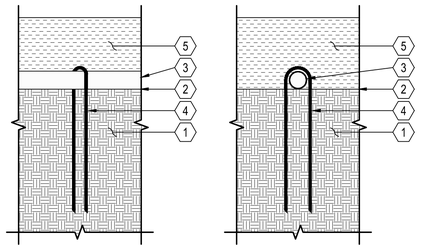


SECTION

B BALL VALVE
SCALE: 2" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE STAPLES ALONG TUBING PER MANUFACTURERS RECOMMENDATIONS.

1. NATIVE SOIL
2. FINISHED GRADE
3. DRIPLINE
4. SOIL STAPLE
5. MULCH, DEPTH PER SPECIFICATIONS AND PLANTING PLAN

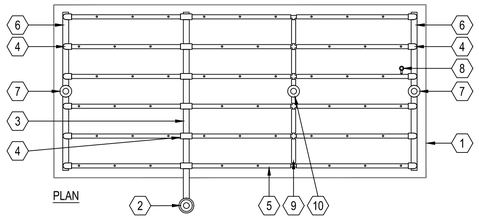


ELEVATION SECTION

J DRIPLINE SOIL STAPLE
SCALE: 4" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING

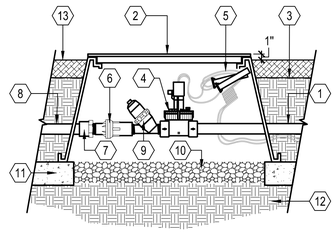


PLAN

G DRIPLINE CENTER-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. PVC MAINLINE
2. PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. CONTROL WIRES WITH 36" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
6. PRESSURE REGULATOR, SEE LEGEND
7. SCHEDULE 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. BRICK SUPPORTS
12. NATIVE GRADE
13. BARK MULCH / PLANTING (1" BELOW VALVE LID)

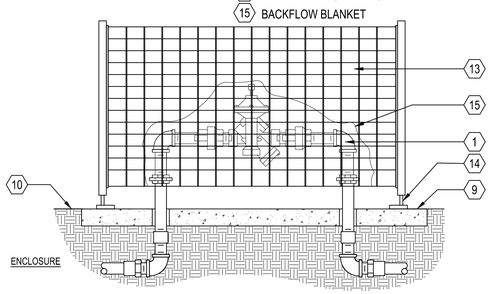


SECTION/ELEVATION

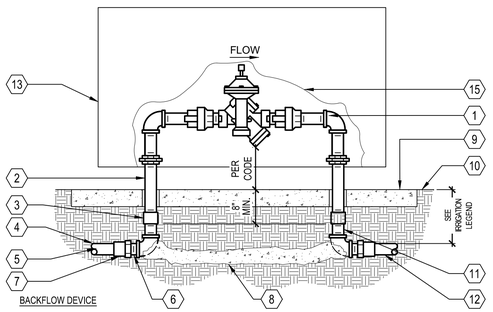
D DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
SCALE: N.T.S.

NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. INSTALL GREEN WEATHER GUARD BACKFLOW BLANKET OR APPROVED EQUAL.
3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.
4. ENCLOSURE SHALL BE STRONG BOX LOW PROFILE SMOOTH TOUCH SBBC-30CR OR SBBC-45CR, COLOR DARK GREEN OR APPROVED EQUAL. ENCLOSURE SHALL BE SIZED BASED ON BACKFLOW DEVICE SIZE. CONTACT MANUFACTUER V.I.T. PRODUCTS 1-800-729-1314.

1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND
2. SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH. 80 PVC COUPLING- 2 TOTAL
4. SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCH. 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
10. FINISHED GRADE
11. SCH. 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM
13. BACKFLOW ENCLOSURE-SEE NOTE 4.
14. ANCHOR ROD (TYPICAL)
15. BACKFLOW BLANKET



ENCLOSURE

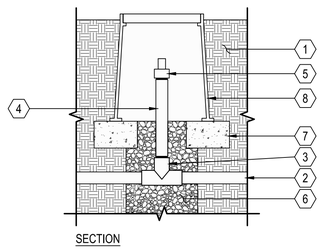


BACKFLOW DEVICE

A REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ONE FLUSH VALVE SHALL BE PLACED FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

1. NATIVE SOIL
2. PVC FLUSH MANIFOLD, SEE DRIPLINE LAYOUT DETAILS
3. PCV TEE, SxSxT, WITH 3/4" THREADED OUTLET
4. 3/4" PVC NIPPLE, SCH 80
5. DRIPLINE FLUSH VALVE
6. PEA GRAVEL SUMP, 6" WIDE, 18" DEEP
7. BRICK SUPPORTS
8. PLASTIC VALVE BOX, 6" ROUND, LID SHALL BE 1" ABOVE FINISHED GRADE, HEAT BRAND "FV" ON LID IN 1" LETTERS

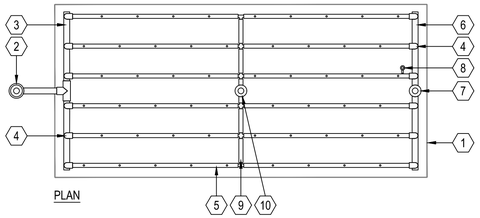


SECTION

I DRIPLINE FLUSH VALVE
SCALE: 2" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING

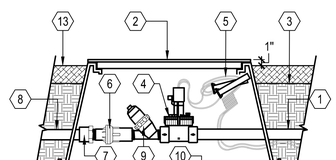


PLAN

F DRIPLINE END-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. PVC MAINLINE
2. PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. CONTROL WIRES WITH 36" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
6. PRESSURE REGULATOR, SEE LEGEND
7. SCHEDULE 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. BRICK SUPPORTS
12. NATIVE GRADE
13. BARK MULCH / PLANTING (1" BELOW VALVE LID)



SECTION/ELEVATION

C BUBBLER REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
SCALE: N.T.S.

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
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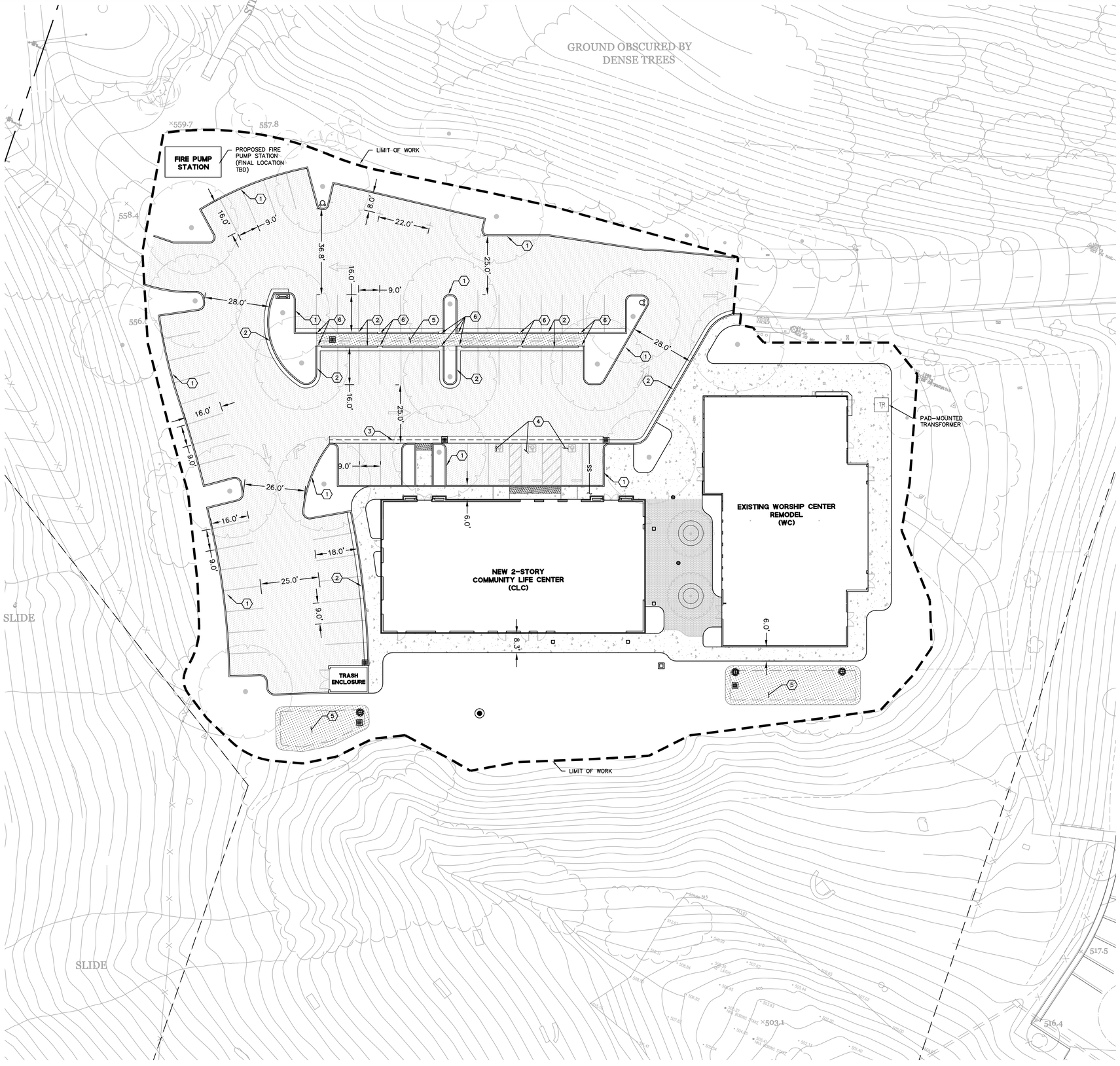
Morgan Hill, CA. 95037
Client: WHCC

Rev #	Description	Date
	ISSUED FOR PD SUBMITTAL	03/13/24

Project Number: 6719.00
Date: MAR. 13, 2024
Drawn by: JW
Checked by: JH,CM

Sheet Title:
IRRIGATION DETAILS

L5



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- CITY LIMIT LINE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DETECTABLE WARNING SURFACE
- BIORETENTION BASIN
- FIRE HYDRANT
- BACK FLOW PRVENTER (BFP)
- JUNCTION BOX
- CATCH BASIN / OVERFLOW DRAIN
- AREA DRAIN
- BUBBLER BOX
- STORM GATE VAULT

KEYNOTE

1. NEW 6" CURB
2. NEW 6" CURB WITH GUTTER
3. NEW VALLEY GUTTER
4. NEW ADA PARKING
5. NEW BIORETENTION BASIN
6. NEW CURB CUT

GRAPHIC SCALE: 1" = 20'

20 0 20 40

1"=20'

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Rev. #	Description	Date
	ISSUED FOR PD SUBMITTAL	03/13/24

Project Number: 20181371
Date: MAR 13, 2024
Drawn by: SW
Checked by: RC

Sheet Title:
CONCEPTUAL SITE PLAN

C1.0

DRAWING NAME: K:\2018\181371.WHCC\ENG\PLANNING\SHEETS\01-WHCC-SP.dwg
PLOT DATE: 03-12-24 PLOTTED BY: wons

LEGEND

- PROPERTY LINE
- CITY LIMIT LINE
- GRADE BREAK
- LIMIT OF WORK
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DETECTABLE WARNING SURFACE
- BIORETENTION BASIN
- ROCK DISSIPATOR
- FIRE HYDRANT
- BACK FLOW PRVENTER (BFP)
- JUNCTION BOX
- CATCH BASIN / OVERFLOW DRAIN
- AREA DRAIN
- BUBBLER BOX
- STORM GATE VAULT
- PROPOSED GRADE ELEVATION (PV XX.XX)
- EXISTING GRADE ELEVATION (EX XX.XX)
- GRADE TO DRAIN
- SLOPE/DIRECTION OF FLOW (2.0%)

ABBREVIATIONS

FINISH FLOOR ELEVATION	FF
GRADE BREAK	GB
TOP OF CURB ELEVATION	TC
FLOW LINE ELEVATION ELEVATION	FL
HIGH POINT	HP
LOW POINT	LP
PAVEMENT	PV

NOTES

1. ESTIMATE EARTHWORK:
   CUT 3,800 CY
   FILL 0 CY
   EXPORT 3,800 CY

GRAPHIC SCALE: 1" = 20'
20 0 20 40

1"=20'

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Project Number: 20181371
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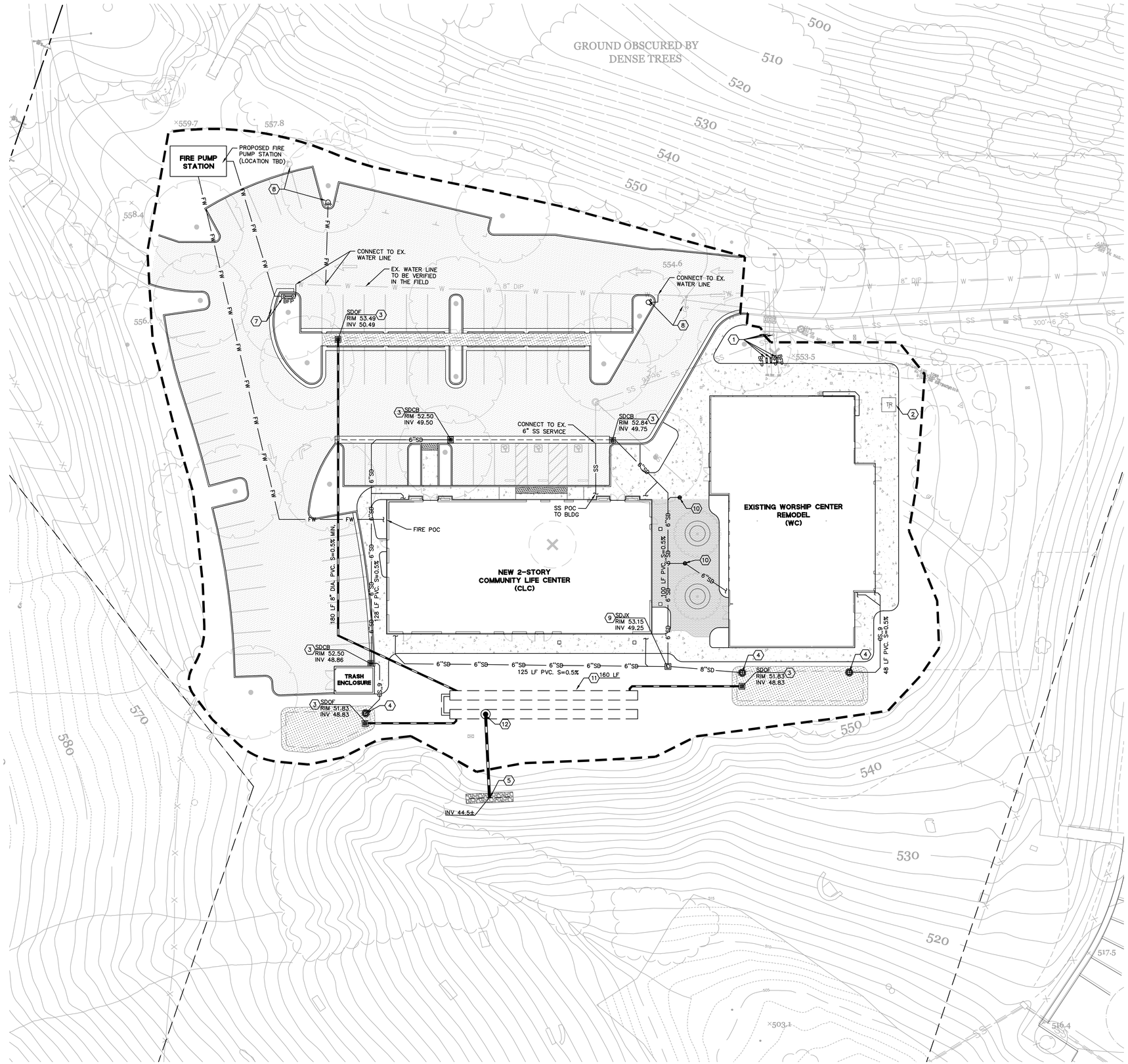
Sheet Title:
CONCEPTUAL GRADING AND DRAINAGE PLAN

C2.0

DRAWING NAME: K:\2018\181371.WHCC\ENG\PLANNING\SHEETS\02-WHCC-GD.dwg
PLOT DATE: 03-12-24
PLOTTED BY: wons



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- CITY LIMIT LINE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DETECTABLE WARNING SURFACE
- BIORETENTION BASIN
- ROCK DISSIPATOR
- STORM DRAIN (UNTREATED) — SD —
- STORM DRAIN (TREATED)
- JOINT TRENCH (FOR REFERENCE ONLY) — JT —
- EXISTING SANITARY SEWER LINE — SS —
- EXISTING STORM DRAIN LINE — SD —
- EXISTING WATER LINE — W —
- EXISTING ELECTRICAL LINE — E —
- FIRE WATER — FW —
- SEWER — SS —
- FIRE HYDRANT
- BACK FLOW PRVENTER (BFP)
- JUNCTION BOX
- CATCH BASIN / OVERFLOW DRAIN
- AREA DRAIN
- BUBBLER BOX
- STORM GATE VAULT

KEYNOTE

1. RELOCATED EXISTING BACKFLOW PREVENTER(S)
2. NEW PAD MOUNTED TRANSFORMER
3. NEW CATCH BASIN
4. NEW STORM DRAIN BUBBLER
5. NEW WIDE ROCK DISSIPATOR
6. PROTECT EX FIRE HYDRANT IN PLACE
7. RELOCATE EX BACK FLOW PREVENTER
8. RELOCATE EX FIRE HYDRANT
9. NEW STORM DRAIN JUNCTION BOX
10. NEW AREA DRAIN
11. NEW 48" DIA. DETENTION PIPE, SEE DETAIL 3, SHEET C4.1
12. NEW STORM GATE VAULT WITH WEIR, SEE DETAIL 2, SHEET C4.1

1" = 20'

GRAPHIC SCALE: 1" = 20'
20 0 20 40

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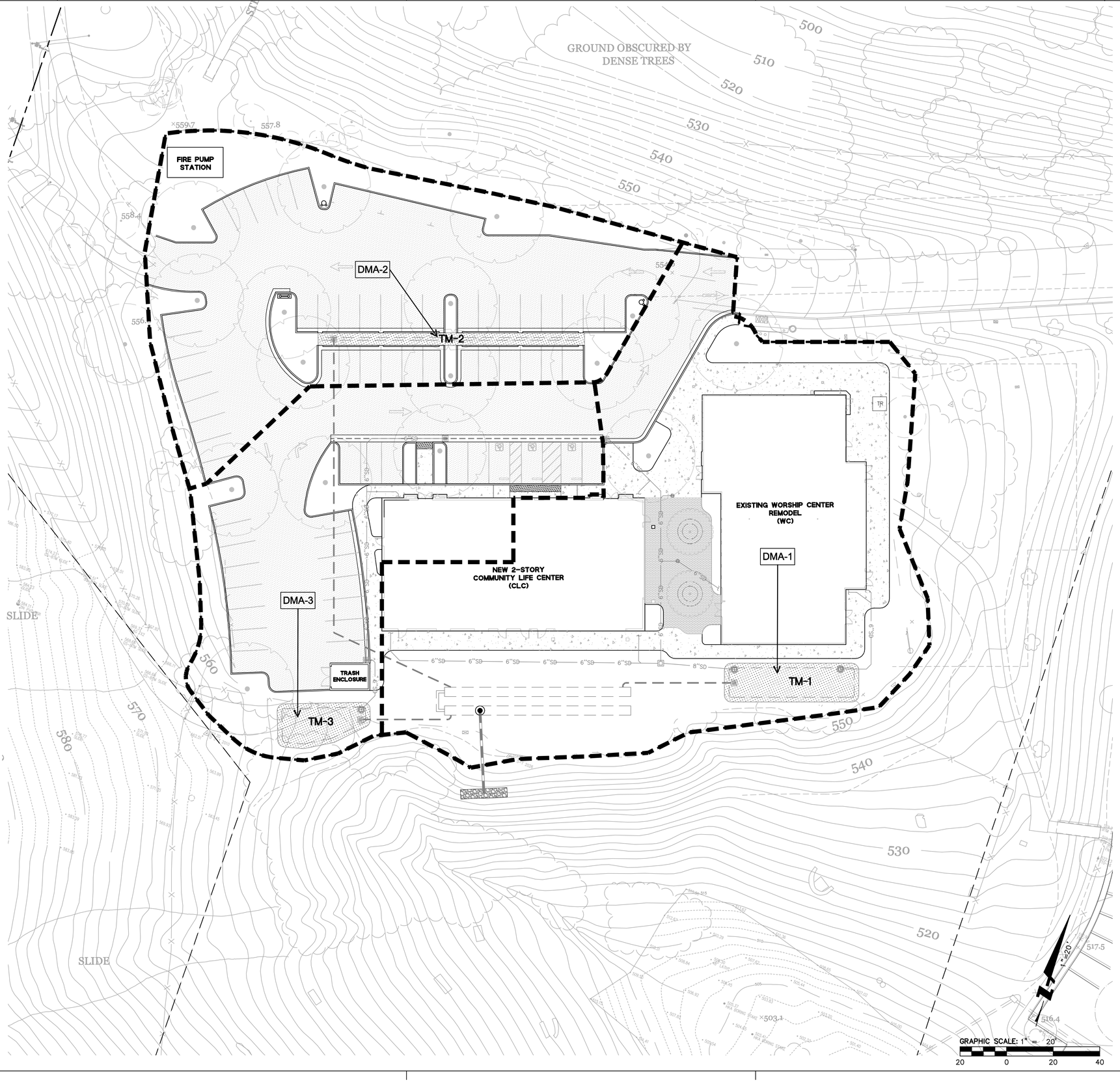
Project Number: 20181371
Date: MAR 13, 2024
Drawn by: SW
Checked by: RC

Sheet Title:
CONCEPTUAL UTILITY PLAN

C3.0

DRAWING NAME: K:\2018\181371.WHCC\ENG\PLANNING\SHEETS\03-WHCC-UT.dwg
PLOT DATE: 03-12-24 PLOTTED BY: wons



LEGEND

- PROPERTY LINE
- DMA
- CITY LIMIT LINE
- STORM DRAIN (UNTREATED) — SD
- STORM DRAIN (TREATED)
- DRAINAGE MANAGEMENT AREA — DMA-X

NOTES

CALCULATIONS AND DESIGN CRITERIA CONTAINED WITHIN THIS REPORT ARE BASED ON THE CITY OF MORGAN HILL STORMWATER POST CONSTRUCTION STORMWATER REQUIREMENTS. THE FOLLOWING SUMMARIZES THE BASIS OF THE PROPOSED DESIGN.

PR NO. 1 – SITE DESIGN AND RUNOFF REDUCTION

IN ORDER TO ACCOMMODATE LANDSCAPE/SURFACE–BASED STORMWATER TREATMENT SYSTEMS, THE SITE IS DESIGNED TO PROVIDE FOR OVERLAND FLOW TO BIORETENTION BASINS SITUATED WITHIN LANDSCAPED AREAS.

PR NO. 2 – WATER QUALITY TREATMENT

A STORMWATER QUALITY PLAN WAS DEVELOPED AND INTEGRATED INTO THE GRADING DESIGN OF THE SITE. THE STORMWATER QUALITY PLAN SHEET TABULATES THE PROPOSED PERVIOUS AND IMPERVIOUS SURFACES AREAS FOR EACH DRAINAGE MANAGEMENT AREA (DMA). EACH DMA IS FITTED WITH A STORMWATER CONTROL MEASURE (SCM) THAT WAS SIZED USING THE SIMPLIFIED 4% METHOD FOR BIORETENTION FACILITIES.

PR NO. 3 – RUNOFF RETENTION

FOR THE PURPOSES OF PR 3, THE SITE IS TAKEN TO BE WITHIN WMZ 1 (WATERSHED MANAGEMENT ZONE 1) WITH A REQUIREMENT FOR OPTIMIZED INFILTRATION, PREVENTING RUNOFF FROM STORM EVENTS UP TO THE 95TH PERCENTILE 24–HOUR RAINFALL EVENT. AS WITH PR NO. 2, THE WATER QUALITY STORAGE VOLUME REQUIREMENT WAS CALCULATED USING THE SIMPLE METHOD PER CITY OF MORGAN HILL STORMWATER POST CONSTRUCTION STORMWATER REQUIREMENTS. THE PROJECTS 95TH PERCENTILE 24–HOUR RAINFALL EVENT IS 1.9 INCHES.

PR NO. 4 – PEAK MANAGEMENT

RATIONAL METHOD WAS USED TO CALCULATE THE PEAK DISCHARGE. THE PR NO. 4 PEAK CONTROL REQUIRES THAT THE POST PROJECT PEAK FLOWS DO NOT EXCEED PRE–PROJECT PEAK FLOWS FOR THE 2, 5 AND 10YEAR STORM EVENTS. THE PROJECT MEETS THE PR NO.4 REQUIREMENT.

Performance Requirement No. 2 - Water Quality Treatment

DMA Name	DMA Area (SF)	Pervious DMA	Impervious DMA Area	Effective Impervious	Facility Name	Sizing Factor	Minimum Facility	Proposed Facility
DMA-1	32,257	10,306	21,951	22,982	TM-1	0.04	919	953
DMA-2	20,727	7,086	13,641	14,350	TM-2	0.04	574	596
DMA-3	17,380	3,799	13,581	13,961	TM-3	0.04	558	650
Total	70,364	21,191	49,173		-		2,052	2,199

Total New Impervious Area	0
Total Replaced Impervious	44,776
Detention Reduction (SF)	22,388
Retention Tributary Area (SF)	22,388

rformance Requirement No. 3 - Runoff Retention (Simple Metho

Retention Volume = C x Rainfall Depth x Retention Tributary Area

$C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$

i=	0.70
C =	0.49
Rainfall Depth =	1.9 inches
Retention Tributary Area =	22,388 sqft
Retention Volume =	1747 cuft
Retention Pipe Dia	48 inches
Hydraulic Storage per Linear Foo	12.6 cf
Required Length of Retention Pipe	139 ft
Provide Length of Retention Pipe	160 ft

Performance Requirement No. 4 - Peak Management

Frequency	Cpre	Cpost	I (in/hr)	Area (ft)	Qpre (cfs)	Qpost (cfs)
2-yr, 10 min	0.52	0.49	1.3	70,364	1.1	1.0
5-yr, 10 min	0.52	0.49	1.8	70,364	1.5	1.4
10-yr, 10 min	0.52	0.49	2	70,364	1.7	1.6

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Morgan Hill, CA. 95037

Client: WHCC

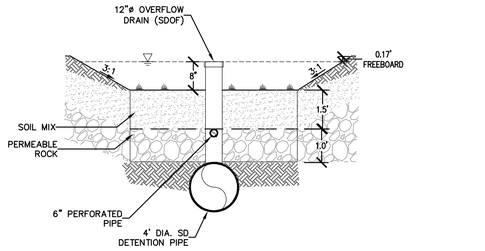
Rev. #	Description	Date
	ISSUED FOR PD SUBMITTAL	03/13/24

Project Number: 20181371
Date: MAR 13, 2024
Drawn by: SW
Checked by: RC

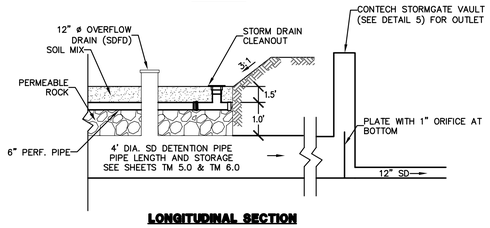
Sheet Title:
CONCEPTUAL STORMWATER MANAGEMENT PLAN

C4.0

DRAWING NAME: K:\2018\181371.WHCC\ENG\PLANNING\SHEETS\04-WHCC-SW.dwg
PLOT DATE: 03-12-24
PLOTTED BY: wans



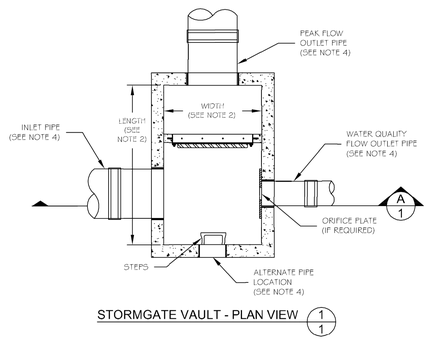
SECTION



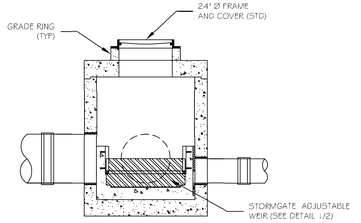
LONGITUDINAL SECTION

1 BIORETENTION BASIN AND OVERSIZE DETENTION PIPE

SCALE: NTS



STORMGATE VAULT - PLAN VIEW 1/1



STORMGATE VAULT - SECTION VIEW A/1

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STORMGATE VAULT HIGH FLOW BYPASS
PLAN AND SECTION VIEWS
STANDARD DETAIL

DRAWING 1 1/2

DATE: 09/29/05 | SCALE: NONE | FILE NAME: SG-VT-DTL | DRAWN: MJW | CHECKED: ARG

2 STORM GATE VAULT WITH WEIR

SCALE: NTS

CMP for Subsurface Infilitration

- CMP infiltration systems can be designed to meet HS 20 or greater load requirements with proper depths of cover.
- Protective pipe coatings such as Aluminized Type 2 (ALT2), Galvanized, and Polymer-Coated are matched to the pH and resistivity of the surrounding soil. See table 3 for additional information.
- CMP infiltration systems need to be surrounded by clean crushed stone to provide increased capacity utilizing storage in the void space. The system is then wrapped with fabric on the sides and top. The fabric is primarily used to keep native soils from filling stone voids and reducing long term storage capacity.

Storage Volumes for Corrugated Steel Pipe

Round Pipe - Hydraulic Storage per Linear Foot	
Diameter (Inches)	Hydraulic Storage (CF per FT)
12	0.8
15	1.2
18	1.8
21	2.4
24	3.1
30	4.9
36	7.1
42	9.6
48	12.6
54	15.9
60	19.6
66	23.8
72	28.3
78	33.2
84	38.5
90	44.2
96	50.3
102	56.7
108	63.6
114	70.9
120	78.5
126	86.6
132	95.0
138	103.9
144	113.1

Pipe Arch - Hydraulic Storage per Linear Foot		
2 2/3" x 1/2" Corrugated Steel Pipe		
Diameter (Inches)	Pipe Arch Equivalent Size (Inches)	Hydraulic Storage (CF per FT)
15	17 x 13	1.1
18	21 x 15	1.6
21	24 x 18	2.2
24	28 x 20	2.4
30	35 x 24	4.5
36	42 x 29	6.5
42	49 x 33	8.9
48	57 x 38	11.6
54	64 x 43	14.7
60	71 x 47	18.1
66	77 x 52	21.9
72	83 x 57	26.0

Pipe Arch - Hydraulic Storage per Linear Foot		
3" x 1" or 5" x 1" Corrugated Steel Pipe		
Diameter (Inches)	Pipe Arch Equivalent Size (Inches)	Hydraulic Storage (CF per FT)
54	60 x 46	15.6
60	66 x 51	19.3
66	73 x 55	23.2
72	81 x 59	27.4
78	87 x 63	32.1
84	95 x 67	37.0
90	103 x 71	42.4
96	112 x 75	48.0
102	117 x 79	54.2
108	128 x 83	60.5
114	137 x 87	67.4
120	142 x 91	74.5

3 DETENTION PIPE

SCALE: NTS

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Morgan Hill, CA. 95037
Client: WHCC

Rev. #	Description	Date
	ISSUED FOR PD SUBMITTAL	031324

Project Number: 20181371
Date: MAR 13, 2024
Drawn by: SW
Checked by: RC

Sheet Title:
DETAILS

C4.1

DRAWING NAME: K:\2018\181371_WHCC\ENG\PLANNING\SHEETS\05-WHCC-DETL.dwg
PLOT DATE: 03-12-24 PLOTTED BY: wons

Facility Use for West Hills Community Church

West Hills Community Church Planned Development addresses the strategic replacement and upgrade of buildings to accommodate the current needs and natural growth. This plan does not anticipate additional future use scenarios that would differ from West Hills Community Church's current programming.

Worship Center:
The worship center functions as the main gathering space for Sunday morning worship (currently 9:00 and 10:45 am). This space is also used on Wednesday night for youth group (middle and high school students), which is a smaller gathering of roughly 60-70 students and leaders. Occasionally this space will be used for a memorial service, a seminar or a larger bible study during the week, but those are not as large as the Sunday morning use.

Community Life Center Classroom space:
This space is used for kids ministry education on Sunday morning which includes nursery through middle school, as well as an adult class and a spanish speaking study. Currently these classes use approximately 50% of our portable buildings since the other half of our portable building is our fellowship space (addressed in the next paragraph). Most people attending classes in the Community Life Center do not drive since they are children who attend with their parents/guardians/family.

Community Life Center Fellowship Hall:
This space would be used on Sunday morning to host coffee and refreshments between services and occasionally a lunch after the 10:45 service concludes. The Fellowship Hall, currently, is never used at the same time as the Sunday morning worship gathering and West Hills Community Church does not anticipate there being a concurrent time where both the Worship Center and Fellowship Hall are being used for large gatherings now or in the future.

During the week the Fellowship Hall is used for some activities for middle school and high school (Wednesday night) and for some gatherings the size of 40-50 people like our mothers group or women's bible study group which usually meet on a morning during the week. We also host events like a men's breakfast or a women's tea in the Fellowship Hall approximately 6-8 times a year.

EXHIBIT 'A'

LEGAL DESCRIPTION TO ACCOMPANY AN INGRESS AND EGRESS EASEMENT (EL TORO TRAIL)
IN THE CITY OF MORGAN HILL (**APN 773-09-011 AND 028**)

ALL THAT REAL PROPERTY IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING AN EASEMENT FOR INGRESS AND EGRESS PURPOSES LYING OVER, ON AND ACROSS A PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED OCTOBER 4, 1972 IN BOOK 309 OF MAPS, AT PAGE 55 AND A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED MARCH 18, 1975 IN BOOK 352 OF MAPS, AT PAGE 45, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 1, NORTH 65°12'00" EAST 388.32 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1, SOUTH 2°57'00" EAST 16.16 FEET TO A POINT; THENCE LEAVING SAID BOUNDARY, SOUTH 65°12'00" WEST 417.60 FEET TO A POINT; THENCE NORTH 31°31'51" WEST 26.15 FEET TO A POINT; THENCE SOUTH 78°47'47" WEST 72.06 FEET TO A POINT; THENCE SOUTH 69°42'44" WEST 17.66 FEET TO A POINT; THENCE SOUTH 83°03'19" WEST 154.35 FEET TO A POINT; THENCE NORTH 89°07'23" WEST 33.29 FEET TO A POINT; THENCE NORTH 83°04'03" WEST 59.22 FEET TO A POINT; THENCE NORTH 63°04'06" WEST 28.73 FEET TO A POINT; THENCE NORTH 71°35'14" WEST 20.89 FEET TO A POINT; THENCE NORTH 76°39'16" WEST 76.13 FEET TO A POINT IN THE WESTERLY BOUNDARY OF SAID PARCEL 2; THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 2°57'00" WEST 31.26 FEET TO A POINT; THENCE LEAVING SAID WESTERLY BOUNDARY, SOUTH 76°39'16" EAST 86.23 FEET TO A POINT; THENCE SOUTH 71°35'14" EAST 24.45 FEET TO A POINT; THENCE SOUTH 63°04'06" EAST 25.67 FEET TO A POINT; THENCE SOUTH 83°04'03" EAST 52.34 FEET TO A POINT; THENCE SOUTH 89°07'23" EAST 29.65 FEET TO A POINT; THENCE NORTH 83°03'19" EAST 148.79 FEET TO A POINT; THENCE NORTH 69°42'44" EAST 16.53 FEET TO A POINT; THENCE NORTH 78°47'47" EAST 77.22 FEET TO A POINT; THENCE NORTH 72°01'26" EAST 42.45 FEET TO A POINT IN THE EASTERLY BOUNDARY OF SAID PARCEL 2; THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 3°19'10" EAST 37.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 21,734 SQUARE FEET OF LAND, MORE OR LESS.

SEE **EXHIBIT 'B'** (PLAT) ATTACHED HERETO AND MADE A PART HEREOF.
END OF DESCRIPTION

PAGE ONE OF TWO

EXHIBIT 'A' (CONTINUED)

LEGAL DESCRIPTION TO ACCOMPANY AN INGRESS AND EGRESS EASEMENT (EL TORO TRAIL)
IN THE CITY OF MORGAN HILL (**APN 773-09-027**)

ALL THAT REAL PROPERTY IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING AN EASEMENT FOR INGRESS AND EGRESS PURPOSES LYING OVER, ON AND ACROSS A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED JANUARY 29, 1970 IN BOOK 263 OF MAPS, AT PAGE 52, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, NORTH 65°12'00" EAST 45.70 FEET TO AN ANGLE POINT THEREOF; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 79°35'00" EAST 118.80 FEET TO AN ANGLE POINT THEREOF; THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 65°10'00" EAST 225.07 FEET TO A POINT IN THE WESTERLY LINE OF DEWITT AVENUE (60 FEET WIDE) AS SHOWN ON SAID MAP; THENCE LEAVING SAID BOUNDARY, ALONG SAID WESTERLY LINE, SOUTH 2°57'00" EAST 16.16 FEET TO A POINT; THENCE LEAVING SAID WESTERLY LINE, SOUTH 65°10'00" WEST 223.81 FEET TO A POINT; THENCE NORTH 79°35'00" WEST 118.80 FEET TO A POINT; THENCE SOUTH 65°12'00" WEST 46.95 FEET TO A POINT IN THE WESTERLY BOUNDARY OF SAID PARCEL; THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 2°57'00" WEST 16.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,844 SQUARE FEET OF LAND, MORE OR LESS.

SEE **EXHIBIT 'C'** (PLAT) ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION

THESE LEGAL DESCRIPTIONS WERE PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

JOHN K. KING
P.L.S. 6809

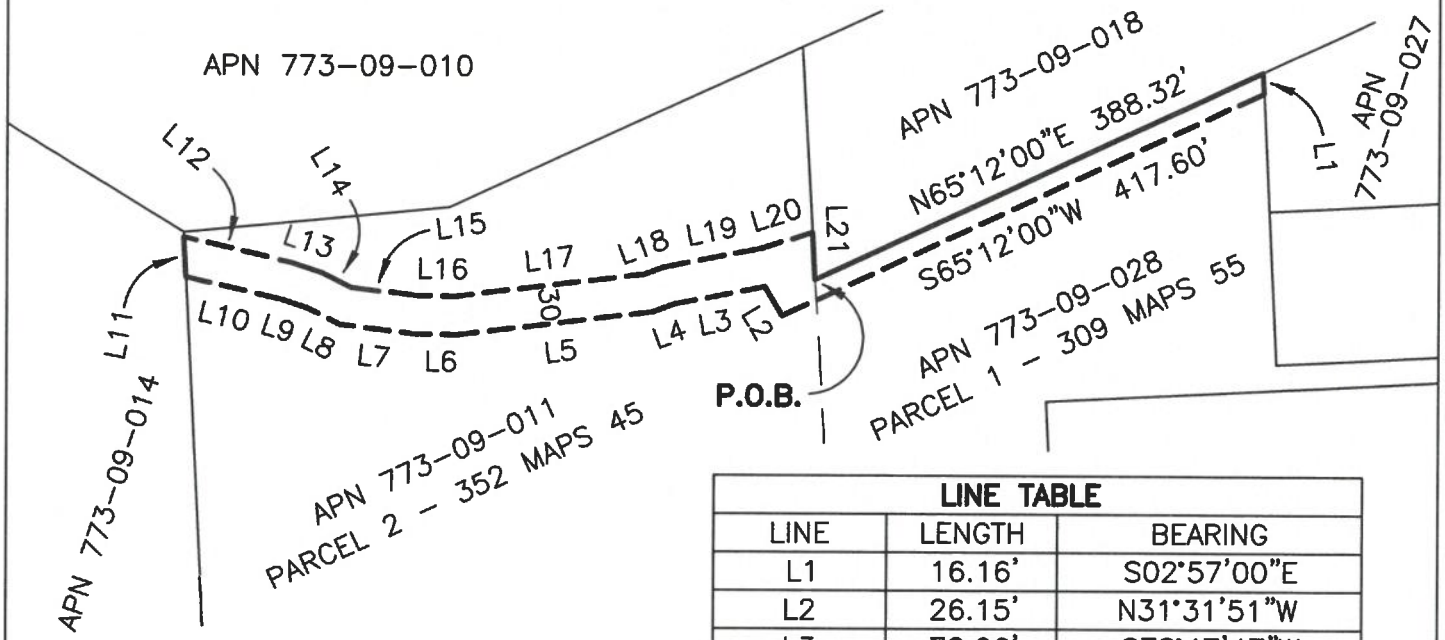
9-17-21
DATE

PROFESSIONAL LAND SURVEYOR
JOHN K. KING
No. 6809
STATE OF CALIFORNIA

PAGE TWO OF TWO

EXHIBIT B

PLAT TO ACCOMPANY A GRANT OF AN INGRESS AND EGRESS EASEMENT IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA BEING A PORTION OF PARCEL 1 AS SHOWN ON THAT PARCEL MAP FILED IN BOOK 309 OF MAPS, AT PAGE 55, AND BEING A PORTION OF PARCEL 2 AS SHOWN ON THAT PARCEL MAP FILED IN BOOK 352 OF MAPS, AT PAGE 45, SANTA CLARA COUNTY RECORDS.



LEGEND

———	EXISTING LOT LINE
—— – ——	EXISTING CENTER LINE
– – – – –	NEW EASEMENT LINE
—— —— ——	OLD LOT LINE
P.O.B.	POINT OF BEGINNING

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.16'	S02°57'00"E
L2	26.15'	N31°31'51"W
L3	72.06'	S78°47'47"W
L4	17.66'	S69°42'44"W
L5	154.35'	S83°03'19"W
L6	33.29'	N89°07'23"W
L7	59.22'	N83°04'03"W
L8	28.73'	N63°04'06"W
L9	20.89'	N71°35'14"W
L10	76.13'	N76°39'16"W
L11	31.26'	N02°57'00"W
L12	86.23'	S76°39'16"E
L13	24.45'	S71°35'14"E
L14	25.67'	S63°04'06"E
L15	52.34'	S83°04'03"E
L16	29.65'	S89°07'23"E
L17	148.79'	N83°03'19"E
L18	16.53'	N69°42'44"E
L19	77.22'	N78°47'47"E
L20	42.45'	N72°01'26"E
L21	37.00'	S03°19'10"E

PROFESSIONAL LAND SURVEYOR
JOHN K. KING
6809
STATE OF CALIFORNIA

SCALE: 1" = 150'

John K. King, P.L.S.

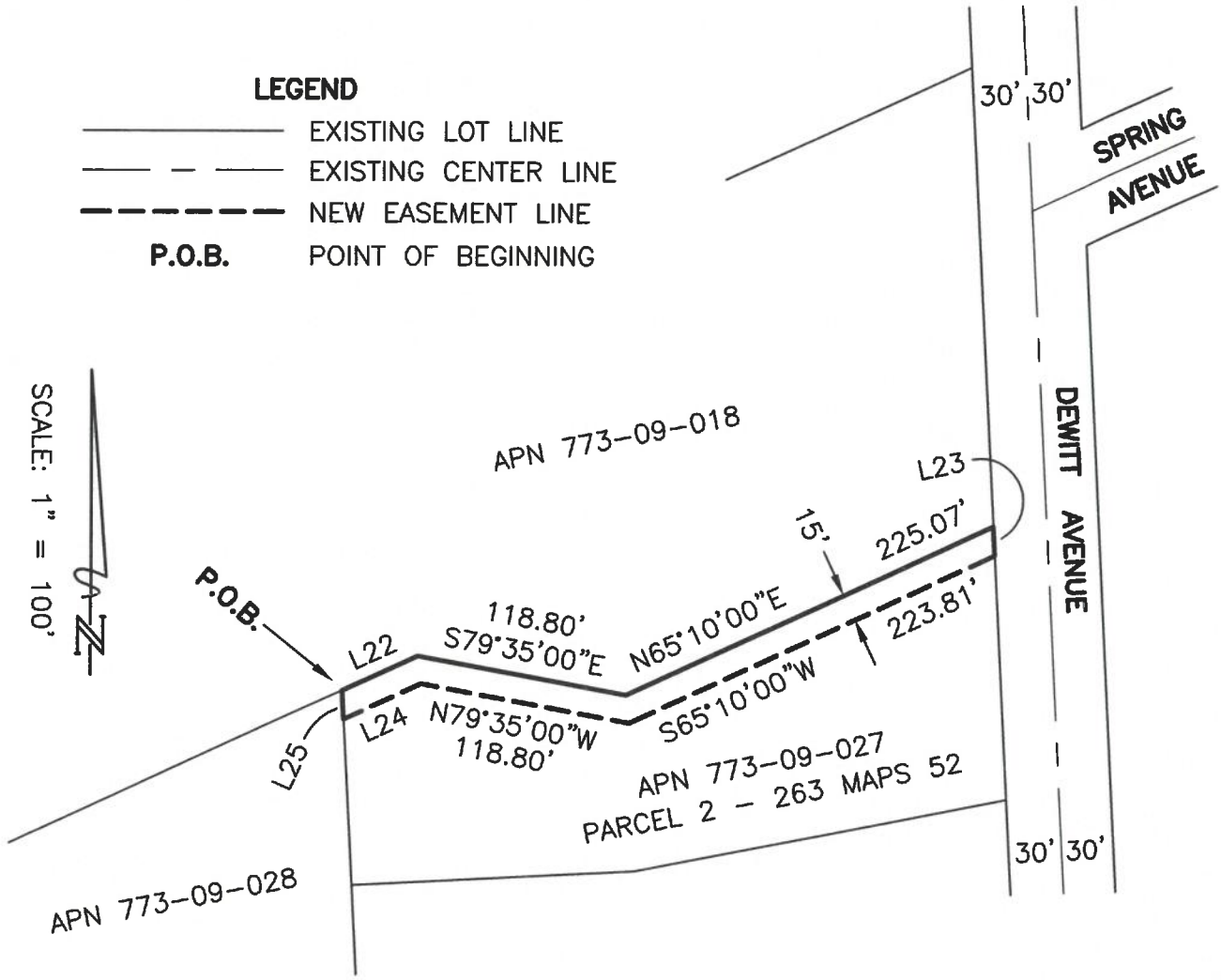
9-17-21
Date

JN 21033

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY ST. | GILROY, CA 95020
408.842.2173

EXHIBIT C

PLAT TO ACCOMPANY A GRANT OF AN INGRESS AND EGRESS EASEMENT IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA BEING A PORTION OF PARCEL 2 AS SHOWN ON THAT PARCEL MAP FILED IN BOOK 263 OF MAPS, AT PAGE 52, SANTA CLARA COUNTY RECORDS.



PROFESSIONAL LAND SURVEYOR
JOHN K. KING
6809
STATE OF CALIFORNIA

LINE TABLE		
LINE	LENGTH	BEARING
L22	45.70'	N65°12'00"E
L23	16.16'	S02°57'00"E
L24	46.95'	S65°12'00"W
L25	16.16'	N02°57'00"W

John K. King, P.L.S.

9-17-21
Date

JN 21033

HANNA-BRUNETTI
EST. 1910
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CONSTRUCTION MANAGERS
7651 EIGLEBERRY ST. | GILROY, CA 95020
408.842.2173

Recording requested by and
when recorded mail to:

WEST HILLS COMMUNITY CHURCH
16695 DEWITT AVE.
MORGAN HILL, CA 95037

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space above this line for recorder's use

APNs: 773-09-018;773-09-011; 773-09-027; and 773-09-028

AMENDED AND RESTATED EASEMENT AGREEMENT

This AMENDED AND RESTATED EASEMENT AGREEMENT (this "Agreement") is entered into between WEST HILLS COMMUNITY CHURCH, a California nonprofit corporation (the "Church") (successor-in-interest to South Valley Christian Church of Morgan Hill), SANTA CLARA VALLEY OPEN SPACE AUTHORITY, a special district ("OSA"), and MARK C. MILLER and JANE MILLER, OR THEIR SUCCESSOR(S), TRUSTEES OF THE MILLER 2005 REVOCABLE TRUST DATED APRIL 15, 2005 (collectively, the "Miller Family"), and is dated effective as of August 7, , 2025 (the "Effective Date"). The Church, OSA, and the Miller Family are individually referred to herein as a "Party" and collectively as the "Parties."

RECITALS

A. The Church (as successor-in-interest to Hillside Church of Morgan Hill), OSA (as successor-in-interest to B. Neil Davis and Sue Davis, his wife, as to a 1/3 interest, Richard Gunderson and Heidi Gunderson, his wife, as to a 1/6 interest, and Roger J. Jackman, a married man, as to a 1/3 interest, and J. Collen Schofield and Betty V. Schofield, his wife, as to a 1/6 interest), and the Miller Family (as successors-in-interest to S. N. Miller and Norma Miller, his wife) are parties to that certain Easement and Road Maintenance Agreement recorded on June 24, 1977 in C. 945, Page 158 as Instrument No. 5698185 in the Santa Clara County Official Records (the "Existing Agreement").

B. The Church owns the property described on Exhibit A (the "Church Property"). OSA owns the neighboring property described on Exhibit B (the "OSA Property"). The Miller Family owns the neighboring property described on Exhibit C attached hereto (the "Miller Property" and, together with the Church Property and the OSA Property, the "Properties").

C. Pursuant to the terms of the Existing Agreement (i) OSA is the beneficiary of an easement (the "Existing OSA Easement") encumbering the Church Property and the Miller Property for the purpose of unlimited residential traffic and for the installation of utilities to service the OSA Property; and (ii) the Church is the beneficiary of an easement (the "Existing Church Easement") encumbering the Miller Property for the purpose of unlimited residential and church traffic purposes and for installation of utilities to service the Church Property.

D. The Church intends to redevelop the Church Property.

E. The Church, OSA, and the Miller Family each desire to modify and supersede the Existing Agreement and grant certain easements in, to, over and across the Church Property and Miller Property, respectively.

AGREEMENT

NOW, THEREFORE, with reference to the foregoing recitals, and in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. **Effect of Existing Agreement**. Effective as of the date of recording of this Agreement, the Existing Agreement is hereby terminated in its entirety and is superseded by the provisions hereof, and the Church Property and the Miller Property are hereby released from the Existing OSA Easement, and the Miller Property is hereby released from the Existing Church Easement. Subject to the terms of this Agreement, including but not limited to the Easements granted herein, (i) OSA does hereby remise, release and forever quitclaim any right, title, or interest in the Existing OSA Easement and Existing Agreement; and (ii) the Church does hereby remise, release and forever quitclaim any right, title, or interest in the Existing Church Easement and Existing Agreement.

2. **Grant of Easement.**

(a) New OSA Easement.

i. Encumbering Church Property. The Church hereby grants and conveys to OSA and its successors and assigns, an appurtenant easement for vehicular ingress and egress on, over, upon, across and through that portion of the Church Property legally described on Exhibit D-1 and depicted on Exhibit D-2 (the "OSA/Church Easement Area") for: (1) the sole purposes of accessing, studying, managing, and maintaining the OSA Property in its natural state or for trail park purposes by OSA and OSA's personnel, employees, consultants, agents and invitees; (2) unlimited residential traffic; and (3) the installation of necessary utilities to service the OSA Property (collectively, the "OSA Permitted Uses").

ii. Encumbering Miller Property. The Miller Family hereby grants and conveys to OSA and its successors and assigns, an appurtenant easement for vehicular ingress and egress on, over, upon, across and through that portion of the Miller Property legally described on Exhibit E-1 and depicted on Exhibit E-2 (the "OSA/Miller Easement Area" and, together with the OSA/Church Easement Area, the "New OSA Easement Area") for the OSA Permitted Uses. The easements described in this Section 2(a) are referred to herein collectively as the "New OSA Easement".

iii. No Right of Public Access. Nothing contained in this Agreement shall be deemed to be a gift or dedication of the Church Property or Miller Property, or any portion thereof, to the general public and the New OSA Easement does not convey to the general public any right of access to or use of the Church Property or Miller Property. OSA shall not facilitate or invite members of the public to access the New OSA Easement Area for the purpose of accessing the OSA Property for recreational or visitor-serving commercial uses.

(b) New Church Easement. The Miller Family hereby grants and conveys to the Church and its successors and assigns, an appurtenant easement (the "New Church Easement" and, together with the New OSA Easement, the "Easements") for vehicular ingress and egress on, over, upon, across and through that portion of the Miller Property legally described on Exhibit F (the "Church Easement Area") for unlimited church traffic purposes and for installation of necessary utilities to service the Church Property.

3. **Requirements**. The New OSA Easement is subject to the following:

(a) OSA may use the New OSA Easement only for the OSA Permitted Uses and for no other purpose.

(b) If OSA intends to make any material alterations to any of the New OSA Easement Area in connection with the installation of utilities to service the OSA Property, OSA shall give the Church and the Miller Family prior notice of such alterations and shall work cooperatively with the Church and Miller Family in scheduling the performance of such work to minimize interference with the Church's use of the Church Property or the Miller Family's use of the Miller Property. Except as expressly set forth in this Section 3(b), OSA shall have no right to make any material alterations to the New OSA Easement Area without the prior written consent of the Church and Miller Family.

(c) OSA may not use, store, or transport any substance or material designated as toxic or hazardous by Law on the Church Property; provided, however, that OSA may transport across the Church Property herbicides, pesticides, or other substances or materials commonly used for open space management, or needed for the construction, repair and maintenance of improvements or residences on the OSA Property.

(d) Neither OSA nor the Church may erect, install or maintain any barriers, fences, curbs, walls, ditches, barricades or other structures or obstacles on or anywhere within the New OSA Easement Area, including any obstacles which would interfere with, impede, slow, divert or in any way prevent pedestrian or vehicular traffic from fully passing within, through or across the New OSA Easement Area.

(e) OSA is solely responsible for ensuring that its tenants, licensees and invitees, and their respective employees, consultants, contractors, agents, successors and assigns (collectively, the "OSA Parties") comply with Law and this Agreement.

(f) The Church is solely responsible for ensuring that its tenants, licensees and invitees, and their respective employees, consultants, contractors, agents, successors and assigns (collectively, the "Church Parties") comply with Law and this Agreement.

(g) OSA shall keep the Church Property free of any liens or encumbrances arising from its activities in the New OSA Easement Area.

(h) There shall be no parking within the New OSA Easement Area. OSA shall not obstruct and shall take such actions as may be reasonably necessary to ensure that the OSA Parties do not obstruct the New OSA Easement Area. The Church shall not obstruct and shall take such actions as may be reasonably necessary to ensure that the Church Parties do not obstruct the New OSA Easement Area.

4. **Reservations**. The Church hereby reserves unto itself and its successors and assigns all rights to use the OSA/Church Easement Area for any purpose that is not inconsistent or adverse to the OSA Permitted Uses or does not interfere with the OSA Permitted Uses. If the Church elects to construct improvements on the Church Property or perform any repairs, maintenance or other improvements to the Church Property that would interfere with OSA's use of the OSA/Church Easement Area, the Church shall give OSA prior notice of such scheduled repair, maintenance, or improvement work, and shall work cooperatively with OSA to minimize interference with OSA's use of the New OSA Easement.

5. **Maintenance**. The Church shall be responsible for the operation, inspection, maintenance, repair, restoration and replacement (collectively, the "Maintenance Obligations") for (i) the Maintenance Obligations for the Church Easement Area and the OSA/Miller Easement Area; and (ii) a portion of the OSA/Church Easement Area as identified on Exhibit G attached hereto, while OSA shall be responsible for the Maintenance Obligations for a separate portion of the OSA/Church Easement Area as identified on Exhibit G attached hereto, in each case including (1) all day-to-day routine maintenance and sweeping; and (2) capital maintenance and repairs; provided, however, that in no event shall the Church or the Miller Family have any obligation to make any water, sewer, utility, roadway, or other improvements within the New OSA Easement Area to serve any prospective residential or other use upon the OSA Property. All Maintenance Obligations shall be performed in a commercially reasonable manner in accordance with good maintenance practices and in compliance with all Laws. Maintenance Obligations shall be performed in accordance with the requirements set forth in this Agreement and, to the extent reasonably practicable, in such a manner as to reasonably minimize any noise, vibration, particulates and dust infiltration or other disturbances which would unreasonably disturb the Parties or the Properties. Notwithstanding the foregoing, in the event of a change of the current use of the OSA Property (i.e., undeveloped open space) to a residential use, then OSA shall be responsible for 20% of the actual maintenance cost of the OSA/Church Easement Area and the OSA/Miller Easement Area, and Church shall be responsible for 80% of such maintenance cost.

6. **Intentionally Omitted**.

7. **Default**. If any Party shall default in the performance of its obligations under this Agreement, the non-defaulting Party shall give written notice of such default to the defaulting Party. The defaulting Party shall have thirty (30) days after receipt of such written notice to cure such default, provided that if such default shall not be capable of being cured within such thirty (30) day period, the defaulting Party shall have such additional time as may be reasonably required to cure such default, provided that the defaulting Party has promptly commenced such cure within such thirty (30) day period, and thereafter diligently prosecutes and completes such cure. If any Party does not cure a default by such Party hereunder within the time period set forth above, the other Party shall be entitled to exercise such remedies as may be available at law or in equity. Notwithstanding the foregoing, if default arises due to hindrance or obstruction of the access or use of the New OSA Easement Area by any of the Parties having a right to access or use thereto, the non-defaulting Party shall give written notice to the defaulting Party, but time to cure is not required and a non-defaulting Party may seek immediate remedies, including injunctive relief, as may be available in law and equity.

8. **Term**. The Easements shall exist in perpetuity.

9. **Intentionally Omitted**.

10. **Miscellaneous**.

(a) **Attorneys' Fees**. If a dispute arising out of this Agreement is finally adjudicated, the non-prevailing party shall pay the prevailing party's reasonable expenses incurred in connection therewith, including attorneys' fees. This Section shall survive termination of this Agreement.

(b) **Notices**. For a notice to be valid under this Agreement, it must be (a) in writing, (b) addressed to the receiving party at the address indicated below (unless notice of a different address has been previously given), and (c) delivered by (i) overnight courier, (ii) certified U.S. mail return receipt requested, or (iii) email. Counsel for a party may send notice on behalf of its client.

The Church:	West Hills Community Church 16695 Dewitt Ave. Morgan Hill, CA 95037
OSA:	Santa Clara Valley Open Space Authority 33 Las Colinas Lane San Jose, CA 95119
The Miller Family:	Mark and Jane Miller 16705 DeWitt Avenue Morgan Hill, CA 95037

(c) **Covenants**. The easements and covenants under this Agreement are covenants running with the land, binding upon the heirs, successors-in-interest, assigns and

devisees of the parties. The New OSA Easement shall run to the benefit of the OSA Property. The New Church Easement shall run to the benefit of the Church Property.

(d) **No Dedication or Agency**. This Agreement is not intended to and does not create any rights in the general public or dedicate any portion the Church Property for public use. This Agreement is not intended to create any agency, partnership, joint venture or association between the parties.

(e) **Successors**. This Agreement binds the parties and their respective successors and assigns. Except for such successors and assigns, the parties do not intend to create any liability to or confer any rights or remedies on any person not a party to this Agreement.

(f) **Liability**. When a party transfers all of its ownership interest in any portion of a Property, the transferor's liability terminates as of the date of such transfer, provided that the transferor shall remain liable for its obligations under this Agreement accruing before such transfer, and the transferee shall assume liability for the obligations of such party accruing thereafter. Any transferee shall deliver notice of such transfer to the other party to this Agreement, including transferee's name and notice address. The failure of transferee to provide notice of a transfer shall not impair the validity of this Agreement or limit its enforceability in any way. Any successor in interest of a transferee, by acceptance of a deed, lease, or other document purporting to convey an interest related hereto, shall be deemed to have consented to, reaffirmed and agreed to be bound by all of the terms, covenants, restrictions, and conditions of this Agreement.

(g) **Governing Law**. The laws of the State of California shall govern all matters arising under this Agreement.

(h) **Entire Agreement**. This Agreement constitutes the entire agreement of the parties with respect to its subject matter. It supersedes all oral or written agreements or communications between the parties. It may not be amended except in a writing signed by the parties. The Church shall cause this Agreement to be recorded against the Properties promptly after execution at its sole cost, with copies to OSA and the Miller Family. This Agreement shall not be effective until it has been executed, acknowledged and delivered by the Church, OSA, and the Miller Family and until it has been recorded in the Santa Clara County Official Records.

(i) **Severability**. If any part of this Agreement is unenforceable, the remainder of this Agreement and, if applicable, the application of the effected provision to any other circumstance, will be fully enforceable.

(j) **Representation by Counsel**. The Parties have negotiated this Agreement with such counsel as each has thought appropriate. The parties hereby waive application of any legal or equitable principles that would construe any provision of this Agreement against its drafter.

(k) **Authority**. Each party represents and warrants to the other that the individual signing this Agreement on its behalf has the right, power and authority to do so.

(l) **Counterparts**. The parties may sign this Agreement in several counterparts, each of which constitutes an original, but all of which together constitute one instrument.

11. **Certain Defined Terms**. For purposes of this Agreement:

(a) "**including**" means including without limitation.

(b) "**Law**" means any applicable federal, state, county, municipal or local code, statute, law, ordinance, rule, regulation, and any judicial order, decision or decree.

[*remainder of page intentionally blank*]

Each party is signing this Agreement to be effective as of the Effective Date.

CHURCH:

WEST HILLS COMMUNITY CHURCH,
a California nonprofit corporation

By: _____
Name: David Frederick
Title: Executive Pastor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF Santa Clara } *S.S.*

On 7-31-2025, before me, casey maggiora, a Notary Public in and for said County and State, personally appeared, David Frederick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

(Notary Seal)

CASEY MAGGIORA
Notary Public - California
Santa Clara County
Commission # 2444466
My Comm. Expires May 11, 2027

[*signatures continue*]

OSA:

SANTA CLARA VALLEY OPEN SPACE AUTHORITY,
a special district

By: Andrea Mackenzie
Name: Andrea Mackenzie
Title: General Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF Santa Clara } *S.S.*

On August 7, 2025, before me, Caroline M. Hernandez, a Notary Public in and for said County and State, personally appeared, Andrea Mackenzie, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: C. Hernandez

(Notary Seal)

CAROLINE HERNANDEZ
Notary Public • California
Santa Clara County
Commission # 2512118
My Comm. Expires Mar 11, 2029

MILLER FAMILY:

MARK C. MILLER AND JANE MILLER, OR THEIR SUCCESSOR(S), TRUSTEES OF THE MILLER 2005 REVOCABLE TRUST DATED APRIL 15, 2005

_____
Mark C. Miller

_____
Jane Miller

[*Notary Acknowledgments Follow*]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF _____ } *S.S.*

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared, _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

(Notary Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF _____ } *S.S.*

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared, _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

(Notary Seal)

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

This is to certify that the interest in real property conveyed by that certain Amended and Restated Easement Agreement dated August 7, 2025 from West Hills Community Church, a California Non-profit Corporation (successor-in-interest to South Valley Christian Church of Morgan Hill) and Mark C. Miller and Jane Miller, or their successor(s), Trustees of the Miller 2005 Revocable Trust, dated April 15, 2005 to the Santa Clara Valley Open Space Authority, a governmental agency, is hereby accepted by the undersigned officer on behalf of the Board of Directors of the Santa Clara Valley Open Space Authority pursuant to authority conferred by resolution of said Board of Directors adopted on January 26, 2017, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/7/2025

By Andrea MacKenzie
Andrea Mackenzie, General Manager
Santa Clara Valley Open Space Authority

Exhibit A

Church Property

All that real property described as follows:

Parcel 2, as shown on that certain Parcel Map filed for record on January 29, 1970, in Book 263, at page 52, Santa Clara County Records.

and,

Situate in the County of Santa Clara, State of California, and being all of Parcel 1 as said parcel is shown upon that certain Parcel Map filed for record on October 4, 1972, in Book 309 of Maps at Page 55, and all of Parcel 2, as said parcel is shown upon that certain Parcel Map filed for record on March 18, 1975, in Book 352 of Maps at Page 45, at the Office of the Recorder of the County of Santa Clara, State of California, and being more particularly described as follows:

BEGINNING at the southwesterly property corner of said Parcel 2 as shown upon said Parcel Map in Book 352 of Maps at Page 45, thence along the westerly property line of said Parcel 2, North 02°57'00" West, a distance of 539.72 feet to the northwesterly property corner of said Parcel 2; thence along the northerly property line of said parcel, North 84°24'00" East, a distance of 207.97 feet to an angle point thereof; thence North 65°21'00" East, a distance of 303.39 feet to the northern easterly property corner of said Parcel 2, as shown upon that said Parcel Map; thence along the easterly property line of said Parcel 2, South 03°19'10" East, a distance of 182.02 feet to the northwesterly property corner of said Parcel 1; thence along the most northwesterly property line of said Parcel 1, North 65°12'00" East, a distance of 388.32 feet to the most northerly property corner of said parcel; thence along the easterly property line of said parcel, South 02°57'00" East, a distance of 228.51 feet to a property corner of said parcel; thence along the northern property line of said parcel, North 87°03'00" East, a distance of 396.85 feet to a property corner of said parcel, which is coincident to a point on the centerline of Dewitt Avenue (60 feet wide), as said right-of-way is shown upon said Parcel Map, Book 309 of Maps, at Page 55; thence along said centerline and property line, South 02°57'00" East, a distance of 20.00 feet to a corner thereof; thence leaving said centerline and along the southerly property line of said Parcel 1, South 87°03'00" West, a distance of 580.00 feet to a property corner of said parcel; thence along the property line of said parcel, South 02°57'00" East, a distance of 375.51 feet to the southeasterly property corner of said parcel; thence along the southerly property line of said Parcels 1 and 2, South 87°03'00" West, a distance of 668.09 feet to the **POINT OF BEGINNING** and containing 9.698 acres of land more or less.

Being described as Parcel A pursuant to the Certificate of Compliance – Lot Merger, recorded September 10, 2014 as Document No. 22703198 of Official Records.

Exhibit B

OSA Property

All that certain real property situate partly within and partly without the City of Morgan Hill, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

Portion of Lot 88, as shown upon that certain Map entitled, "Catherine Dunne Ranch Map No. 3", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California May 11, 1894 in Book 11 of Maps, at page 65 and more particularly described as follows:

BEGINNING at a point in the centerline of DeWitt Avenue, distant thereon North 2° 57'West 75.438 feet from a granite monument set at the point of intersection thereof with the centerline of Spring Avenue, as said Avenues are shown upon the Map above referred to, said point of beginning also being the Northeasterly corner of that certain 43.21 acre tract of land described in the Deed from Frank Edward Auser, et ux., to A. T. Ledman, et ux., dated August 2, 1945, recorded August 9, 1945, in Book 1276 Official Records, page 456, Santa Clara County Records; thence from said point of beginning along the Northerly line of said 43.21 acre tract for the two following courses and distances; South 65°21'West 1120.614 feet and South 84°24'West 207.966 feet to the true point of beginning;thence from said true point of beginning North 58°44'West 858.00 feet to the line between Lots 88 and 89 as shown on the above referred to Map; thence running along the line dividing said lots, South 87°03; West 1055.53 feet to the Northwesterly corner of said Lot 88; thence South 24°29' East 1099.75 feet along the Westerly 87°03'East 1859.29 feet, more or less, to the Southwesterly corner of that certain parcel of land conveyed to R. W. Goode, et al by Deed recorded July 1, 1966, in Book 7429, page 400, Official Records; thence along the Westerly line of said lands of Goode, North 2°57' West and parallel with the centerline of DeWitt Avenue 540.00 feet more or less to the true point of beginning.

Exhibit C

Miller Property

All that real property described as follows:

Parcel 1, as shown on that certain Parcel Map filed March 18, 1975, in Book 352 of Maps, at page 45, Santa Clara County Records.

EXHIBIT "D-1"
Legal Description

OSA/Church Easement Area
Morgan Hill, Santa Clara County, CA

Real property in the State of California, County of Santa Clara, within the urban growth boundary of City of Morgan Hill, and described as follows:

Being a portion of Parcel 2, as said Parcel is shown on that certain Parcel Map, filed for record on January 29, 1970 in Book 263 of Maps at Page 52, Records of Santa Clara County and a portion of Parcel A, as said Parcel is described in that certain Certificate of Compliance – Lot Merger, recorded on September 10, 2014 as Document No. 22703198, Official Records of Santa Clara County, and more particularly described as follows:

BEGINNING at a point distant thereon South 65°10'00" West, 32.33 feet from the most northerly corner of said Parcel 2, said point also being a point on the westerly line of Dewitt Avenue, being 60.00 feet in width, as shown on said Parcel Map (263 Maps 52);

Thence leaving said point and along said westerly line of Dewitt Avenue, South 02°57'00" East, 8.62 feet to the point of intersection of a line drawn 8.00 feet southeasterly, right angle measurement, from the northwesterly line of said Parcel 2;

Thence along said parallel line, South 65°10'00" West, 207.52 feet;

Thence North 85°40'35" West, 16.42 feet to the boundary corner of said Parcel 2, said corner being at the intersection of the northwesterly and northeasterly lines of said Parcel 2, having bearing and distance of " N65°10'E 225.07' " and " N79°35'W 118.80' " respectively, as shown on said Parcel Map (263 Maps 52), said corner hereafter referred to as Point "X";

Thence leaving said corner, the following courses:

- Continuing along last said line, North 85°40'35" West, 111.14 feet;
- South 65°35'11" West, 606.53 feet;
- South 84°29'59" West, 58.66 feet;
- South 68°43'45" West, 204.36 feet to the beginning of a tangent curve to the right, having a Radius of 50.00 feet;
- Westerly and northwesterly along said curve, through a central Angle of 37°26'06", with an arc Length of 32.67 feet;
- Tangent to preceding course, North 73°50'09" West, 53.64 feet to the westerly line of said Parcel A;

Thence along said line, North 02°57'00" West, 31.75 feet;

Thence leaving said westerly line of said Parcel A, the following courses:

- South 73°50'09" East, 64.04 feet to the beginning of a tangent curve to the left, having a Radius of 20.00 feet;
- Easterly and northeasterly along said curve, through a central Angle of 37°26'06", with an arc Length of 13.07 feet;
- Tangent to preceding course, North 68°43'45" East, 207.37 feet;
- North 76°11'04" East, 47.87 feet;

- North 65°35'11" East, 186.33 feet to the easterly line of said Parcel A;

Thence along said line, South 03°19'10" East, 30.56 feet to the northwesterly corner of Parcel 1 of said Parcel Map (263 Maps 52);

Thence along the northwesterly line of said Parcels 1 and 2, North 65°12'00" East, 434.94 feet to the boundary corner thereof;

Thence along said northeasterly line of said Parcel 2, South 79°35'00" East, 118.80 feet to the boundary corner thereof, said corner was hereinabove referred to as Point "X";

Thence along said northwesterly line of said Parcel 2, North 65°10'00" East, 225.07 feet to the point of **BEGINNING**.

Containing an area of 25,580 square feet, more or less.

BASIS OF BEARINGS: The bearing North 02°57'00" West of the centerline of Dewitt Avenue, as said bearing and centerline are shown on that certain Parcel Map, filed for record on January 29, 1970 in Book 263 of Maps at Page 52, Records of Santa Clara County, California.

This legal description was prepared by me or under my direct supervision.

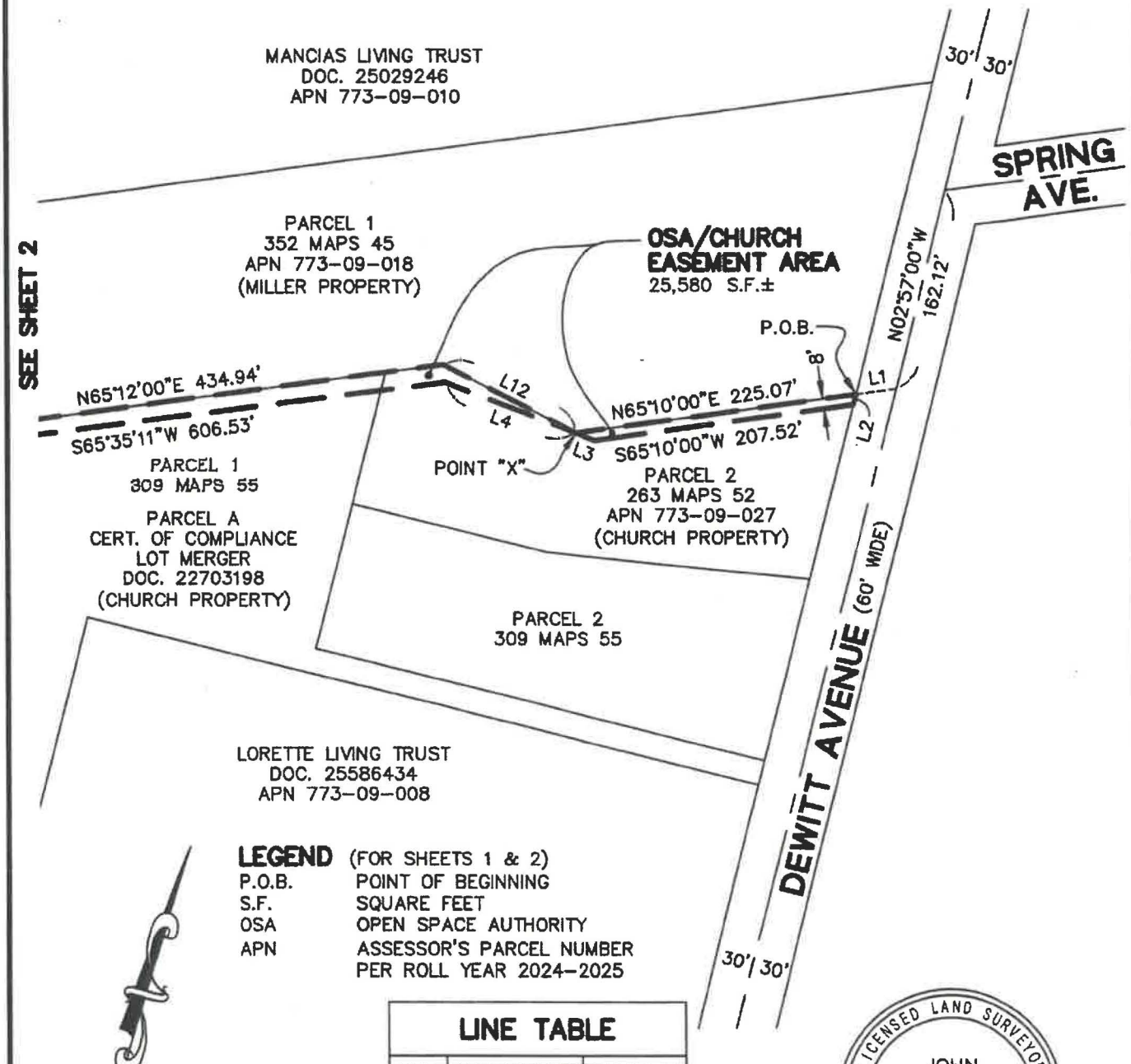
By: John Koroyan
John Koroyan
P.L.S. No. 8883

Date: JULY 16, 2025

Exhibit D-2

OSA/Church Easement Area

[Depiction Follows]



LEGEND (FOR SHEETS 1 & 2)

P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
OSA	OPEN SPACE AUTHORITY
APN	ASSESSOR'S PARCEL NUMBER PER ROLL YEAR 2024-2025

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S65°10'00"W	32.33'
L2	S02°57'00"E	8.62'
L3	N85°40'35"W	16.42'
L4	N85°40'35"W	111.14'
L12	S79°35'00"E	118.80'

1" = 120'

0 60 120 240

SCALE IN FEET

K:\2018\181371_WHCC\SUR\Mapping\Plat DWG\WHCC_OSA_EASEMENT.dwg

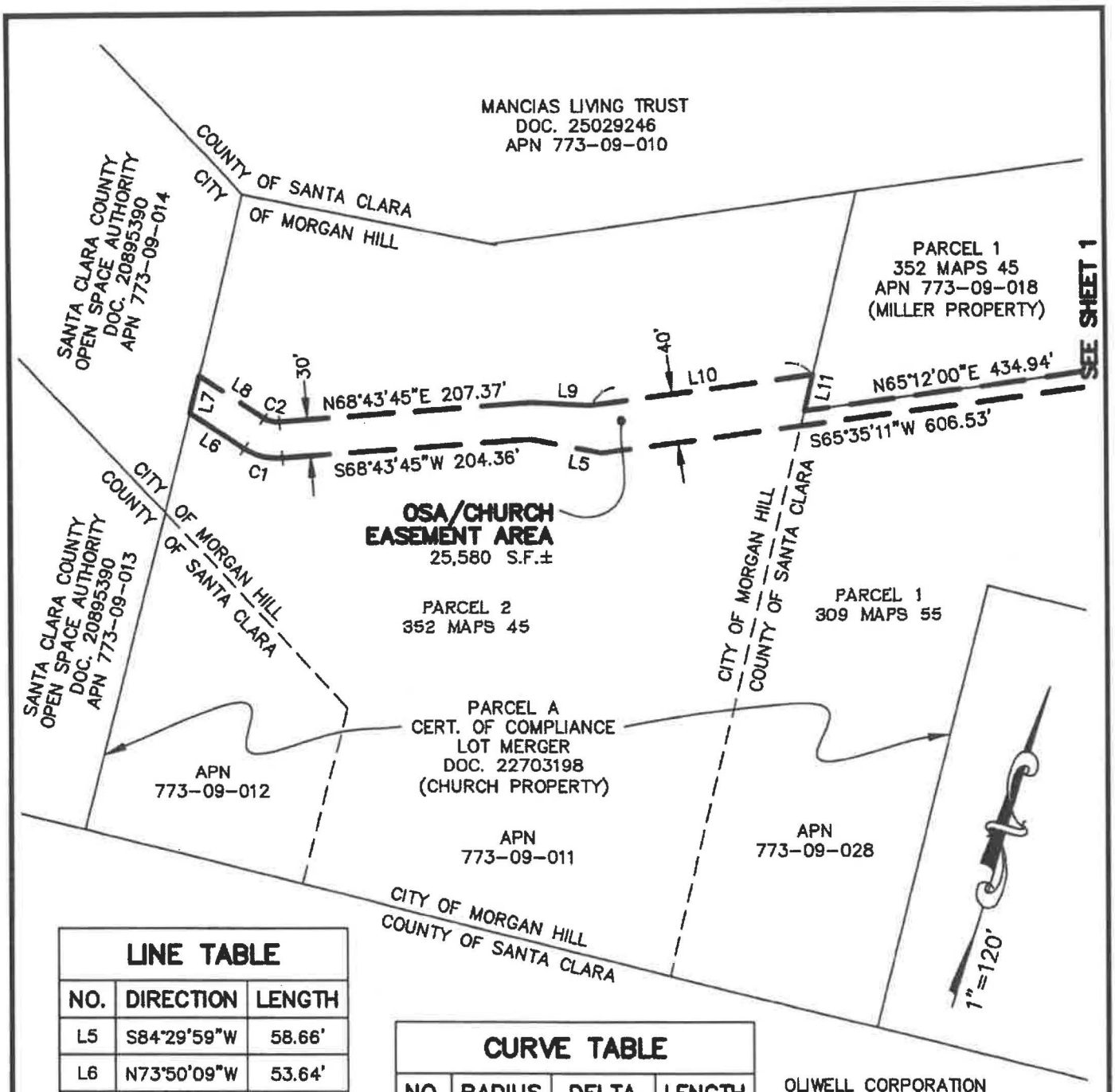
LICENSED LAND SURVEYOR
JOHN KOROYAN
No. 8883
STATE OF CALIFORNIA

John Koroyan
JULY 16, 2025

EXHIBIT "D-2"
PLAT TO ACCOMPANY LEGAL DESCRIPTION

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

SUBJECT OSA/CHURCH EASEMENT AREA
MORGAN HILL, SANTA CLARA COUNTY
JOB NO. 20181371 CALIFORNIA
BY DIS APPR. JVK DATE 07-16-2025
1 OF 2



LINE TABLE		
NO.	DIRECTION	LENGTH
L5	S84°29'59"W	58.66'
L6	N73°50'09"W	53.64'
L7	N02°57'00"W	31.75'
L8	S73°50'09"E	64.04'
L9	N76°11'04"E	47.87'
L10	N65°35'11"E	186.33'
L11	S03°19'10"E	30.56'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	50.00'	37°26'06"	32.67'
C2	20.00'	37°26'06"	13.07'

K:\2018\181371_WHCC\SUR\Mapping\Plat DWG\WHCC_OSA_EASEMENT.dwg

EXHIBIT "D-2"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

SUBJECT OSA/CHURCH EASEMENT AREA
MORGAN HILL, SANTA CLARA COUNTY
CALIFORNIA
JOB NO. 20181371
BY DIS APPR. JVK DATE 07-16-2025
2 OF 2

EXHIBIT "E-1"
Legal Description

OSA/Miller Easement Area
Morgan Hill, Santa Clara County, CA

Real property in the State of California, County of Santa Clara, within the urban growth boundary of City of Morgan Hill, and described as follows:

Being a portion of Parcel 1, as said Parcel is shown on that certain Parcel Map, filed for record on March 18, 1975 in Book 352 of Maps at Page 45, Records of Santa Clara, and more particularly described as follows:

BEGINNING at a point distant thereon South 65°10'00" West, 32.33 feet from the southeasterly corner of said Parcel 1, said point also being a point on the westerly line of Dewitt Avenue, being 60.00 feet in width, as shown on said Parcel Map (352 Maps 45);

Thence leaving said corner and along the southeasterly line of said Parcel 1, South 65°10'00" West, 225.07 feet to the boundary corner thereof;

Thence along the southwesterly line of said Parcel 1, North 79°35'00" West, 118.80 feet to the boundary corner thereof;

Thence along the southeasterly line of said Parcel 1, South 65°12'00" West, 434.94 feet to the westerly line of said Parcel 1;

Thence along said line, North 03°19'10" West, 30.56 feet;

Thence leaving said westerly line of said Parcel 1, the following courses:

- North 65°35'11" East, 434.24 feet;
- South 85°40'35" East, 127.40 feet;
- North 65°10'00" East, 213.18 feet to said westerly line of Dewitt Avenue;

Thence along said line, South 02°57'00" East, 34.48 feet to the point of **BEGINNING**.

Containing an area of 22,897 square feet, more or less.

BASIS OF BEARINGS: The bearing North 02°57'00" West of the centerline of Dewitt Avenue, as said bearing and centerline are shown on that certain Parcel Map, filed for record on March 18, 1975 in Book 352 of Maps at Page 45, Records of Santa Clara County, California.

This legal description was prepared by me or under my direct supervision.

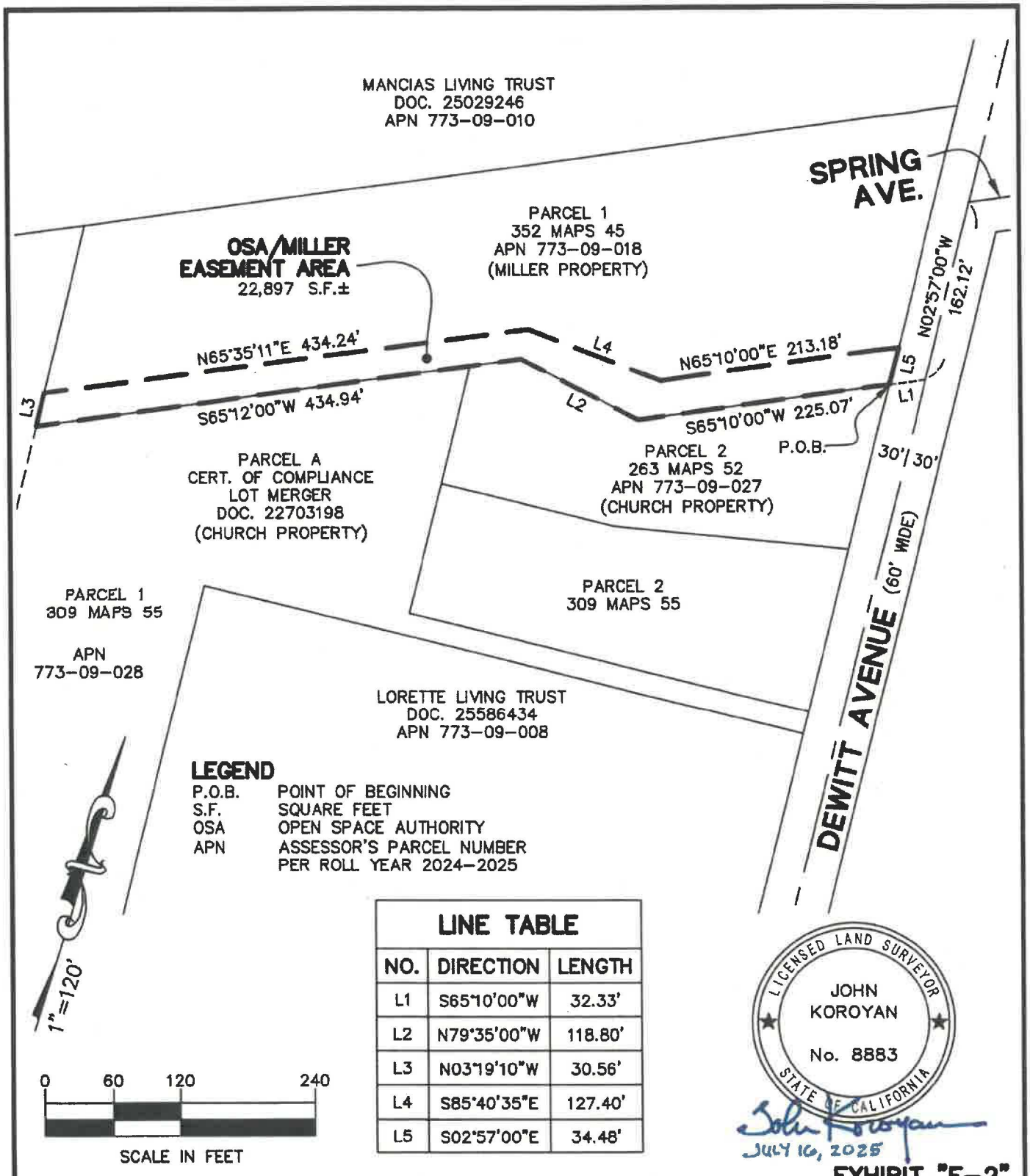
By: John Koroyan
John Koroyan
P.L.S. No. 8883

Date: JULY 16, 2025

Exhibit E-2

OSA/Church Easement Area

[Depiction Follows]



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S65°10'00"W	32.33'
L2	N79°35'00"W	118.80'
L3	N03°19'10"W	30.56'
L4	S85°40'35"E	127.40'
L5	S02°57'00"E	34.48'

K:\2018\181371_WHCC\SUR\Mapping\Plat DWG\OSA_MILLER_EASEMENT.dwg

EXHIBIT "E-2"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

SUBJECT OSA/MILLER EASEMENT AREA
MORGAN HILL, SANTA CLARA COUNTY
CALIFORNIA
JOB NO. 20181371
BY DIS APPR. JVK DATE 07-16-2025
1 OF 1

Exhibit F

Church Easement Area

A 40 foot strip of land, being a portion of Parcel 1 of that certain Parcel Map recorded in Book 352 of Maps, at page 45, Santa Clara County Records, the southeasterly line which is more particularly described as follows:

Beginning at a point distant S65° 10'W 32.33' from the most southeasterly corner of said Parcel 1; thence along the southeasterly line of said Parcel 1, S 65° 10'W, 225.07 feet; thence N79° 35'W, 118.80 feet; thence S65° 12'W, 434.94 feet to the terminus thereof.

Exhibit G

Map

[Attached]

© BKF Engineers
BKF 100 YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST ST., SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com
CALIFORNIA
SANTA CLARA COUNTY
MORGAN HILL
WEST HILLS COMMUNITY CHURCH
PROPOSED OSA EASEMENT EXHIBIT
Revisions
No.
Date 11/11/24
Scale AS SHOWN
Design SW
Drawn SW
Approved RC
Job No 2018137
Drawing Number:
EX.1
1 OF 1
North
GRAPHIC SCALE: 1" = 50'
50 0 50 100
Proposed OSA EASEMENT
Existing 20' Travel Lane (Private)
Existing 20' Travel Lane (Private)
Existing 20' Travel Lane (Private)
Existing 20' Travel Lane (Private)
Existing 20' Travel Lane (Private)
Existing 20' Travel Lane (Private)
Proposed OSA EASEMENT
Existing 20' Travel Lane (Private)
Existing 20' Travel Lane (Private)
LEGEND
Proposed OSA EASEMENT
ASPHALT PAVED SURFACE (AC PAVEMENT TO BE MAINTAINED BY CHURCH)
GRAVEL/DIRT SURFACE (TO BE MAINTAINED BY OSA)
DRAWING NAME: \\BKF-SJ\Vol4\2018\18137_MHCC_OSA Easement Exhibit\MHCC_OSA Easement Exhibit.dwg
PLOT DATE: 11-15-24
PLOTTED BY: wans

RESOLUTION NO. 25-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF THE NEGATIVE DECLARATION PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE DEWITT – WEST HILLS COMMUNITY CHURCH PROJECT (EA2024-0009)

WHEREAS, prior to the recommended adoption of this Resolution, the Planning Division of the City of Morgan Hill prepared an Initial Study and a Negative Declaration for the DeWitt – West Hills Community Church project (ZA2024-0001/EA2024-0009) in accordance with the requirements of the California Environmental Quality Act of 1970, as amended ("CEQA"), and state and local guidelines implementing CEQA; and

WHEREAS, the DeWitt – West Hills Community Church Project analyzed under the Initial Study/Negative Declaration consists of the request for a Planned Development Combining District with Master Plan to remodel and expand the existing church facility with associated on site and of site improvements on the 5.75-acre site located on at (APN:779-02-023), and

WHEREAS, the City of Morgan Hill is the lead agency on the Project, the Planning Commission recommending body, and the City Council as the decision-making body for the proposed Project; and

WHEREAS, the Planning Commission has reviewed, considered, and recommended approval of the Initial Study/Negative Declaration for the Project at their August 12, 2025 meeting; and

WHEREAS, the Initial Study/Negative Declaration for the project are, by this reference, incorporated into this Resolution as if fully set forth herein and attached as Exhibit A; and

WHEREAS, the Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 89.5 of the California Department of Fish and Game Code.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL AS FOLLOWS:

SECTION 1: THAT THE PLANNING COMMISSION does hereby make the following findings**:**

(1) It has independently reviewed and analyzed the Initial Study/Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon the Project;

(2) The Initial Study/Negative Declaration prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA; and

(3) The Initial Study/Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project. The Development Services Director of the Development Services Department at 17575 Peak Avenue, Morgan Hill, California 95037, is the custodian of documents and records of proceedings on which this decision is based.

(4) On the basis of the whole record before it (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

SECTION 2: THAT THE PLANNING COMMISSION does hereby recommend approval of the Negative Declaration prepared for the Project. The Initial Study/Negative Declaration are: (1) on file in the Development Services Department, Planning Division, located at 17575 Peak Avenue, Morgan Hill CA 95037 and (2) available for inspection by any interested person.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST 2025, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

JENNA LUNA, Deputy City Clerk

APPROVED:

JAMES WILSON , Chair

City of Morgan Hill
Development Services Department

CITY OF MORGAN HILL

West Hills Community Church Project

Initial Study/Negative Declaration

April 2025

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 25 years
1501 Sports Drive, Suite A, • Sacramento • CA • 95834
Office 916.372.6100 • Fax 916.419.6108

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APPENDICES

Appendix A: Air Quality and Greenhouse Gas Modeling Results
Appendix B: Biological Evaluation Addendum
Appendix C: Preliminary Hydrology Report

INITIAL STUDY/NEGATIVE DECLARATION
APRIL 2025

A. PROJECT SUMMARY

1.	Project Title:	West Hills Community Church Project
2.	Lead Agency Name and Address:	City of Morgan Hill Development Services Department Morgan Hill, CA 17575 Peak Avenue Morgan Hill, CA 95037
3.	Contact Person and Phone Number:	Tiffany Brown Senior Planner (408) 310-4655
4.	Project Location:	16695 DeWitt Avenue Morgan Hill, CA 95037 Assessor's Parcel Number (APN) 773-09-011
5.	Project Sponsor's Name and Address:	Yvonne Sheets Twelve 22 Ventures Representing David Frederick, West Hills Community Church 16695 DeWitt Ave. Morgan Hill, CA 95037
6.	Existing General Plan Designation:	Open Space (OS)
7.	Existing Zoning Designation:	Open Space (OS)
8.	Proposed Zoning Designation:	Planned Development (PD)
9.	Required Approvals from Other Public Agencies:	N/A

10. Surrounding Land Uses and Setting:

The approximately 1.8-acre project site is identified by APN 773-09-011 and is located at 16695 DeWitt Avenue in the City of Morgan Hill, California. The site is currently developed with various buildings, including an approximately 4,440-square foot (sf) single-story worship center, three temporary classroom buildings totaling 8,491 sf, and a temporary restroom building, as well as a paved parking lot with 98 parking stalls. Site access is currently provided by a driveway extending from the site southeast to connect to DeWitt Avenue. A concrete pedestrian walkway extends from the project site to the southeast and provides access to a secondary, off-site parking lot (71 stalls). The project site is landscaped with trees and an existing stormwater retention pond is located in the southeast corner of the site. The Morgan Hill 2035 General Plan designates the site as OS and the site is zoned OS.

The site is surrounded by undeveloped hillside open space to the north, south and west. The secondary parking lot located east of the project site includes vacant land further east. Surrounding existing uses include the West Hills Community Church and existing single-family residences along DeWitt Avenue to the east, beyond the vacant land.

11. Project Description Summary:

The West Hills Community Church Project (proposed project) would include demolition of the three existing on-site temporary classroom buildings and the portable restroom building, the remodeling of the existing worship center building to add 2,208 sf of building space, and the development of a Community Life Center (CLC) building. The CLC building would include a fellowship hall, classrooms, a toddler room, a disability room, and storage rooms, as well as lobbies and a kitchen. As a result of the proposed project, the overall on-site building square footage would increase by a total of 6,349 sf, from 12,931 sf to approximately 19,280 sf. Primary site access would continue to be provided by the paved road extending to DeWitt Avenue. The proposed project would not modify the existing roadway, but would reconfigure the existing parking lot near the buildings to include a total of 67 stalls. Of the total of 138 parking stalls, three would be compliant with the Americans with Disabilities Act (ADA). The areas surrounding the existing and proposed buildings would also be repaved. Other project improvements would include landscaping, two bioretention basins, and the dedication of an easement for a public trail located north of the existing driveway. The project would require City approval of a Design Permit and a Rezone from OS to PD.

B. SOURCES

The following documents are referenced information sources used within this analysis:

1. Association of Bay Area Governments. *Dam Inundation Map Viewer.* Available at: https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2. Accessed June 2024.
2. Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2017.
3. Bay Area Air Quality Management District. *CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans*. April 2022.
4. BKF Engineers. *Preliminary Hydrology Report.* March 2024.
5. California Air Resources Board. *2022 Scoping Plan for Achieving Carbon Neutrality*. November 16, 2022.
6. California Department of Conservation. *Earthquake Zones of Required Investigation*. Available at: https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed March 2025.
7. California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones*. Available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed March 2025.
8. California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Monterey Peninsula Landfill (27-AA-0010)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2642?siteID=1976. Accessed March 2025.
9. California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: https://dtsc.ca.gov/dtscs-cortese-list. Accessed March 2025.
10. California Environmental Protection Agency. *GeoTracker.* Available at: https://geotracker.waterboards.ca.gov/search. Accessed December 2024.

11. City of Morgan Hill. *2035 General Plan, City of Morgan Hill.* Adopted July 2016.
12. City of Morgan Hill. *City of Morgan Hill Wildland Urban Interface Map.* March 2009.
13. City of Morgan Hill. *Emergency Operations Plan.* January 11, 2018.
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19. Santa Clara County. *Comprehensive Land Use Plan, Santa Clara County, South County Airport.* Amended November 16, 2016.
20. Santa Clara Valley Habitat Agency. *Santa Clara Valley Habitat Agency Geobrowser.* Available at: https://www.scv-habitatagency.org/228/Key-Maps. Accessed March 2025.
21. Santa Clara Valley Transportation Authority. *2021 Congestion Management Program Document.* December 2021.
22. State Water Resources Control Board. *Active CDO and CAO.* Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed December 2024.
23. U.S. Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed March 2025.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

On the basis of the following evaluation, all project impacts have been determined to be less than significant, or can be mitigated to a less-than-significant level given required compliance with General Plan policies or mitigation measures included in the General Plan EIR.

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	☐ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **Geology and Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards and Hazardous Materials**
☐ **Hydrology and Water Quality**	☐ **Land Use and Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population and Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities and Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

D. DETERMINATION

On the basis of this initial study:

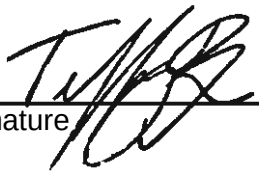
☒ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ 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 applicant. 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" 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 pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature — 5/1/2025 (Date)

Tiffany Brown, Senior Planner (Printed Name) — City of Morgan Hill (For)

E. INTRODUCTION

This Initial Study/Negative Declaration (IS/ND) identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document is organized in accordance with the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines.

In July 2016, the City of Morgan Hill adopted the 2035 General Plan,[1] and certified an associated Environmental Impact Report (EIR) for the updated General Plan.[2] The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan to the maximum extent feasible. Consistent with Section 15150 of the CEQA Guidelines, applicable portions of the General Plan and General Plan EIR are incorporated by reference as part of this IS/ND.

F. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary action required for the project.

Project Location, Setting, and Surrounding Land Uses

The project site consists of an approximately 1.8-acre portion of a larger 5.75-acre parcel located at 16695 DeWitt Avenue in the City of Morgan Hill, California (see Figure 1 and Figure 2). The site is identified by APN 773-09-011 and is part of the 10.5-acre West Hills Community Church property. The City's General Plan designates the site as Open Space (OS) and the site is zoned OS.

The project site is currently developed with various buildings, including an approximately 4,440-sf single-story worship center, three temporary classroom buildings totaling 8,491 sf, and a temporary restroom building, as well as a paved parking lot with 98 parking stalls. Site access is currently provided by a paved road extending from the project site southeast to connect to DeWitt Avenue. A concrete pedestrian walkway extends from the project site to the southeast and provides access to a secondary, off-site parking lot. The project site is landscaped with trees and an existing stormwater retention pond is located in the southeast corner of the site.

The site is surrounded by undeveloped hillside open space to the north, south and west. As previously discussed, a secondary parking lot with 71 stalls is located east of the project site, with vacant land further east. Surrounding existing uses include the West Hills Community Church and existing single-family residences along DeWitt Avenue to the east, beyond the vacant land.

Project Components

The proposed project would include the demolition of the three existing on-site temporary classroom buildings and the portable restroom building (see Figure 3). The existing worship center building would be remodeled. The remodel would include the addition of 2,208 sf of building space to the existing building, for a new total of 6,648 sf. The remodeled building would include, but not be limited to, a 3,508-sf open floor assembly area, 518-sf stage, 308-sf vestibule, 166-sf kitchenette, two storage rooms, a green room, an audio/visual control room, and crying room.

---

1 City of Morgan Hill. *2035 General Plan, City of Morgan Hill.* Adopted July 2016.

2 City of Morgan Hill. *Morgan Hill 2035 Final Environmental Impact Report*. Certified July 2016.

Figure 1
Regional Vicinity Location

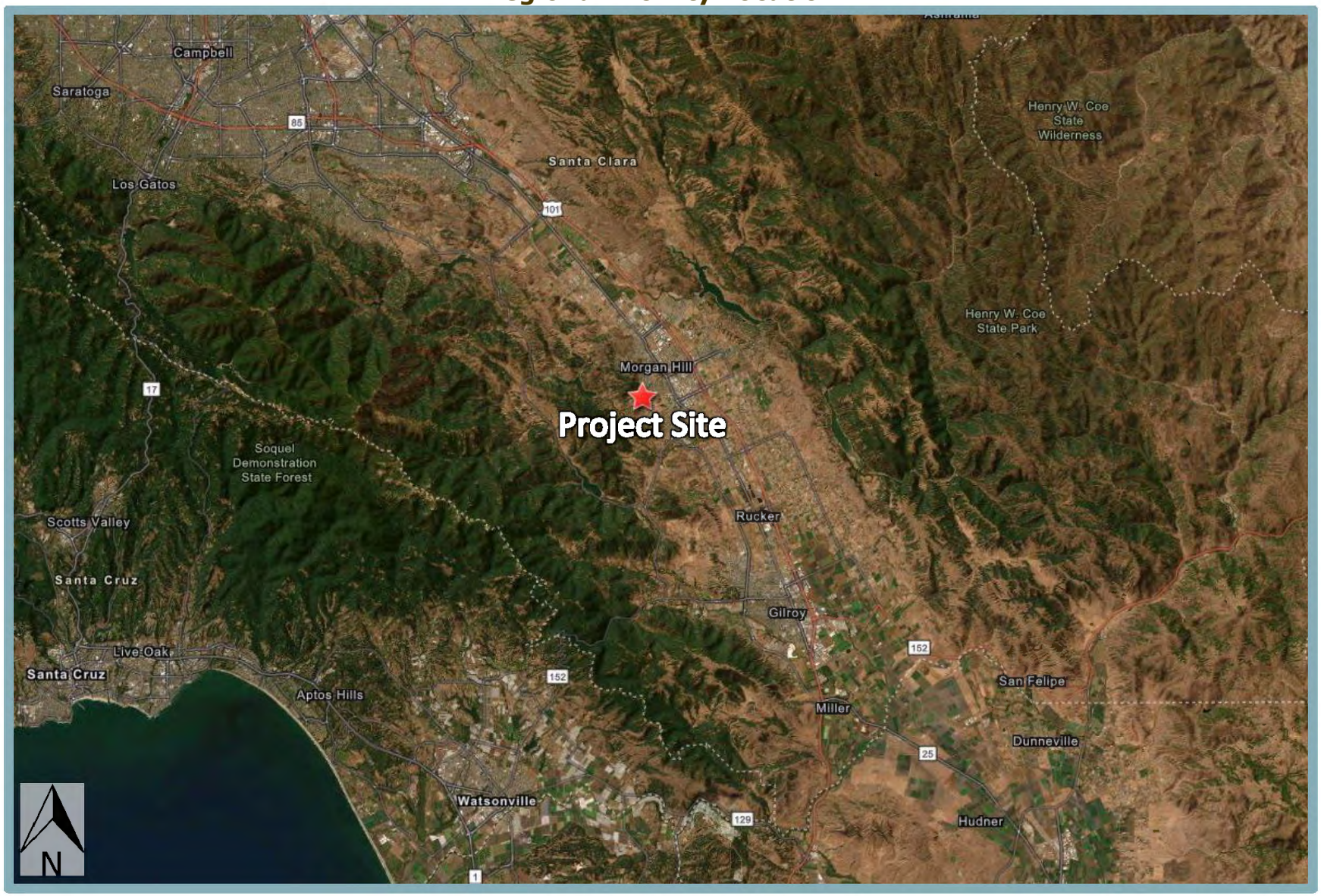
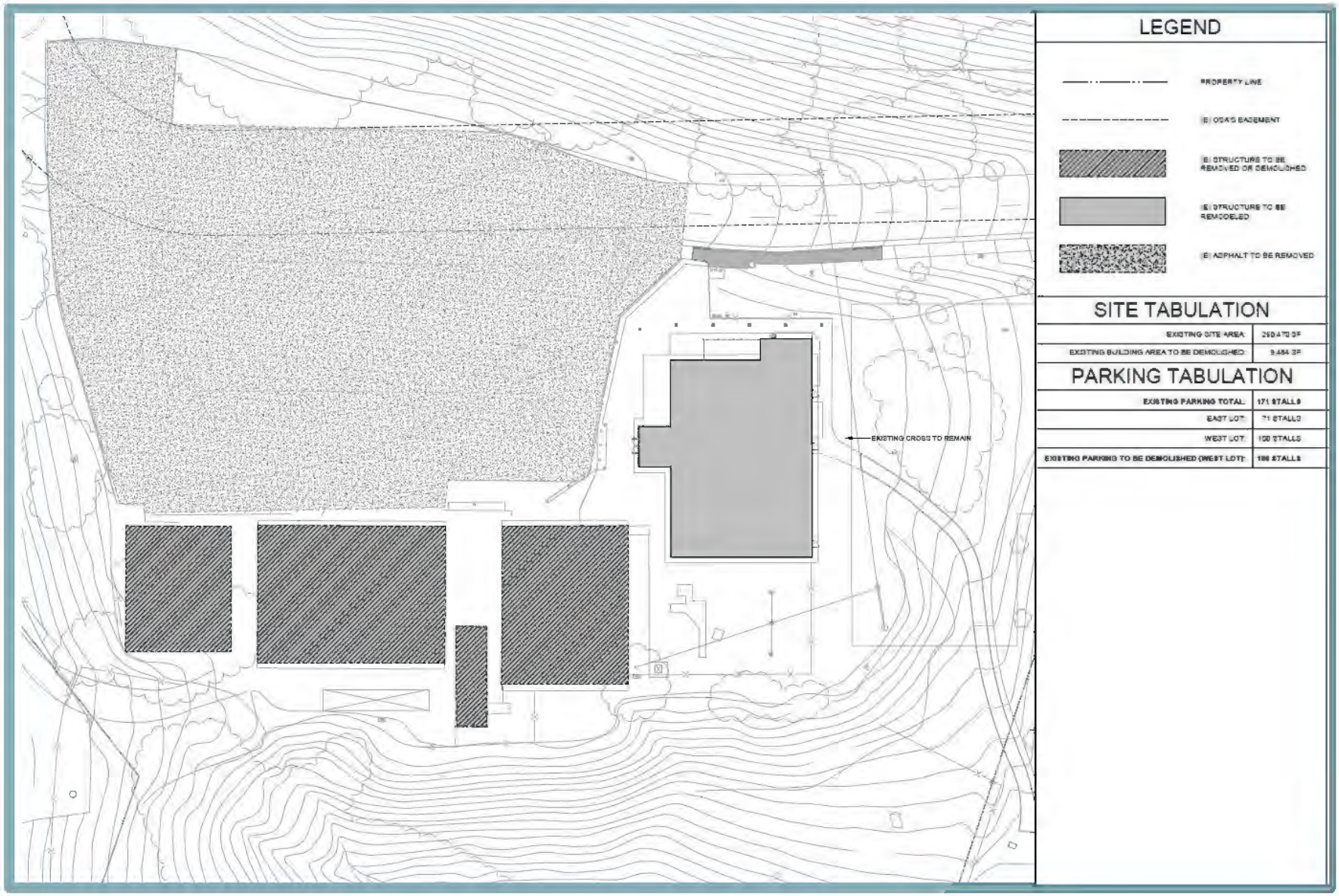


Figure 2
Project Site Boundaries

Figure 3
Demolition Site Plan



The proposed project would also include the development of a 12,000-sf, two-story Community Life Center (CLC) building (see Figure 4). The ground floor of the building would include, but not be limited to, a 2,696-sf fellowship hall, 1,088-sf classroom, a disability room, and storage rooms, as well as a lobby and kitchen (see Figure 5). The second floor would include, but not be limited to, five classrooms ranging from 325 sf to 1,153 sf, a toddler room, a nursery, and a lobby. As a result of the proposed project, the overall on-site building square footage would increase by a total of 6,349 sf from 12,931 sf to 19,280 sf.

The new CLC building would be used on Sunday mornings to host coffee and refreshments between services and occasionally a lunch after the service concludes. The fellowship hall would not be used at the same time as the Sunday morning worship gathering. Rather, the fellowship hall would be used during the week, such as by middle school and high school groups on Wednesday night and for gatherings of 40 to 50 people, including a mother's group and women's bible study. The fellowship hall would also be used to host events, such as breakfasts and teas, approximately six to eight times a year. Overall, the project applicant has stated that the proposed CLC building would provide an improved and consolidated facility to support the same types of activities that already occur within the three portable buildings demolished as part of the project.

Primary access to the project site would be provided by an existing driveway that extends east from the project site to connect to DeWitt Avenue. The proposed project does not include modifications to the existing driveway, which would continue to provide ingress and egress service to the reconfigured parking lot. As part of the proposed project, the existing parking lot would be demolished and repaved to increase the lot from 100 parking stalls to 138 stalls. Of the 138 total parking stalls, three would be compliant with the Americans with Disabilities Act (ADA). The areas surrounding the existing and proposed buildings would also be repaved.

Pursuant to Section 18.64.050 of the City's Municipal Code, landscaping would be provided throughout the site in accordance with the City's Standard Details for Construction. The proposed landscaping features in the project's Landscape Plan would include new shrubs, trees, and groundcover elements throughout the site, including within the parking lot. In addition, new landscaped areas would be provided along the length of the site boundaries, and a new open space/playground and lawn area would be located to the south of the new CLC building.

The proposed project would establish new connections to existing water and sewer service infrastructure within the existing driveway and within the project site (see Figure 6). In addition, a fire pump station and water pump would be installed in the northwest corner of the project site. With respect to stormwater management, the proposed project would install three runoff capture areas, one within each drainage management area (DMA) (see Figure 7). DMAs 1 and 3 would each include new bioretention areas, which would be located in the southeast and southwest corners of the project site. DMA 2 would include a new catch basin located within the reconfigured parking lot. Collected runoff would be routed from the detention basins through a new 48-inch detention pipe to a new dissipator located immediately south of the project site. The dissipator outfall location and the two new bioretention basins located in the southwest and southeast corners would represent the few areas where new site disturbance would occur as part of the proposed project.

Other improvements would include the dedication of an easement for a public trail located north of the existing driveway, which would continue to provide site access. The trail would be constructed by another party in the future.

Figure 4
Conceptual Site Plan

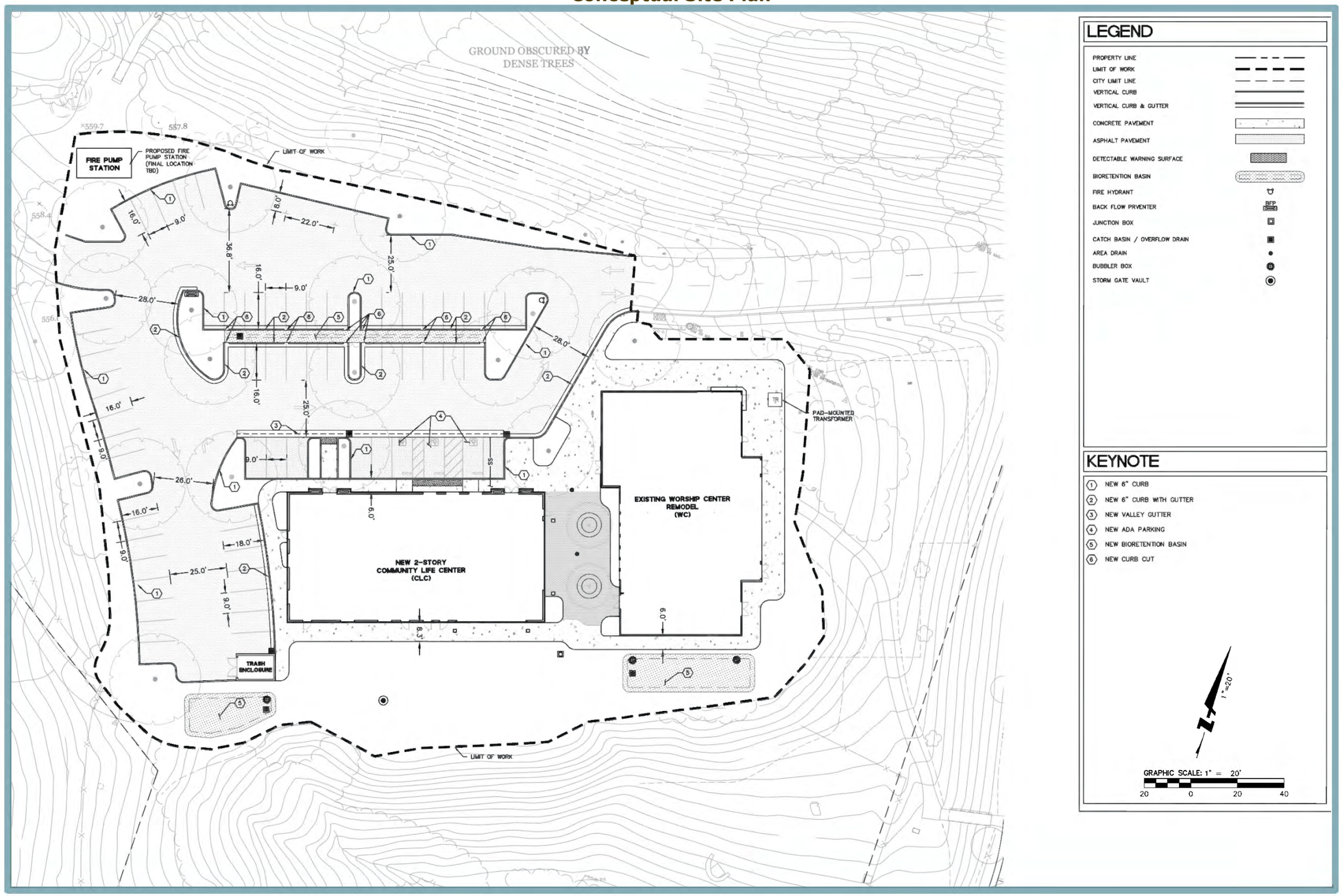


Figure 5
Community Life Center Floor Plan

Figure 6
Conceptual Utility Plan

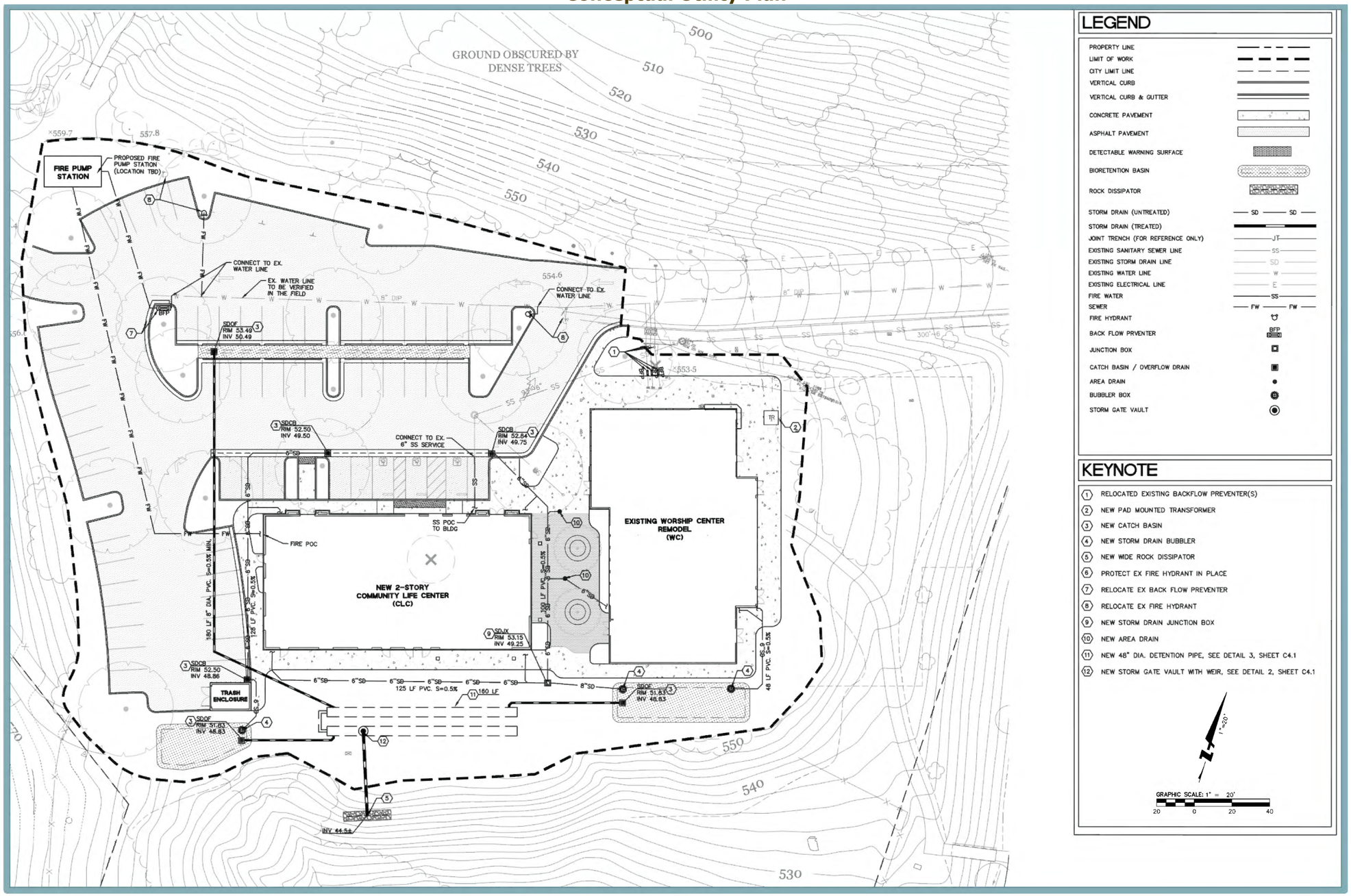
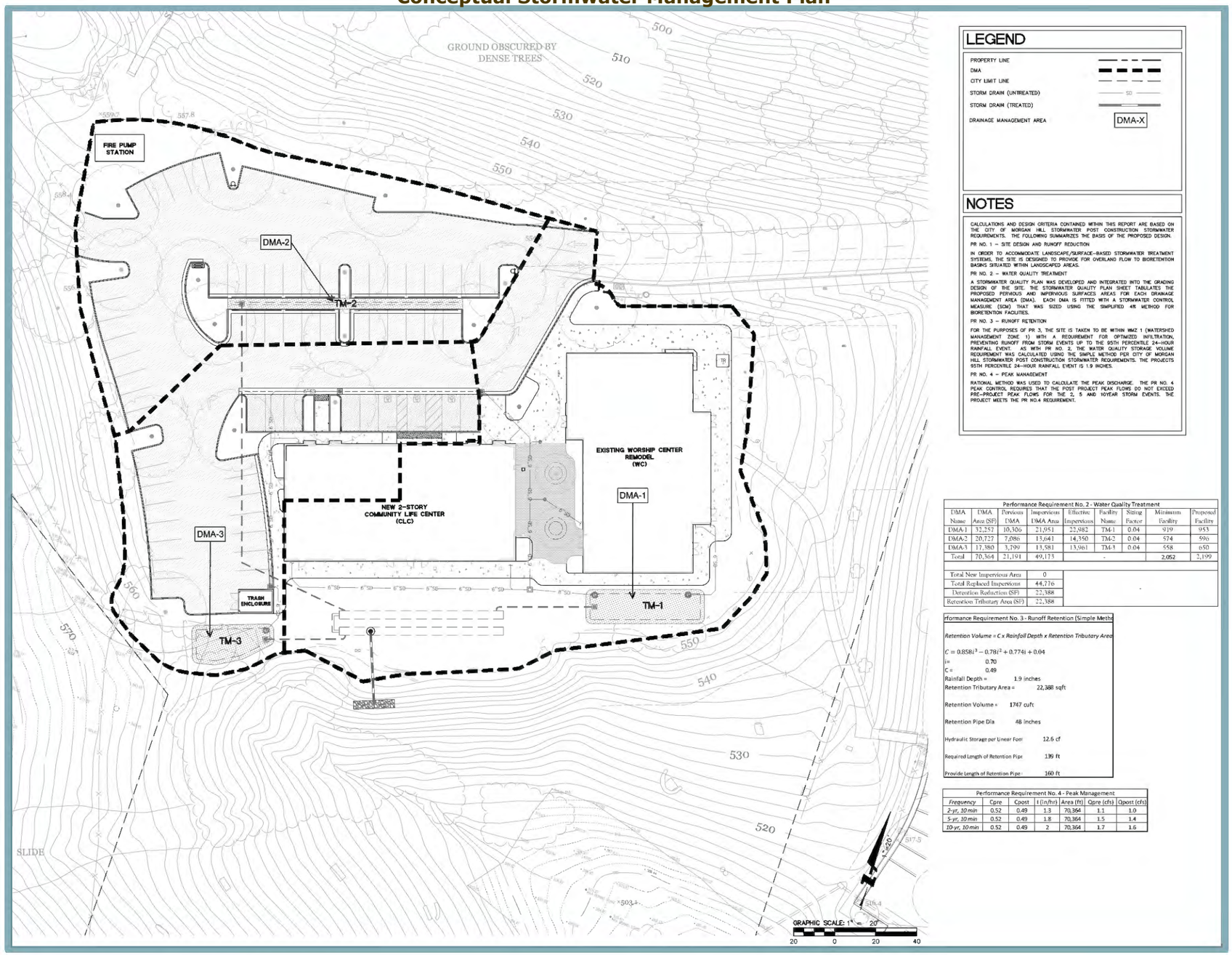


Figure 7
Conceptual Stormwater Management Plan



It should be noted that the proposed project would be located primarily within the existing development footprint of the existing worship center, temporary classrooms and restroom building, and parking lot. In addition, the uses of the remodeled building would not change and the new CLC building would provide an improved and consolidated facility to support the church's existing services and groups. Development of the proposed project would not result in changes to the church's existing hours of operation and the proposed project is not anticipated to increase the number of attendants.

Requested/Required Entitlements

The proposed project would require the following approvals from the City of Morgan Hill:

- Design Permit. Pursuant to Section 18.108.040 of the City's Municipal Code, a Design Permit enables the City to ensure that a proposed development exhibits high-quality design consistent with the General Plan. The Design Permit process is also intended to ensure that new development and uses are compatible with their surroundings and minimize negative impacts on neighboring properties.

- Rezone. In February 2016, the City Council adopted Ordinance 2186, which removed church facilities as conditionally permitted uses under the OS zoning district. Because the existing structures are considered legal non-conforming uses pursuant to the OS zoning designation, the proposed project is requesting approval of a Rezone of the project site to Planned Development (PD). The purpose of a PD district is to allow for high-quality development that deviates from standards and regulations applicable to base zoning districts in the City. The PD zone provides landowners with enhanced flexibility to take advantage of unique site characteristics and develop projects that would provide public benefits for residents, employees, and visitors. The church services and various weekday activities would be considered allowed uses under the PD zoning designation.

G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✖	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✖	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	✖	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✖	☐

Discussion

a-d. The project site is not located within a scenic vista or State scenic highway, and is located in an urbanized area. Although the proposed project includes a Rezone and demolition of the on-site portable buildings, project development would be consistent with all applicable regulations governing scenic quality. In addition, the proposed project would be located within the existing development footprint and the proposed CLC building would support the same types of activities that already occur within the three portable buildings. As such, light and glare associated with the proposed project would be consistent with existing on-site resources. Therefore, impacts related to aesthetics would be ***less than significant***.

II. AGRICULTURE AND FORESTRY RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✖
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✖
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?	☐	☐	☐	✖

Discussion

a-e. The project site is not designated as Farmland by the State Department of Conservation, is not zoned for agricultural use, and is not under a Williamson Act Contract. In addition, the project site is not zoned as forest land or timberland, and development of the proposed project would not result in the loss or conversion of forest land. Therefore, ***no impact*** related to agriculture and forestry resources would occur.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✖	☐
b. 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?	☐	☐	✖	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✖	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✖	☐

Discussion

a,b. The City of Morgan Hill is located in the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The SFBAAB area is currently designated as a nonattainment area for State and federal ozone, State and federal fine particulate matter 2.5 microns in diameter ($PM_{2.5}$), and State respirable particulate matter 10 microns in diameter (PM_{10}) ambient air quality standards (AAQS). The SFBAAB is designated attainment or unclassified for all other AAQS. It should be noted that on January 9, 2013, the U.S. Environmental Protection Agency (USEPA) issued a final rule to determine that the Bay Area has attained the 24-hour $PM_{2.5}$ federal AAQS. Nonetheless, the Bay Area must continue to be designated as nonattainment for the federal $PM_{2.5}$ AAQS until such time as the BAAQMD submits a redesignation request and a maintenance plan to the USEPA, and the USEPA approves the proposed redesignation. The USEPA has not yet approved a request for redesignation of the SFBAAB; therefore, the SFBAAB remains in nonattainment for 24-hour $PM_{2.5}$.

In compliance with regulations, due to the nonattainment designations of the area, the BAAQMD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The current air quality plans are prepared in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

The most recent federal ozone plan is the 2001 Ozone Attainment Plan, which was adopted on October 24, 2001 and approved by the California Air Resources Board (CARB) on November 1, 2001. The plan was submitted to the USEPA on November 30, 2001 for review and approval. The most recent State ozone plan is the 2017 Clean Air Plan, adopted on April 19, 2017. The 2017 Clean Air Plan was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, toxic air contaminants (TACs), and greenhouse gases (GHGs). Although a plan for achieving the State PM_{10} standard is not required, the BAAQMD has prioritized measures to reduce PM in developing the control strategy for the 2017 Clean Air Plan. The control strategy serves as the backbone of the BAAQMD's current PM control program.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the State and federal AAQS within the SFBAAB. Adopted BAAQMD rules and regulations, as well as thresholds of significance, have been developed with the intent to ensure

continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. The BAAQMD's established significance thresholds associated with development projects for emissions of the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO_x), as well as for PM_{10} and $PM_{2.5}$, expressed in pounds per day (lbs/day) and tons per year (tons/yr), are listed in Table 1. By exceeding the BAAQMD's mass emission thresholds for ROG, NO_X, PM_{10}, or $PM_{2.5}$, a project would be considered to conflict with or obstruct implementation of the BAAQMD's air quality planning efforts.

Table 1
BAAQMD Thresholds of Significance

Pollutant	Construction	Operational	
	Average Daily Emissions (lbs/day)	Average Daily Emissions (lbs/day)	Maximum Annual Emissions (tons/yr)
ROG	54	54	10
NO_x	54	54	10
PM_{10} (exhaust)	82	82	15
$PM_{2.5}$ (exhaust)	54	54	10

Source: BAAQMD, CEQA Guidelines, April 2023.

Particulate matter can be split into two categories: fugitive and exhaust. The BAAQMD thresholds of significance for exhaust are presented in Table 1. BAAQMD does not maintain quantitative thresholds for fugitive emissions of PM_{10} or $PM_{2.5}$, rather, BAAQMD requires all projects within the district's jurisdiction to implement Basic Construction Mitigation Measures (BCMMs) related to dust suppression. The BCMMs include the following:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. 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.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a six- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

In addition to the BCMMs, projects are strongly encouraged to implement enhanced best management practices to control fugitive dust emissions. The enhanced measures are especially important when schools, residential areas, or other sensitive land uses are located near the construction site. BAAQMD recommended enhanced best management practices include the following:

1. Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.
2. Install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.
3. Plant vegetative ground cover (e.g., fast-germinating native grass seed) in disturbed areas as soon as possible and watered appropriately until vegetation is established.
4. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
5. Minimize the amount of excavated material or waste materials stored at the site.
6. Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, that are inactive for at least 10 calendar days.

The proposed project's construction emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2022.1.1.29 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates, vehicle mix, trip length, average speed, etc. However, where project-specific data is available, such data should be input into the model. Accordingly, the proposed project's modeling assumes the following project- and/or site-specific information:

- Construction would commence in June 2025 and take place over approximately one year;
- Approximately 3,800 cubic yards (CY) of soil would be exported from the site during grading activities; and
- 9,484 sf of building materials would be demolished and hauled from the site.

The proposed project's estimated emissions associated with construction and operation are provided below. All CalEEMod results are included as Appendix A to this IS/ND.

Construction Emissions

According to the CalEEMod results, the proposed project would result in maximum construction criteria air pollutant emissions as shown in Table 2. As shown in the table, the proposed project's construction emissions would be below the applicable thresholds of significance. In addition, as discussed above, all projects within the jurisdiction of the BAAQMD are required to implement all BAAQMD BCMMs, which would be required by the City as conditions of approval. The proposed project's required implementation of the BAAQMD BCMMs listed above for the project's construction activities would help to further minimize construction-related emissions.

Overall, because construction of the proposed project would not exceed any applicable thresholds of significance, project construction would result in a less-than-significant impact.

Table 2
Maximum Construction Emissions (lbs/day)

Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	3.37	54	**NO**
NO_X	31.70	54	**NO**
PM_{10}*	1.37	82	**NO**
$PM_{2.5}$*	1.26	54	**NO**

Note:
* Denotes emissions from exhaust only. BAAQMD does not have adopted thresholds for fugitive PM emissions.

Source: CalEEMod, January 2025 (see Appendix A).

Operational Emissions

With respect to the proposed project's operational criteria pollutant emissions, the proposed project would not include a change in operational hours or an increase in attendance or other on-campus activities. Thus, emissions associated with project operation would not be significantly different from the existing conditions. In addition, the proposed CLC building would not use natural gas, as natural gas is prohibited in all new construction pursuant to Chapter 15.63 of the City's Municipal Code. Overall, the proposed project would not result in any additional impacts related to such beyond current conditions.

Cumulative Emissions

Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. The thresholds of significance presented in Table 1 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SFBAAB's existing air quality conditions. If a project exceeds the significance thresholds presented in Table 1, the proposed project's emissions would be cumulatively considerable, resulting in a significant adverse cumulative air quality impact to the region's existing air quality conditions. Because the proposed project would not generate criteria pollutant emissions above the applicable thresholds of significance, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State AAQS.

Conclusion

As stated previously, the applicable regional air quality plans include the 2001 Ozone Attainment Plan and the 2017 Clean Air Plan. Because construction and operation of the

proposed project would not result in emissions of criteria air pollutants in excess of BAAQMD's thresholds of significance, conflicts with or obstruction of the implementation of the applicable regional air quality plans would not occur. As a result, the project would not result in a cumulatively considerable net increase of a criteria pollutant for which the project region is nonattainment under an applicable federal or State AAQS. Thus, a ***less-than-significant*** impact would occur.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptors to the project site would be the single-family residences fronting DeWitt Avenue, with the closest located approximately 560 feet east of the project site.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and TACs, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood.

In order to provide a conservative indication of whether a project would result in impacts related to localized CO emissions, the BAAQMD has established screening criteria for localized CO emissions. According to BAAQMD, a proposed project would result in a less-than-significant impact related to localized CO emission concentrations if all of the following conditions are true for the project:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans;
- The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and
- The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, underpass, etc.).

Considering that the project would be consistent with the existing uses for the site, the project would not conflict with the Santa Clara Valley Transportation Authority (VTA)

Congestion Management Program (CMP).[3] As described in further detail in Section XVII, Transportation, of this IS/ND, because the proposed project would not result in an increase in vehicle trips beyond existing levels, traffic associated with the proposed development would not increase traffic volumes at an affected intersection to more than 44,000 vehicles per hour. Furthermore, intersections where vertical and/or horizontal mixing is limited due to tunnels, underpasses, or similar features do not exist in the project area. Therefore, based on the BAAQMD's screening criteria for localized CO emissions, the proposed project would not be expected to result in substantial levels of localized CO at intersections or generate localized concentrations of CO that would exceed standards or cause health hazards.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, rail yards, and gas dispensing facilities (GDFs). The CARB has identified diesel particulate matter (DPM) from engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk. As noted above, the existing sensitive receptors near the project site include the single-family residences along DeWitt Avenue, approximately 560 feet east of the project site.

The proposed project does not include any operations that would be considered a substantial source of TACs. Accordingly, operations of the proposed project would not expose sensitive receptors to excess concentrations of TACs.

Short-term, construction-related activities would result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. Construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater), whereas the construction period associated with the proposed project is estimated to be approximately two years and 10 months.

All construction equipment and operation thereof would be regulated by the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. In addition, only portions of the site would be disturbed at a time throughout the construction period, with operation of construction equipment occurring intermittently throughout the course of a day rather than continuously at any one location on the project site. Operation of construction equipment within portions of the development area would allow for the dispersal of emissions, and would ensure that construction activity is not continuously occurring in the portions of the project site closest to existing receptors. Because construction equipment on-site would

[3] Santa Clara Valley Transportation Authority. *2021 Congestion Management Program Document.* December 2021.

not operate for long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, the potential for any one sensitive receptor in the area to be exposed to concentrations of pollutants for a substantially extended period of time would be low.

Furthermore, the project applicant would be required to prepare, and include on all site development and grading plans, a management plan detailing strategies for control of noise, dust and vibration, and storage of hazardous materials during construction of the project. Pursuant to Section 18.76.040 (Air Contaminants) of the City's Municipal Code, the management plan must include all applicable BAAQMD rules and regulations, as well as the City's standard conditions for construction activity. The City of Morgan Hill Development Services Department would ensure that the BAAQMD's BCMMs, listed under questions 'a,b' above, would be noted on project construction drawings prior to issuance of a building permit or approval of improvement plans.

Conclusion

Based on the above, the proposed project would not expose any sensitive receptors to substantial concentrations of localized CO or TACs associated with construction or operation. Therefore, the proposed project would not result in the exposure of sensitive receptors to substantial pollutant concentrations, and a ***less-than-significant*** impact would occur.

d. Emissions of concern include those leading to odors, emission of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in questions 'a' through 'c' above. Therefore, the following discussion focuses on emissions of odors and dust.

According to the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard.[4] Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on a number of variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor. Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative analysis to determine the presence of a significant odor impact is difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed project would not introduce any such land uses and is not located in the vicinity of any such existing or planned land uses.

Construction activities often include diesel-fueled equipment and heavy-duty trucks, which could create odors associated with diesel fumes that may be considered objectionable. However, construction activities would be temporary, and hours of operation for construction equipment would be prohibited between 8:00 PM and 7:00 AM, Monday through Friday, and between 6:00 PM and 9:00 AM on Saturdays, as required by Morgan Hill Municipal Code Chapter 8.28. Project construction would also be required to comply

[4] Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2017.

with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize emissions, including emissions leading to odors. Accordingly, substantial objectionable odors would not be expected to occur during construction activities.

With respect to dust, as noted previously, the proposed project would be required to implement BAAQMD's BCMMs during project construction. The BCMMs would act to reduce construction-related dust by requiring that haul trucks with loose material are covered, reducing vehicle dirt track-out, and limiting vehicle speeds within the project site, among other methods, which would ensure that construction of the proposed project does not result in substantial emissions of dust. Following project construction, vehicles operating within the project site would be limited to paved areas of the site, and non-paved areas would be landscaped. Thus, project operations would not include sources of dust that could adversely affect a substantial number of people.

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a ***less-than-significant*** impact would result.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	✖	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	✖	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✖	☐
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	✖	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	✖	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	✖

Discussion

a. A development project could 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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS), if the project's components result in the "take" of such species. Pursuant to the Federal Endangered Species Act, "take" is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct. In addition, raptors (birds of prey), migratory birds, and other avian species are protected under the Migratory Bird Treaty Act (MBTA) of 1918 and California Fish and Game Code (CFGC) Section 3503.5. Furthermore, plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS) and CDFW (California Rare Plant Rank [CRPR] 1 and 2) are provided special status under CEQA.

The project site, which is currently developed with a single-story worship center, three temporary classroom buildings, a temporary restroom building, and a paved parking lot, is located within the boundaries of the Santa Clara Valley Habitat Plan (SCVHP). The SCVHP provides take authorization for 18 listed and non-listed species (i.e., covered species). In addition, the SCVHP includes conservation measures to protect the species covered by the SCVHP, as well as a conservation strategy designed to mitigate impacts on covered species and contribute to the recovery of the species in the study area. Compliance with the SCVHP is discussed under question 'f' below.

The project site contains several trees and more are located along the site's perimeters. Pursuant to the Santa Clara Valley Habitat Agency Geobrowser (SCVHA Geobrowser), the project site is designated by the SCVHP as Rural Residential land cover.[5] The existing on-site conditions are generally consistent with the Rural Residential land cover type, which is described in the SCVHP as areas with low-density residential development. It should be noted that the Rural Residential area extends to the single-family residences fronting DeWitt Avenue. Typically, species covered by the SCVHP are unlikely to occur within Rural Residential areas.

Additionally, according to the SCVHA Geobrowser, the project site is not located within a designated Wildlife Survey Area and is also located outside of the SCVHP Burrowing Owl Fee Area. The project site is located in a designated Plant Survey Area; however, the project site is currently developed, and the proposed project would largely occur within the existing development footprint. Because the project site is currently developed, suitable habitat for special-status plant species does not occur on-site. Therefore, impacts to special-status plant species are not anticipated to occur. Considering the disturbed nature of the project site and existing development in the project vicinity, the site does not provide habitat value for endangered, rare, or threatened plant or wildlife species.

The dissipator outfall location and the two new bioretention basins located in the southwest and southeast corners of the site would represent areas of new disturbance to on-site annual grassland and coyote brush scrub habitat. Various migratory birds could potentially nest in the existing on-site trees and other vegetation, such as coyote brush scrub; however, as part of the City's standard conditions of approval, a preconstruction survey for migratory birds would be required.

Based on the above, the proposed project would not result in 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 CDFW or USFWS, and a ***less-than-significant*** impact would occur.

b,c. Riparian habitats are lands that occur along watercourses and water bodies, with typical examples including streambanks and floodplains, and are distinctly different from surrounding lands due to unique soil and vegetation characteristics strongly influenced by the presence of water. With respect to State or federally protected wetlands, wetlands are generally considered to be areas that are periodically or permanently inundated by surface or groundwater, and support vegetation adapted to life in saturated soil. Geographically and hydrologically isolated wetlands are outside federal jurisdiction, but are regulated by Regional Water Quality Control Board (RWQCB).

Considering the developed nature of the project site, riparian land cover and/or State or federally protected wetlands are not present on-site. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or the USFWS or have a substantial adverse effect on State or federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Thus, a ***less-than-significant*** impact would occur.

[5] Santa Clara Valley Habitat Agency. *Santa Clara Valley Habitat Agency Geobrowser.* Available at: https://www.scv-habitatagency.org/228/Key-Maps. Accessed March 2025.

d. Movement corridors or landscape linkages are usually linear habitats that connect two or more habitat patches, providing assumed benefits to wildlife species by reducing inbreeding and increasing the potential for recolonization of habitat patches. The project site is surrounded by undeveloped hillside open space to the north, south and west. A secondary parking lot with 71 stalls is located east of the project site, with vacant land further east and the West Hills Community Church and single-family residences along DeWitt Avenue further beyond that. Due to the developed nature of the area east of the project site, as well as the lack of physical barriers to wildlife movement west of the site, allowing wildlife to maneuver around the site, the proposed project would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Thus, a ***less-than-significant*** impact would occur.

e. Morgan Hill Municipal Code Section 12.32.030 requires the approval of a Tree Removal Permit prior to the removal of any Ordinance Sized Tree, defined as a non-indigenous tree with a circumference greater than 40 inches (approximately 12.7-inch diameter) or any indigenous tree with circumference greater than 18 inches (approximately 5.7 inches diameter). An indigenous tree is defined as any tree native to the Morgan Hill region, such as oaks (all types), Sycamore, California Bay, Madrone, or Alder. According to the Morgan Hill Municipal Code, non-indigenous tree species in residential zones and orchards (including individual fruit trees) are not considered Ordinance Sized Trees. In addition, a Tree Removal Permit is required prior to the removal of a Street Tree, defined as a tree of any size within the public street right-of-way (ROW) or publicly accessible private street or within five feet of a publicly accessible sidewalk adjacent to a public or private street in the case of a street without a landscape park strip.

   A Biological Evaluation Addendum was prepared by Live Oak Associates, Inc. (Live Oak) for a previous design of the proposed project (see Appendix B).[6] Although the project site boundaries have changed since preparation of the Biological Evaluation Addendum, at least one tree identified as subject to the City's tree ordinance is located within the current project site boundaries (e.g., Tree #31 within Figure 8). Compliance with the City's tree removal permit process would ensure that impacts related to trees would be less than significant. In addition, the project would include new landscaping, including within the repaved parking lot. Plant selection would be in accordance with Morgan Hill Municipal Code Section 18.64.060, which requires that all landscaping plants and trees shall be categorized as low or very low water use.

   Based on the above, the proposed project would not conflict with a local policy or ordinance protecting biological resources, such as a tree preservation policy or ordinance, and a ***less-than-significant*** impact would occur.

f. The SCVHP was developed through a partnership between Santa Clara County, the cities of San José, Morgan Hill, and Gilroy, the Santa Clara Valley Water District (SCVWD), the Santa Clara VTA, the USFWS, and the CDFW. The SCVHP is intended to promote the recovery of endangered species and enhance ecological diversity and function, while accommodating planned growth in approximately 500,000 acres of southern Santa Clara County. The SCVHP provides take authorization for 18 listed and non-listed species (i.e., covered species).

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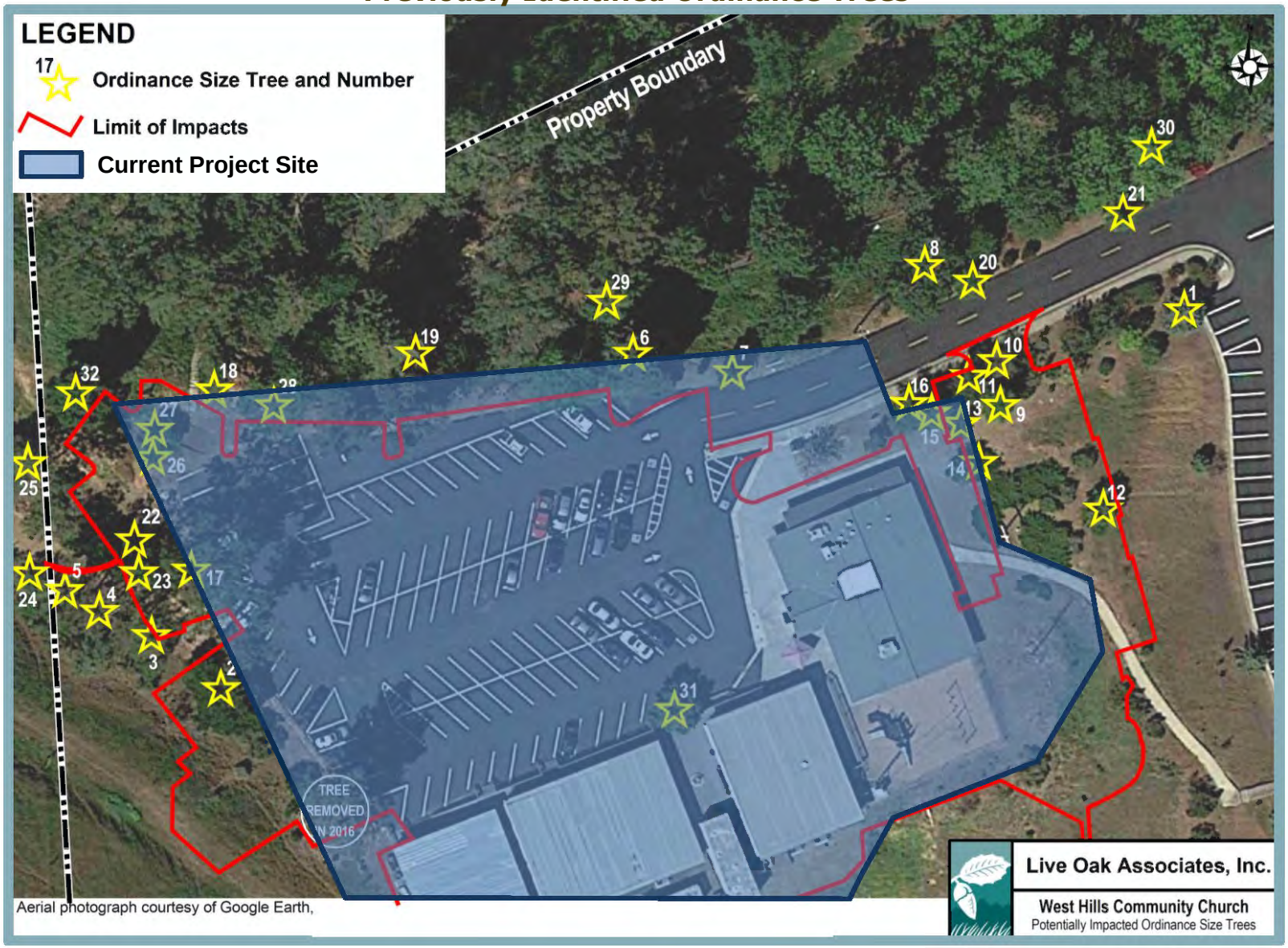
[6] Live Oak Associates, Inc. *Biological Evaluation Addendum for the West Hills Church Project Site in Morgan Hill. (PN 1624-03).* May 7, 2021.

Figure 8
Previously Identified Ordinance Trees



In addition, the SCVHP includes conservation measures to protect the covered species covered by the SCVHP, as well as a conservation strategy designed to mitigate impacts on covered species and contribute to the recovery of the species in the study area.

As noted previously, the SCVHP designates the project site as a Rural Residential developed land cover type. Typically, species covered by the SCVHP are unlikely to occur within such developed areas. In addition, as set forth by Morgan Hill Municipal Code Section 18.132.050, compliance with the SCVHP requires payment of fees according to the Fee Zone designation of the property. The project site is located within Fee Zone B (Agricultural and Valley Floor Lands). Payment of the required fees would further reduce any potential impacts to biological resources and ensure project consistency with the SCVHP.

Based on the above, the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan, and ***no impact*** would occur.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	✖	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	☐	✖	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	☐	✖	☐

Discussion

a-c. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region, or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

To identify any known cultural resources, a records search of the California Historic Resources Information System (CHRIS) was performed by the Northwest Information Center (NWIC) on October 5, 2021. The CHRIS search included a review of cultural resource site records and reports, historic-period maps, and literature for Santa Clara County, as well as other inventories, including the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California State Historical Landmarks, California State Points of Historical Interest, and the Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD). The NWIC concluded that the project site has not been included in previous cultural resources studies and does not contain recorded archaeological resources.

The proposed project would include demolition of the existing on-site temporary classroom buildings and the portable restroom building. Generally, properties eligible for listing in the NRHP are at least 50 years old. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR. The existing modular buildings at the project site were constructed in the 1960s and, therefore, could meet the aforementioned 50-year age requirement. However, the on-site buildings are not associated with any important events or people, nor do the buildings embody any distinctive characteristics of a type, period, or method of construction. Thus, implementation of the proposed project would not result in an adverse change in the significance of a historical resource.

The project site is currently developed and, as such, is unlikely to contain any previously unrecorded cultural resources. However, the proposed project would include minor new ground disturbance related to the proposed utility infrastructure. As noted in the General Plan EIR, archaeological surveys conducted in Morgan Hill have identified numerous prehistoric sites with shell midden components, including human burials. In addition, the CHRIS search concluded that the site has a low to moderate potential for unrecorded archaeological resources to be located on-site. Based on such findings, the potential exists for subsurface historical resources and previously unknown archaeological resources to be found on-site during grading and excavation associated with development

of the proposed project; however, the potential for discovering unknown resources is limited due to the developed nature of the project site. Nonetheless, in the event that such resources are unearthed, the City's standard Conditions of Approval related to the protection of historical and archaeological resources would be implemented, consistent with Morgan Hill Municipal Code Section 18.60.090:

A. Status Determination.

1. The city shall consult with the Northwest Information Center to determine if the project is located within or adjacent to a known archaeological site.
2. If the city determines that the project is located within or adjacent to a known archaeological site, the following requirements apply:
    a. The project shall obtain a Historical Alteration Permit.
    b. The project's CEQA review shall consider potentially significant impacts on archaeological resources and identify appropriate mitigation measures to be imposed as conditions of approval in addition to the standard conditions in Subsection B below.
    c. The project shall comply with the standard conditions of approval in Subsection B below.
3. If the city determines that the project is not located within or adjacent to a known archaeological site, the applicant may either:
    a. Prepare an archaeological survey for the site to identify necessary mitigation measures; or
    b. Comply with the standard conditions of approval in Subsection B below. If the project complies with these standard conditions of approval, the city shall find that potentially significant impacts on archaeological resources are reduced to a less than significant level and that the preparation of an archaeological resources report is not required.

B. Standard Conditions of Approval.

1. Applicability. The conditions of approval in paragraphs 2 and 3 below apply to:
    a. All projects located within or adjacent to a known archaeological site; and
    b. Projects not located within or adjacent to a known archaeological site which elected to comply with these conditions pursuant to A.3 above.
2. On-Site Archaeologist. An archaeologist shall be present on-site to monitor all ground-disturbing activities. If historical or archaeological artifacts are found during construction, the following protocol shall be followed:
    a. Work within thirty feet of the artifacts shall halt immediately. And the archaeologist shall determine if the artifacts qualify as a unique archaeological resource as defined by this chapter.
    b. If the archaeologist determines that the artifacts are not a unique archaeological resource, the archaeologist shall submit to the community development director a brief memorandum or letter that describes the artifacts, assesses their significance, and describes of the methods used to determine their significance. Construction may continue upon the Director's approval of the archaeologist's determination.
    c. If the archaeologist determines that the artifacts qualify as a unique archaeological resource, the archaeologist shall submit to the community development director an action plan that recommends

measures to avoid or minimize impacts to the resource. The action plan shall be prepared in conformance with California Public Resources Code 21083.2. Construction may continue only after the director's approval of the action plan.

3. Discovery of Human Remains. If human remains are discovered during construction, the project shall comply with all applicable state and federal laws, including California Health and Safety Code Section 7050.5 and CEQA Guidelines Section 15064.5(e).

Compliance with the City's standard Conditions of Approval would ensure that construction of the proposed project would have a ***less-than-significant*** impact related to historical resources and unique archeological resources, as well as the disturbance of human remains.

VI. ENERGY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✖	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✖	☐

Discussion

a,b. Discussions regarding the proposed project's potential effects related to energy demand during construction and operations are provided below.

Construction Energy Use

Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, building construction), only portions of the project site would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. In addition, all construction equipment and operation thereof would be regulated by the CARB In-Use Off-Road Diesel Vehicle Regulation, which imposes limits on idling, requires all vehicles to be reported to CARB, restricts the addition of older vehicles into fleets, and requires fleets to reduce emissions. In addition, as a means of reducing emissions, construction vehicles are required to become cleaner through the use of renewable energy resources. The In-Use Off-Road Diesel Vehicle Regulation and idling restriction regulations, with which the proposed project must comply, would be consistent with the intention of the 2022 Climate Change Scoping Plan Update (2022 Scoping Plan) prepared by CARB, and the recommended actions included in Appendix D of the 2022 Scoping Plan. Therefore, compliance with the In-Use Off-Road Diesel Vehicle Regulation would help improve fuel efficiency for equipment used in construction of the proposed project.

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

In response to the growing climate crisis, the City has determined that natural gas use in local buildings, which accounts for approximately one-third of the community's carbon footprint, represents the City's greatest opportunity to reduce future GHG emissions. Requiring all new buildings to be constructed without natural gas will dramatically reduce future emissions growth as electricity procured by Silicon Valley Clean Energy is 100 percent carbon free. The City Council adopted Ordinance No. 2306 on November 6, 2019, which prohibits natural gas infrastructure in new buildings.

Energy use associated with operation of the proposed project would be similar to the existing uses, requiring electricity for interior and exterior building lighting, heating, venting, and air conditioning (HVAC), electronic equipment, machinery, appliances, security systems, and more. The proposed project would be subject to all relevant

provisions of the most recent update of the California Building Standards Code (CBSC), including the Building Energy Efficiency Standards. Adherence to the most recent California Green Building Standards Code (CALGreen Code) and the Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently through the incorporation of such features as door and window interlocks, direct digital controls for HVAC systems, and high efficiency outdoor lighting.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. As discussed later in Section XVII, Transportation, of this IS/ND, the proposed project is not anticipated to increase trips beyond the existing number of trips associated with the site.

Conclusion

Based on the above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause 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 based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✖	☐
ii. Strong seismic ground shaking?	☐	☐	✖	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✖	☐
iv. Landslides?	☐	☐	✖	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✖	☐
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?	☐	☐	✖	☐
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	✖	☐
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?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	✖	☐

Discussion

ai-aii. Pursuant to Figure SSI-1 in the Safety, Services, and Infrastructure Element of the City's General Plan, known faults do not cross the project site. In addition, while the City of Morgan Hill lies within a seismically active region and several faults in the area are considered active, the project site is not within a currently established California Earthquake Hazard Zone for surface fault rupture hazards, including Alquist-Priolo Earthquake Fault Zones.[7] Therefore, the potential for surface rupture due to faulting occurring beneath the site during project operation is considered low.

According to the City's General Plan EIR, major faults near the City include the Calaveras Fault adjacent to the eastern boundary of the General Plan planning area, the San Andreas Fault approximately five miles southwest of the planning area, and the Sargent Fault approximately three miles west of the planning area. Strong ground shaking could occur at the site during an earthquake along any of the aforementioned faults. However, the proposed project would be subject to applicable regulations within the CBSC and City Municipal Code Chapter 15.08, which regulate the design and construction of foundations, building frames, and other building elements. Proper engineering of the proposed buildings in accordance with the aforementioned standards would ensure that seismic-related effects do not cause adverse impacts.

[7] California Department of Conservation. *Earthquake Zones of Required Investigation*. Available at: https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed March 2025.

Based on the above, the proposed project would not directly or indirectly cause substantial adverse effects involving rupture of a known earthquake fault or strong seismic ground shaking, and a ***less-than-significant*** impact would occur.

aiii,aiv, c. The proposed project's potential effects related to liquefaction, subsidence, landslides, and lateral spreading, and are discussed in detail below.

Liquefaction and Subsidence/Settlement

Liquefaction is the temporary transformation of loose, saturated granular sediments from a solid state to a liquefied state as a result of seismic ground shaking, which commonly causes ground displacement or ground failure to occur. Because saturated soils are a necessary condition for liquefaction, soil layers in areas where the groundwater table is near the surface have higher liquefaction potential than those in which the water table is located at greater depths. Additionally, loose unsaturated sandy soils have the potential to settle during strong seismic shaking. Liquefaction can often result in subsidence, which refers to the gradual settling or sudden sinking of land surface, or settlement, which refers to the vertical movement of soil when a load is applied to the surface.

Cut and fill non-engineered slopes occur throughout the property, including the slopes to the north and south, which are predominantly artificial fill slopes constructed through multiple generations of uncontrolled grading. Artificial fill at the project site contains a mix of materials including loose rubble and may be significantly less dense than the underlying colluviums, residuum, and bedrock. Structural foundations relying on support from the combination of earth materials at the site may experience differential consolidation of the underlying earth materials, potentially leading to settlement beneath foundations, structural deformations, and instability.

However, the City of Morgan Hill would impose a condition of approval requiring the project design team to develop a foundation and grading leading to uniform bearing conditions that would reduce elevated risks from differential settlement beneath the multi-purpose building and auditorium to a less-than-significant level. The proposed project would also be subject to applicable regulations within the CBSC and Morgan Hill Municipal Code Chapter 15.08, which would reduce the potential for seismic-related ground failure, including liquefaction. In addition, the City's General Plan EIR concluded that, with compliance with applicable General Plan policies, a less-than-significant impact would occur. The proposed project would be required to comply with applicable policies set forth by the General Plan, as well as with regulations and standards established at the State and local levels, and would not change the existing uses associated with the project site. As such, development of the proposed project would not result in impacts beyond those that were identified in the General Plan EIR, and potential impacts related to liquefaction and subsidence/settlement would be less than significant.

Landslides and Lateral Spreading

Seismically induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope.

Three shallow (less than five feet thick) but distinct landslides have issued from the steep ascending slope to the west of the project site (see Figure 9). However, the potential landslide areas do not encroach upon the project site boundaries and, thus, would not pose a substantial risk to the proposed buildings.

Based on the above, potential impacts related to landslides and lateral spreading would be less than significant.

Conclusion

Based on the above, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction or landslides, and would not 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. Thus, a ***less-than-significant*** impact would occur.

b. Development of the project site would cause ground disturbance related to construction activity, including grading and excavation, utility installation, and paving. After grading and excavation and prior to overlaying the disturbed ground surfaces with impervious surfaces and structures, the potential exists for wind and water erosion to occur, which could adversely affect downstream storm drainage facilities.

New development within the City that disturbs one or more acres of land is required to comply with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit and prepare a Storm Water Pollution Prevention Plan (SWPPP) incorporating Best Management Practices (BMPs) to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. The project site is approximately 1.8 acres and, thus, would be subject to such requirements. In addition, pursuant to Morgan Hill Municipal Code Chapter 13.30, the project applicant would be required to submit a sediment and erosion control plan to the City. The sediment and erosion control plan would demonstrate the project's conformance with City standards related to preventing significant sediment and soil erosion during construction and include the standards and guidelines found in the California Stormwater Quality Association, Stormwater Best Management Practice Handbook. Additionally, pursuant to Morgan Hill Municipal Code Section 13.30.270, erosion control plans must provide details for BMPs, such as preservation of existing vegetation, hydraulic mulch, and hydroseeding. Incorporation of such BMPs would further ensure substantial adverse effects to downstream storm drainage facilities do not occur as a result of substantial soil erosion or the loss of topsoil. The sediment and erosion control plan would be subject to review and approval by the City Engineer prior to approval of project improvement plans and the issuance of building permits to ensure that the plan complies with City standards.

Based on the above, the proposed project would not result in substantial soil erosion or the loss of topsoil. Thus, a ***less-than-significant*** impact would occur.

Figure 9
Landslide Deposit Areas

d. Expansive soils increase in volume when they absorb water and have the potential to crack or otherwise compromise the integrity of building foundations. Pursuant to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the project site is underlain with Gilroy clay loam, 30 to 75 percent slopes, Major Land Resource Area (MLRA) 15, which has a rating of "Very limited" for dwellings without basements.[8]

However, the project site is currently developed and the proposed project would not change the existing uses of the site. In addition, Morgan Hill Municipal Code Section 15.08.090 includes requirements for minimum thickness of concrete floor slabs, as well as required reinforcement with wire mesh or an approved alternative. Finally, as previously discussed, the proposed project would be subject to applicable regulations set forth by the CBSC, which provide standards to protect property and public safety by regulating the design and construction of foundations, building frames, and other building elements. Given required compliance with the CBSC and the slab and foundation construction standards provided in the Municipal Code, the proposed project would not be subject to substantial risks related to expansive soils.

Based on the above, the proposed project would not create substantial direct or indirect risks to life or property related to being located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property. Thus, a ***less-than-significant*** impact would occur.

e. The proposed development would connect to existing City-maintained sewer infrastructure and would not include the use of septic tanks. Accordingly, ***no impact*** would occur related to soils incapable of adequately supporting the use of septic tanks.

f. Paleontological resources or fossils are the remains of prehistoric plant and animal life. As noted in the General Plan EIR, based on a review of the University of California's Museum of Paleontology's (UCMP) fossil locality database conducted for all of Santa Clara County, paleontological resources have not been explicitly identified as being found within Morgan Hill.[9]

As noted in the City's General Plan, occurrences of fossil resources are closely tied to the geologic units. The soil types at the project site are not considered unique geologic features and are common within the geographic area of the City. As such, development of the proposed project would not destroy a unique geologic feature. Furthermore, the proposed project would be subject to the City's standard conditions as discussed in Section V, Cultural Resources, of this IS/ND, which, as noted in the General Plan EIR, would ensure that impacts to paleontological resources are less than significant.

Therefore, the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and a ***less-than-significant*** impact would occur.

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[8] U.S. Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed March 2025.

[9] City of Morgan Hill. *2035 General Plan, City of Morgan Hill* [pg. 4.5-17]. Adopted July 2016.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✖	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✖	☐

Discussion

a,b. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts. Because the proposed project would not represent a change in the existing on-site uses, development of the proposed project is not anticipated to cumulatively contribute to increases of GHG emissions during operations.

The common unit of measurement for GHG is expressed in terms of annual metric tons of carbon dioxide (CO_2) equivalents ($MTCO_2e$/yr). Based on the modeling conducted for the proposed project, as discussed in Section III, Air Quality, of this IS/ND, the proposed project would result in maximum construction GHG emissions of 208 $MTCO_2e$/yr. However, construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Neither the City nor BAAQMD has an adopted threshold of significance for construction-related GHG emissions. Accordingly, construction GHG emissions are presented for disclosure and informational purposes only.

In addition, as discussed above, the proposed project would not include a change in operational hours or an increase in attendance or other on-campus activities. Thus, GHG emissions associated with project operation would not be significantly different from the existing conditions, and the proposed project would not result in any additional impacts related to such beyond current conditions.

BAAQMD's adopted thresholds of significance for GHG emissions are qualitative, and the foregoing information is provided for disclosure purposes only. Potential impacts related to GHG emissions resulting from implementation of the proposed project are considered in comparison with BAAQMD's adopted thresholds of significance below.

BAAQMD Thresholds of Significance

On April 20, 2022, the BAAQMD Board of Directors held a public meeting and adopted proposed CEQA Thresholds for Evaluating the Significance of Climate Change Impacts from Land Use Projects and Plans. According to the new thresholds of significance, a project must either include specific project design elements (e.g., exclude use of natural gas, achieve a specific reduction in project-generated vehicle miles traveled [VMT] below the regional average) or be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).[10]

[10] Bay Area Air Quality Management District. *CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans*. April 2022.

In December of 2021, the City of Morgan Hill adopted a Climate Action Plan (CAP); however, the City's CAP does not qualify as a local GHG reduction strategy under CEQA Guidelines Section 15183.5(b). Therefore, the City has determined that the BAAQMD thresholds of significance are appropriate for the proposed project, and the following analysis focuses on the new BAAQMD GHG thresholds related to specific project design elements.

According to the BAAQMD's thresholds of significance, in order to find a less-than-significant GHG impact, projects must include, at a minimum, the following project design elements:

- The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development);
- The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines;
- The project will achieve a reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted SB 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA; and
- The project will achieve compliance with off-street EV requirements in the most recently adopted version of CALGreen Tier 2.

In order to be consistent with the first criterion, the proposed project is required to include all electric appliances and plumbing. As discussed previously, natural gas is prohibited in all new construction within the City, effective March 1, 2020, pursuant to City Ordinance No. 2306. Therefore, the proposed project would comply with the first criterion.

Regarding the second criterion, as discussed in Section VI, Energy, of this IS/ND, the proposed project would comply with all applicable federal, State, and local regulations regarding energy use during both project construction and project operations. Required compliance with applicable standards and regulations would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary, and, as a result, the project would comply with the second criterion.

With respect to the third criterion, as discussed in Section XVII, Transportation, of this IS/ND, the proposed project is not anticipated to result in a net increase in daily vehicle trips relative to existing conditions. Therefore, based on the recommendations provided in the Governor's Office of Land Use and Climate Innovation (LCI) Technical Advisory on Evaluating Transportation Impacts in CEQA, VMT associated with the proposed project would be less than significant, and the project would comply with the third criterion.

With respect to the fourth criterion, the proposed project would be subject to the non-residential requirements set forth in the CALGreen standards. The proposed project would repave the existing parking lot to add 38 parking spaces. Based on the non-residential Tier 2 CALGreen standards, the proposed project would be required to provide on-site EV capable spaces, which have the electric infrastructure necessary to support future installation of EV charging units. Consistency with the CALGreen standards would be

required as a condition of approval by the City. Therefore, the proposed project would comply with the fourth criterion.

Conclusion

Based on the above, the project would comply with BAAQMD criteria and would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, nor conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Therefore, a ***less-than-significant*** impact would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 likely 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?	☐	☐	☐	✖
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	✖	☐
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 or excessive noise for people residing or working in the project area?	☐	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖	☐

Discussion

a. A significant hazard to the public or the environment could result from the routine transport, use, or disposal of hazardous materials. Operations of the proposed project could involve the use of common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals. However, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount that could reasonably be used on the site, routine use of such products would not represent a substantial risk to public health or the environment. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a ***less-than-significant*** impact would occur.

b,d. The project site is not located on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, including the Department of Toxic Substances Control's (DTSC's) Hazardous Waste and Substances Site List, which is a component of the Cortese List,[11] the State Water Resources Control Board's (SWRCB) GeoTracker data management system and hazardous materials sites, such as leaking underground storage tank (LUST) sites,[12] and DTSC cleanup sites.[13] In addition, the project site is not located

[11] California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: https://dtsc.ca.gov/dtscs-cortese-list. Accessed March 2025.

[12] California Environmental Protection Agency. *GeoTracker.* Available at: https://geotracker.waterboards.ca.gov/search. Accessed December 2024.

[13] Department of Toxic Substances Control. *EnviroStor.* Available at: https://www.envirostor.dtsc.ca.gov/public/search.asp. Accessed December 2024.

on or near any hazardous waste sites identified on the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB.[14] Therefore, the proposed project would not 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, and a ***less-than-significant*** impact would occur.

c. The nearest school to the project site is Mariposas Preschool, located at 16900 Dewitt Avenue, approximately 0.33-mile northeast of the site. As such, the proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and ***no impact*** would occur.

e. The nearest airport to the project site is the San Martin Airport, which is located approximately 4.08 miles to the southeast of the project site. In addition, the project site is not located within the vicinity of a private airstrip. Therefore, the project site is not located within two miles of a public airport or public use airport and, thus, would not result in an airport-related safety hazard for people residing or working in the project area. Overall, ***no impact*** would occur.

f. The proposed project would not result in any substantial modifications to the City's existing roadway system. Access to the project site would be provided by the existing driveway extending east from the project site to DeWitt Avenue. Furthermore, the proposed project is consistent with the site's existing uses; thus, development of the site and associated effects on emergency evacuation routes has been anticipated by the General Plan and analyzed in the General Plan EIR and the City's Emergency Operations Plan.[15]

Based on the above, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and a ***less-than-significant*** impact would occur.

g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this IS/ND. As noted therein, the project site is located within a High Fire Hazard Severity Zone (FHSZ).[16] However, the proposed project would not represent a change in the existing on-site uses. Therefore, the proposed project would not result in an increased exposure of people or structures to the risk of loss, injury or death involving wildland fires, and a ***less-than-significant*** impact would occur.

[14] State Water Resources Control Board. *Active CDO and CAO.* Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed December 2024.

[15] City of Morgan Hill. *Emergency Operations Plan.* January 11, 2018.

[16] California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones*. Available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed March 2025.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✖	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✖	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	✖	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	✖	☐
iii. 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; or	☐	☐	✖	☐
iv. Impede or redirect flood flows?	☐	☐	✖	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	✖	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✖	☐

Discussion

a. The proposed project's potential to result in water quality impacts during construction and operations is discussed in further detail separately below.

Construction

Project construction activities such as grading and trenching for site improvements would result in the disturbance of on-site soils. The exposed soils have the potential to affect water quality. In addition, spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in sufficient quantities. Impacts from construction-related activities would generally be short-term and of limited duration.

Water quality degradation is regulated by the federal NPDES Program, established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the NPDES permitting program is administered by the SWRCB through nine RWQCBs. As discussed in Section VII, Geology and Soils, of this IS/ND, the proposed project would be required to comply with the NPDES Construction

General Permit and prepare a SWPPP incorporating BMPs to control sedimentation, erosion, and hazardous materials contamination of runoff during construction.

The proposed project would also be subject to all regional and local water quality regulations. In order to meet water quality objectives for the region, the City of Morgan Hill implements the Revised Regional Storm Water Management Plan (SWMP) through an extensive program. The SWMP incorporates the efforts of the City of Morgan Hill, the City of Gilroy, and the unincorporated portion of Santa Clara County, within the watershed of the Pajaro River and Monterey Bay, to meet the Phase II Storm Water Permit requirements for small municipal separate storm sewer systems (MS4s). The City requires construction site storm water runoff control and pollution prevention as part of the SWMP, including BMPs for the control of storm water runoff quality during construction.

Based on the above, implementation of the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction.

Operation

After project construction, impervious surfaces on the project site could contribute incrementally to the degradation of downstream water quality during storm events. During the dry season, vehicles and other urban activities may release contaminants onto the impervious surfaces, where they would accumulate until the first storm event. During the initial storm event, or first flush, the concentrated pollutants would be transported via stormwater runoff from the site to the stormwater drainage system and eventually a downstream waterway. Typical urban pollutants that would likely be associated with the proposed project include sediment, pesticides, oil and grease, nutrients, metals, bacteria, and trash. In addition, stormwater runoff could cause soil erosion if not properly addressed, which would provide a more lucrative means of transport for pollutants to enter the waterways.

The proposed project would not change the site's existing uses. Therefore, water quality in the project vicinity due to runoff from the redeveloped project site would not substantially change relative to existing conditions, given the similarities between the existing and proposed uses. In addition, the proposed project would be managed in accordance with Resolution R3-2013-0032 issued by Central Coast RWQCB, which formally adopts post-construction stormwater management requirements for development projects in the Central Coast Region. On-site stormwater management facilities would include new bioretention areas in the southeast and southwest corners of the project site and a new catch basin within the reconfigured parking lot. Collected runoff would be routed from the detention basins through a new 48-inch detention pipe to a new dissipator located immediately south of the project site.

The proposed project would be required to comply with the design standards set forth in Section 18.140.040 of the City's Municipal Code. Selection and implementation of BMPs would be required to be to the satisfaction of the City and in accordance with the requirements contained in the most recent versions of the following documents:

1. City of Morgan Hill Stormwater Post Construction Best Management Practices Development Standards for new development and redevelopment;
2. California Storm Water Quality Association Best Management Practice Handbooks;

3. City of Gilroy, City of Morgan Hill and County of Santa Clara Regional Stormwater Management Plan (SWMP), as approved by the Central Coast Regional Water Quality Control Board; and
4. City of Morgan Hill Hydro-modification Management Plan, as approved by the Central Coast Regional Water Quality Control Board.

The final design of the proposed drainage system would be reviewed and approved by the City of Morgan Hill Engineering Land Development Division, which would ensure that the proposed drainage system complies with the City's Post Construction Stormwater Pollution Prevention Ordinance with respect to incorporating sufficient permanent stormwater treatment control BMPs. Therefore, water quality standards or waste discharge requirements would not be violated, and water quality would not be degraded as a result of the proposed project operations.

Conclusion

Based on the above discussions, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction or operations. Therefore, a ***less-than-significant*** impact would occur.

b,e. Water supply is discussed in Section XIX, Utilities and Service Systems, of this IS/ND. Groundwater within the Llagas Subbasin is managed by the SCVWD. The 2021 Groundwater Management Plan (GWMP) describes the SCVWD's comprehensive groundwater management framework. Major recharge facilities within the Llagas Subbasin include the Uvas and Chesbro Reservoirs, Llagas and Uvas Creeks, the Madrone Channel, the San Pedro and Main Avenue groundwater recharge ponds, and the Uvas-Llagas pipeline.

The project site is currently developed and, thus, does not act as a groundwater recharge area. Pursuant to the Preliminary Hydrology Report prepared for the proposed project by BKF Engineers (see Appendix C),[17] the proposed project would not create more impervious surfaces than are currently found on-site. The proposed bioretention areas would also allow groundwater recharge. Therefore, given the similarities between the existing and proposed uses, the project site's recharge capability would not change substantially relative to existing conditions. Overall, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin, nor conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, a ***less-than-significant*** impact would occur.

ci-iii. The project site is currently developed with a single-story worship center, three temporary classroom buildings, a temporary restroom building, and a paved parking lot. The proposed project would not change the site's existing uses and, thus, the redeveloped site's drainage pattern would not change substantially relative to existing conditions. As previously discussed, the proposed project would install three runoff capture areas, one within each DMA (see Figure 7). DMAs 1 and 3 would each include new bioretention areas, which would be located in the southeast and southwest corners of the project site. DMA 2 would include a new catch basin located within the reconfigured parking lot.

[17] BKF Engineers. *Preliminary Hydrology Report.* March 2024.

Collected runoff would be routed from the detention basins through a new 48-inch detention pipe to a new dissipator located immediately south of the project site. The on-site storm drainage infrastructure would treat and retain 95 percent of the runoff from the project site and would also maintain peak runoff flows such that they do not exceed pre-project flows in accordance with the stormwater management requirements adopted by Resolution R3-2013-0032 issued by Central Coast RWQCB.

As discussed above, according to the Preliminary Hydrology Report, the proposed project would not create more impervious surfaces than are currently found on-site. In addition, as shown in Section 1.4 of the Preliminary Hydrology Report, development of the proposed stormwater management system would reduce peak flows from existing conditions. Stormwater would be directed into a series of storm drain pipelines which would lead to the proposed underground bioretention catch basins located in the southeastern and southwestern portions of the project site. Following treatment, stormwater flows would be discharged south of the project site through the proposed wide rock dissipator, which would slow flows and protect the hillside from erosion.

Based on the above, the proposed project would not significantly increase stormwater flows such that the capacity of the City's existing stormwater drainage system would be exceeded. The final drainage system design for the project would be subject to review and approval by the City of Morgan Hill Engineering Land Development Division, who would confirm that the proposed drainage system for the project is consistent with the City's Storm Drainage Master Plan and standard stormwater-related conditions of approval. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, or flooding on- or off-site, 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. Thus, a ***less-than-significant*** impact would occur.

civ. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06085C0606H, the project site is located entirely within Zone X, defined as an area that is located outside of the 100-year floodplain.[18] As such, the project site is not located within a FEMA-designated Special Flood Hazard Area (SFHA). Therefore, the proposed project would not impede or redirect flood flows or expose people or structures to a significant loss, injury, or death involving flooding, and a ***less-than-significant*** impact would occur.

d. The project site is not located near a water body that is susceptible to seiche hazard and the distance to the nearest coastline does not subject the site to tsunami hazards. As indicated on dam failure inundation hazard maps, the project site is located outside of any dam failure inundation hazard zones.[19] Therefore, the proposed project would not be exposed to substantial risks related to flooding as a result of the failure of a dam, tsunamis, or seiches and a ***less-than-significant*** impact would occur.

[18] Federal Emergency Management Agency. *National Flood Hazard Layer FIRMette*. Available at: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed March 2025.

[19] Association of Bay Area Governments. *Dam Inundation Map Viewer.* Available at: https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2. Accessed June 2024.

XI. LAND USE AND PLANNING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	✖	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✖	☐

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. The proposed project would not change the existing uses. Therefore, the project would not physically divide an established community, and a ***less-than-significant*** impact would occur.

b. Although the proposed project is requesting a Rezone, implementation of the proposed project would not represent a change in on-site uses. In addition, the proposed project would be generally consistent with applicable Morgan Hill Municipal Code standards and General Plan policies, as well as other applicable policies and regulations adopted for the purpose of avoiding or mitigating environmental effects. Therefore, the proposed project would be consistent with the General Plan and would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and a ***less-than-significant*** impact would occur.

XII. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	✖
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	✖

Discussion

a,b. The City's General Plan does not identify any regionally or locally important mineral resources within the City of Morgan Hill. The Santa Clara County General Plan does identify mineral resources of importance; however, the project site is not in proximity to the quarries currently in operation. Consequently, the proposed project would not result in the loss of a known mineral resource that would be of value to the region nor would the project result in the loss of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, ***no impact*** to mineral resources would occur as a result of the proposed project.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	✖	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✖	☐
c. For a project located within the vicinity of a private airstrip or 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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✖

Discussion

a. The following terms are referenced in the sections below:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to dB in this analysis are A-weighted unless noted otherwise.
- Community Noise Equivalent Level (CNEL): The cumulative noise exposure over a 24-hour period. Weighting factors of +5 and +10 dBA are applied to the evening and nighttime periods, respectively, to account for the greater sensitivity of people to noise during those periods.
- Average, or equivalent, sound level (L_{eq}): The L_{eq} corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour).
- Day-Night Average Level (L_{dn}): The average sound level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours.
- Maximum Sound Level (L_{max}): The maximum sound level over a given time-period.
- Median Sound Level (L_{50}): The sound level exceeded 50 percent of the time over a given time-period.

Noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the primary intended use of the land. Places where people live, sleep, recreate, worship, and study are considered to be sensitive to noise because intrusive noise can be disruptive to such activities. Within the project vicinity, the nearest sensitive receptors are the single-family residences fronting DeWitt Avenue, with the closest located approximately 560 feet east of the project site. The existing noise environment in the project area is predominantly defined by on-site vehicle noise and traffic on the local roadway network, primarily DeWitt Avenue and the existing driveway.

Project Construction Noise

During project construction, heavy-duty equipment would be used for demolition, grading, excavation, paving, and building construction, which would result in temporary noise level

increases while in operation. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Standard construction equipment, such as graders, backhoes, loaders, and haul trucks would be used on-site. Therefore, the project would result in short-term noise level increases in the project vicinity.

Table 3 shows maximum noise levels associated with typical construction equipment. Based on the table, activities involved in typical construction would generate maximum noise levels up to 85 dB at a distance of 50 feet. As one increases the distance between equipment, or increases separation of areas with simultaneous construction activity, dispersion and distance attenuation reduce the effects of combining separate noise sources. The noise levels from a source decrease due to spherical spreading loss at a rate of approximately six dB per every doubling of distance from the noise source.

Table 3
Construction Equipment Noise

Type of Equipment	Maximum Level, dB at 50 feet
Backhoe	78
Compactor	83
Compressor (air)	78
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Pneumatic Tools	85

Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.

The nearest noise-sensitive receptors, the single-family residences east of the site fronting DeWitt Avenue, are located over 500 feet away from the project site boundaries. Thus, noise levels generated during project construction would be substantially less due to spherical spreading loss than those shown in Table 3 at the receptor. Although the Morgan Hill Municipal Code does not specify any short-term construction noise level limits, Chapter 8.28 of the Municipal Code prohibits construction activities between 8:00 PM and 7:00 AM, Monday through Friday, and between 6:00 PM and 9:00 AM on Saturdays. Construction activities may not occur on Sundays or federal holidays. Construction activities related to the proposed project would include the use of sound-dampening equipment such as mufflers, air-inlet silencers, shrouds, shields, or other noise-reducing features where appropriate.

Enforcement of time restrictions specified in the Morgan Hill Noise Ordinance would ensure that the temporary or periodic increase in ambient noise levels in the project vicinity during project construction are reduced to the maximum extent feasible, and a less-than-significant impact would occur.

Project Operational Noise

Pursuant to General Plan Policy SSI-8.5, noise level increases resulting from traffic associated with new projects are considered significant if: a) the noise level increase is five dBA L_{dn} or greater, with a future noise level of less than 60 dB L_{dn}, or b) the noise level increase is three dB L_{dn} or greater, with a future noise level of 60 dB L_{dn} or greater. As

previously discussed, the proposed project would result in similar uses to the existing on-site uses. Therefore, given the similarities between the existing and proposed uses, ambient noise levels at the redeveloped project site would not change substantially relative to existing conditions. Furthermore, as discussed in Section XVII, Transportation, of this IS/ND, the proposed project would not result in a net increase in daily vehicle trips relative to existing conditions. Therefore, traffic-related noise levels generated as part of project operation would not result in a substantial permanent increase in ambient noise levels in the project vicinity in excess of standards established in the Morgan Hill General Plan.

Overall, the project is consistent with the site's existing uses and would not include changes to operation or population; therefore, noise level increases associated with project operation are not anticipated to occur.

Conclusion

Based on the above, project construction and operation would not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in the Morgan Hill General Plan. Thus, a ***less-than-significant*** impact would occur.

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Table 4, which was developed by Caltrans, shows the vibration levels that would normally be required to result in damage to structures. As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV, and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

The proposed project would only cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate substantial groundborne vibration. Although noise and vibration associated with the construction phase of the project would add to the noise environment in the immediate project vicinity, construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours.

The primary vibration-generating activities associated with the proposed project would occur during grading, paving, placement of utilities, and construction of foundations. Table 5 shows the typical vibration levels produced by construction equipment at various distances. The most substantial source of groundborne vibrations associated with project construction would be the use of vibratory compactors. Use of vibratory compactors/rollers could potentially be required during development of the site's new paved surfaces. The nearest structures to the project site are the single-family residential uses located approximately 560 feet to the east. Based on the vibration levels presented in Table 5, vibration levels generated from on-site project construction activities at the nearest

structures would be well below the 0.20 in/sec PPV threshold for damage to structures. Furthermore, construction activities would not result in vibration levels in excess of the 0.10 in/sec PPV threshold for annoyance to the nearest sensitive receptors.

Table 4
Effects of Vibration on People and Buildings

PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.

Table 5
Vibration Levels for Various Construction Equipment

Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)
Large Bulldozer	0.089	0.029
Loaded Trucks	0.076	0.025
Small Bulldozer	0.003	0.000
Auger/drill Rigs	0.089	0.029
Jackhammer	0.035	0.011
Vibratory Hammer	0.070	0.023
Vibratory Compactor/roller	0.210	0.070

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.

Based on the above, project operation and construction would not generate excessive groundborne vibration or groundborne noise levels at the nearest existing sensitive receptors. Therefore, the project would result in a ***less-than-significant*** impact.

c. The nearest airport to the project site is the San Martin Airport, which is located approximately 4.8 miles southeast of the project site. The project site is located well outside of the Airport Influence Area (AIA) identified in the South County Airport

Comprehensive Land Use Plan.[20] In addition, the project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with air traffic, and ***no impact*** would occur.

[20] Santa Clara County. *Comprehensive Land Use Plan, Santa Clara County, South County Airport.* Amended November 16, 2016.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☐	✖
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	✖

Discussion

a. Given the nature of the proposed project, the project would not directly or indirectly induce substantial unplanned population growth in the project area, as the proposed worship center and church uses do not constitute major infrastructure. In addition, as previously discussed, the proposed project would not represent a change in the site's existing uses. Therefore, the proposed project would not directly or indirectly induce population growth in the City, as worship center and church uses do not generate new residents, nor do they indirectly facilitate to a substantial degree the construction of new residences that could result in population growth.

Based on the above, the proposed project would not induce substantial unplanned population growth in the project area, either directly or indirectly, and ***no impact*** would occur.

b. The project site does not contain existing residences. Therefore, the proposed project would not displace substantial numbers of existing people or housing, and ***no impact*** would occur.

XV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	☐	☐	✖	☐
b. Police protection?	☐	☐	✖	☐
c. Schools?	☐	☐	✖	☐
d. Parks?	☐	☐	✖	☐
e. Other Public Facilities?	☐	☐	✖	☐

Discussion

a-e. The level at which fire protection, law enforcement, educational, recreational, and other public services are provided in the City of Morgan Hill would not change substantially as a result of the proposed project, relative to existing conditions. Furthermore, the proposed project would not directly or indirectly induce population growth in the City, as worship center and church uses do not generate new residents, nor do they indirectly facilitate to a substantial degree the construction of new residences that could result in population growth. As such, new governmental facilities related to public services would not be required.

Based on the above, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. Thus, a ***less-than-significant*** impact would occur.

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the 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. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✖	☐

Discussion

a,b. The City's Community Services Department oversees the provision and maintenance of parks and recreation amenities and services within the City limits. As discussed above, the proposed project would not directly or indirectly induce population growth in the City. Therefore, use of the City's parks and recreation amenities would not substantially increase as a result of the proposed project. Furthermore, the proposed project would be similar to the site's existing use. As such, the level at which park facilities are used in the City of Morgan Hill would not change substantially as a result of the proposed project.

Based on the above, a ***less-than-significant*** impact would occur with regard to recreational resources.

XVII. TRANSPORTATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	✖	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	✖	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✖	☐
d. Result in inadequate emergency access?	☐	☐	✖	☐

Discussion

a. The law has changed with respect to how transportation-related impacts may be addressed under CEQA. Traditionally, lead agencies used level of service (LOS) to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Enacted as part of SB 743 (2013), PRC Section 21099, subdivision (b)(1), directed LCI to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses."

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018. It became effective in early 2019. Subdivision (a) of that section provides that "[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact."

Please refer to question 'b' for a discussion of VMT.

Pedestrian, Bicycle, and Transit Facilities

Pedestrian facilities are provided along the existing driveway connecting DeWitt Avenue and the project site, as well as within the existing development. The proposed project would include connections to the existing sidewalks, maintaining pedestrian access to the project site and nearby land uses. Thus, the proposed project would not conflict with any existing or planned pedestrian facilities and would not substantially change pedestrian access relative to existing conditions. Thus, the proposed project would result in a less-than-significant impact related to pedestrian facilities.

In the project vicinity, bike lanes are located along the shoulder of DeWitt Avenue. Due to the relatively small size of the proposed project, the project is not expected to generate a significant amount of bicycle trips. Therefore, the demand generated by the proposed project could be accommodated by the existing bicycle facilities in the vicinity of the project site. Thus, the proposed project would not conflict with a program, plan, ordinance, or policy related to the City's bicycle facilities.

Bus service in the City of Morgan Hill is provided by the Santa Clara VTA, which operates local bus service with regional connections to destinations north and south of the City. The nearest bus stop to the project site is located approximately 0.61-mile northeast at the intersection of Alkire Avenue/Peak Avenue. In addition, as discussed previously, the proposed project would result in a new worship center, temporary classroom buildings and a restroom building, and a paved parking lot, similar to the site's existing use. Therefore, transit operations in the project vicinity would not change substantially relative to existing conditions, given the similarities between the existing and proposed uses. Because the proposed project could only slightly increase transit riders, the demands of the proposed project could be accommodated by the existing transit facilities. Thus, the proposed project would result in a less-than-significant impact to existing transit facilities.

Conclusion

Based on the above information, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and a ***less-than-significant*** impact would occur.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts, with other relevant considerations consisting of the effects of the project on transit and non-motorized travel. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle-trips, with one end within the project site.

According to the Technical Advisory on Evaluating Transportation Impacts in CEQA guidance, as published by LCI, certain projects are presumed to have a less-than-significant effect on VMT due to project size, project location, or project type.[21] Because the proposed project would be consistent with the site's existing land uses and is not anticipated to increase the existing level of trips, the proposed project would not result in VMT greater than the City's baseline VMT.

Based on the above, the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b), and a ***less-than-significant*** impact would occur.

c,d. The proposed project does not include changes to existing roadways or the introduction of an incompatible use or any design features that would be considered hazardous. Access to the project site would be provided by the existing driveway extending from the project site's eastern boundary to DeWitt Avenue. The project site's entrance would conform with applicable design standards and requirements contained in the Morgan Hill Municipal Code and the City's Design Standards and Standard Details for Construction, which would ensure that traffic entering and exiting the site would not pose hazards to traffic in the area. Furthermore, the proposed project's conformance with standards set forth in the City's Design Standards and Standard Details for Construction would be subject to approval by the City Engineer, prior to approval of the project's final improvement plans.

[21] Governor's Office of Planning and Research. *Technical Advisory on Evaluation Transportation Impacts in CEQA*. December 2018.

Based on the above information, the proposed project would not substantially increase hazards due to design features or incompatible uses, and emergency access to the site would be adequate. In addition, because the project site is set back from the surrounding roadways, construction activities would not disrupt the transportation network near the project site. As such, the proposed project would not substantially increase hazards due to a geometric design feature or incompatible uses, nor result in inadequate emergency access. Therefore, a ***less-than-significant*** impact would occur.

XVIII. TRIBAL CULTURAL RESOURCES.

Would the project 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:	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. 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).	☐	☐	✖	☐
b. 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 Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	✖	☐

Discussion

a,b. As discussed in Section V, Cultural Resources, of this IS/ND, the proposed project would be required to implement the City's standard Conditions of Approval related to the protection of historical and archaeological resources consistent with Morgan Hill Municipal Code Section 18.60.090. As part of compliance with the Conditions of Approval, a tribal monitor would be present on-site to monitor all ground-disturbing activities during project construction. In the event that archaeological resources are discovered during the course of construction activities, including tribal cultural resources and suspected Native American remains, the project would be required to comply with further measures to ensure that potential impacts are avoided.

Based on the above, the proposed project is not expected to adversely impact tribal cultural resources. In addition, the project applicant would be required to comply with the City's standard conditions of approval related to cultural resource discovery, as discussed in Section V, Cultural Resources, of this IS/ND. Therefore, a ***less-than-significant*** impact to tribal cultural resources would occur.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✖	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✖	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	✖	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✖	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖	☐

Discussion

a-c. The City prohibits the use of natural gas for new construction, and electricity and telecommunications services would be provided by way of existing infrastructure in the project vicinity. Similarly, the proposed buildings would connect to existing water, sewer, and stormwater drainage infrastructure on-site. As discussed throughout this IS/ND, the similarities between the existing and proposed uses would ensure that water consumption and wastewater generation associated with the redeveloped project site would not substantially change relative to existing conditions. Because water consumption rates would not change, adequate water supplies exist to serve the proposed project. Issues related to stormwater infrastructure are discussed in Section X, Hydrology and Water Quality, of this IS/ND. As noted therein, the proposed project would not significantly increase stormwater flows into the City's existing system.

Furthermore, the proposed project would be subject to the City's Development Impact Mitigation Fee, in accordance with Morgan Hill Municipal Code Section 3.56.030. The revenues generated through payment of the fee are used by the City to pay for needed upgrades and/or expansions to City facilities, including water and sewer facilities. Therefore, payment of the City's Development Impact Mitigation Fee would further serve to reduce the proposed project's potential impacts on the domestic water and wastewater conveyance and treatment systems.

Based on the above, the proposed project would not require or result in the relocation or construction of new or expanded utility facilities, the construction or relocation of which could cause significant environmental effects. Additionally, the City would have sufficient water supplies to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and adequate capacity to serve the project's

wastewater services demand in addition to the City's existing commitments. Therefore, the project would result in a ***less-than-significant*** impact.

d,e. Recology South Valley provides solid waste and recycling services to the businesses and residents of the cities of Morgan Hill and has contracted with the Monterey Regional Waste Management District to provide solid waste disposal services. Pursuant to the Landfill's current Solid Waste Facility Permit, the Landfill has a maximum permitted tonnage limit of 3,500 tons per day, a design capacity of 49,700,000 cubic yards, and a remaining capacity of 48,560,000 cubic yards (97 percent).[22]

Based on the similarities between the existing and proposed uses, waste generation associated with the redeveloped project site would not substantially change relative to existing site conditions. Therefore, the proposed project would not produce enough solid waste for the landfill to exceed capacity, and sufficient permitted capacity exists at the Monterey Peninsula Landfill to accommodate the proposed project's incremental increase in solid waste disposal needs. In addition, during project construction, the proposed project would be required to submit a Waste Management Plan to the City detailing on-site sorting of construction debris, as required by CBSC Section 4.408. Implementation of the Waste Management Plan would ensure that the proposed project meets established diversion requirements for reused or recycled construction waste.

Based on the above, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, the project would result in a ***less-than-significant*** impact.

[22] California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Monterey Peninsula Landfill (27-AA-0010)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2642?siteID=1976. Accessed March 2025.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖	☐

Discussion

a-d. As discussed in Section IX, Hazards and Hazardous Materials, of this IS/ND, the project site is located in a High FHSZ.[23] The project would be required to comply with all applicable requirements of the California Fire Code, as adopted by Morgan Hill Municipal Code Chapter 15.44. In addition, the proposed project would be required to comply with all applicable provisions of the California Health and Safety Code and Title 23 of the CCR.

The proposed project would not conflict with the City's Emergency Operations Plan.[24] As previously discussed, implementation of the proposed project would not result in any substantial modifications to the City's existing roadway system. The project site is currently graded, and the project area does not include any existing features that would substantially increase fire risk for future visitors. Given that the project site is located within a developed urban area and is situated adjacent to existing roads, water lines, and other utilities, the project would not result in substantial fire risks related to installation or maintenance of such infrastructure. Lastly, as discussed in Section VII, Geology and Soils, and Section X, Hydrology and Water Quality, of this IS/ND, development of the proposed project would not expose people or structures to significant risks related to flooding or landslides.

Based on the above, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, and a ***less-than-significant*** impact would occur.

[23] City of Morgan Hill. *City of Morgan Hill Wildland Urban Interface Map.* March 2009.
[24] City of Morgan Hill. *Emergency Operations Plan.* January 11, 2018.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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)?	☐	☐	✖	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✖	☐

Discussion

a. As discussed in Section IV, Biological Resources, of this IS/ND, the project site has been previously disturbed and does not contain any protected species or known historic or archaeological resources. Thus, implementation of the proposed project is not anticipated to have the potential to result in impacts related to biological or cultural resources. Nonetheless, in the event that such resources are unearthed, the City's standard Conditions of Approval would be implemented. The proposed project would also be subject to applicable General Plan policies and Municipal Code standards, as discussed throughout this IS/ND. With compliance with General Plan policies, Municipal Code standards, and application of standard BMPs during construction, development of the proposed project would not result in any of the following: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Therefore, a ***less-than-significant*** impact would occur.

b. The proposed project, in conjunction with other development within the City of Morgan Hill, could incrementally contribute to cumulative impacts in the area. However, as demonstrated in this IS/ND, all potential environmental impacts that could occur as a result of project implementation would be less than significant with compliance with applicable General Plan policies, Morgan Hill Municipal Code standards, and other applicable local and State regulations. Therefore, when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, development of the proposed project would not contribute to cumulative impacts in the City of Morgan Hill, and the project's contribution to the cumulative impact would be ***less than significant.***

c. The project site is currently developed and would be redeveloped in an urbanized and developed area of the City of Morgan Hill. Development of the proposed project would not be expected to result in substantial adverse impacts to human beings, either directly or

indirectly. The potential for substantial environmental effects on human beings is addressed within this IS/ND and all impacts have been identified as less than significant. As such, a ***less-than-significant*** impact would result.

Appendix A

Air Quality and Greenhouse Gas Modeling Results

Appendix B

Biological Evaluation Addendum

Appendix C

Preliminary Hydrology Report

Jenna Luna

From: Alex Goldinger <alexg@westhills.org>
Sent: Tuesday, June 10, 2025 11:05 AM
To: Yvonne Sheets
Subject: Letter for Tiffany Brown

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a member of West Hills Community Church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have a personal connection to West Hills, having been a member for 5 years and having been personally helped by church programs and activities. I don't have family here in California, and this church is as close to me as a family would be if I did have my family here. It is what has kept me from moving away.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Alex Goldinger

Jenna Luna

From: H. Benjamin Pan <benpan17@gmail.com>
Sent: Wednesday, June 18, 2025 12:02 PM
To: Yvonne Sheets
Subject: West Hills Building Project

Dear Tiffany Brown,

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I've been going to West Hills for a few months now and they have been warm and welcoming!

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Benjamin Pan

Jenna Luna

From: Betsy Friske <betsy.friske@gmail.com>
Sent: Saturday, June 21, 2025 10:34 AM
To: Yvonne Sheets
Subject: West Hills Community Church support

Dear Tiffany Brown,

I am writing on behalf of West Hills community Church in favor of its building proposal.

West Hills has an active church body and has blessed so many families over the 20+ years I have attended. Over half of the buildings on the hill are in portable structures and have long been in decline.

We look forward to seeing the facility rebuilt and reflecting the beautiful community of Morgan Hill!

Thank you for your attention and service, Betsy Friske

Jenna Luna

From: Cathy Lines <linesofmh@netscape.net>
Sent: Wednesday, June 18, 2025 1:06 PM
To: Yvonne Sheets
Subject: In Support of WHCC Planned Development

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a longtime resident of Morgan Hill and member of West Hills Community Church.

The people of Morgan Hill and the surrounding areas have benefited from West Hills commitment to the community for the past 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. As a member of WHCC for the past **42** years, I have personally benefited by being involved in the programs, service opportunities, and relationships found in this dynamic church family. I'm currently very excited by our programs of support and outreach to *young moms* (Mothering by Heart) and *families dealing with disability* (Disability Ministry.) Programs like these (and many more) need the planned development project to be approved and will benefit greatly from this completed project.

Thank you for your attention to this important project and your service to the people of Morgan Hill!

Sincerely,

Cathy Lines

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as both a resident of Morgan Hill since 2011, and as a member of West Hills since 2017.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have seen the incredible community service that West Hills is a part of—feeding the homeless and low-income families in particular. Having been a member for 8 years, I'm aware of several opportunities that the members have, in which they can participate in benevolence. I've also been made aware of how the leadership helps and assists various programs and entities in Morgan Hill.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,

Chantel Warren

Jenna Luna

From: Cheryl Woodward <1callm61@gmail.com>
Sent: Wednesday, June 18, 2025 9:29 PM
To: Yvonne Sheets
Subject: The Planned Development

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a *both resident of Morgan Hill 63 years and a member of West Hills for over 35 years.*

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. *I have a personal connection to West Hills, having been a member for over 35 years...having been personally helped by church programs and activities...having served this community beginning in 1989 through West Hills as well as donating time at the Elementary schools and some of the Senior housing facilities over the years.* Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,

Cheryl Woodward

From: Chris W
To: Yvonne Sheets
Subject: Email supporting West Hills Church
Date: Monday, June 16, 2025 9:21:58 AM

Dear Ms. Brown,

We are writing to the Morgan Hill Planning Commission to express our support for the West Hills Community Church Planned Development. We are writing as long time residents of Morgan Hill.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. In addition to building relationships with the leadership of the Church, our children attend the Vacation Bible School and know the value of the church's outreach to our growing community.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Chris and Sarah Woodrow

Jenna Luna

From: Claudia Clark <claudiac@garlic.com>
Sent: Wednesday, June 18, 2025 12:23 PM
To: Yvonne Sheets
Subject: West Hills Community Church Planned Development

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill and member of West Hills Community Church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities.

I have a personal connection to West Hills, having been a member for over 20 years. I and my family have been personally helped by church programs and the wonderful activities for children.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,

Claudia W. Clark & Charles R. Clark

Jenna Luna

From: Colleen Mortensen <col_morte@yahoo.com>
Sent: Wednesday, June 18, 2025 5:16 PM
To: Yvonne Sheets
Subject: Letter of Support for West Hills

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a current member of West Hills Community Church. and a former resident of Morgan Hill.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have been a member at West Hills Community Church for 20 years. I have been impacted by West Hills through their support of families with disabilities. My husband and I have three children with disabilities and have received great support at West Hills. Not only have they have hosted many events supporting families within the South County touched with disabilities throughout the years, but they weekly welcome our children providing much needed extra support to allow my husband and I to attend church freely.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Colleen Mortensen

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission as a member of West Hills to express my support for the West Hills Community Church Planned Development.

West Hills, in my opinion, has been a great organization committed to serving the people of Morgan Hill for decades, and I'm excited about the proposed development plans that will help them continue serving the growing and changing needs of the people in Morgan Hill and South County.

My wife and I have personally greatly benefited from their services, programs, and activities since becoming members 20 years ago. All four of our children had wedding ceremonies officiated by WHCC pastors, and three of these family units still live locally. They, along with ten of our grandchildren, are attending and benefitting from WHCC activities on a regular basis as well.

Thank you very much for your attention to this proposed project and your service to the people of Morgan Hill.

Sincerely,

Craig Friske

Jenna Luna

From: David Frederick <dfrederick@westhills.org>
Sent: Sunday, June 29, 2025 10:26 PM
To: Yvonne Sheets
Subject: Fwd: letter focused on food ministry to the public

Begin forwarded message:

> **From:** Cynthia Chacon <2cindysbox@sbcglobal.net>
> **Date:** June 29, 2025 at 1:33:06 PM PDT
> **To:** David Frederick <dfrederick@westhills.org>
> **Reply-To:** Cynthia Chacon <2cindysbox@sbcglobal.net>
>
> Dear Ms. Brown,
>
> I am writing to express my strong support for the West Hills Community Church Planned Development. I do so as a regular attender of West Hills and a resident who cares deeply about the wellbeing of our community.
>
> My family and I have attended West Hills for the past 17 years, and during that time, we have witnessed firsthand the church's unwavering commitment to serving the people of Morgan Hill. In fact, West Hills has been faithfully serving South County for over 70 years.
>
> I've had the privilege of participating in some of the church's outreach efforts, including the food ministry. In partnership with our local Trader Joe's, we're able to prevent food waste by collecting and immediately distributing groceries to local families in need—both within the church and throughout the broader community.
>
> The approval of this development plan is critical to the church's ability to continue meeting the growing and evolving needs of Morgan Hill and the greater Santa Clara County area. The love and service West Hills extends to South County is not only consistent—it's immeasurable.
>
> Thank you for your attention to this important project and for your service to the people of Morgan Hill.
>
> Sincerely,
>
> Cynthia Chacon

Jenna Luna

From: Daniel Kionka <dkionka@gmail.com>
Sent: Friday, June 20, 2025 10:14 AM
To: Yvonne Sheets
Subject: Support for the West Hills Community Church Planned Development

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a member of West Hills.

Instead of talking about West Hills, I see this as a bigger issue -- a 1st amendment issue. Morgan Hill is growing by leaps and bounds with new houses and apartments everywhere, but churches are not allowed to grow at the same rate. This is a systematic restriction of freedom of religion. When the population grows by 10%, you need to allow 10% more churches or a 10% increase in size. Anything less is squeezing out religion.

I heard that Morgan Hill Bible Church has a similar problem of not being allowed to expand, forcing them to have 3 separate services on Sunday mornings to get everyone in. There seems to be a pattern of only restricting religious organizations.

Sincerely,
Daniel P. Kionka

Jenna Luna

From: David Frederick <dfrederick@westhills.org>
Sent: Monday, June 16, 2025 4:08 PM
To: Yvonne Sheets
Subject: Letter of Support - David and Pamela Frederick

Dear Tiffany Brown:

We are writing to the Morgan Hill Planning Commission to express our support for the West Hills Community Church Planned Development. We have been residents of Morgan Hill for the last 20 years and member of West Hills Community Church for the last 13 years.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. Our family has personally benefitted from the deep friendships, spiritual guidance and programs. We have 5 children, ages 9 to 19 and West Hills has provided incredible community and guidance for our kids through. Two of our children are adopted, one from foster care and one from international adoption. Both have found tremendous support and love from this church which has helped them understand their own stories and have good outcomes in their lives. Likewise, both of us have grown to know and love God more and having strong friendships across generations has helped our marriage thrive and has motivated us to serve more in our community. We would love to see this Planned Development approved so that West Hills can continue to serve and love the residents of Morgan Hill. Thank you for all you do to help our city!

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
David and Pamela Frederick

Jenna Luna

From: Dave Beasley <dbeasley@beasleydirect.com>
Sent: Thursday, June 12, 2025 10:00 AM
To: Yvonne Sheets
Cc: Laurie Beasley; dfrederick@westhills.com
Subject: Please Support the West Hills Community Church Planned Development

Dear Ms. Tiffany Brown,

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development.

As a senior citizen and a member of West Hills Community Church these past six years, I have seen the many positive efforts undertaken by West Hills toward the betterment of the Morgan Hill community. Among these are feeding the homeless people, food distribution to low-income families, support and advocacy for abused women, youth education and activities, support for families with special needs children as well as a vital seniors outreach. These programs are directed toward all needy people regardless of their background or faith. Due to the popularity and increasing need for these programs in Morgan Hill, we need expanded facilities.

Your approval of the development plan will enable West Hills to continue to provide these services and in fact, increase our reach to those in need in our community. I urge you to approve this development plan.

Sincerely,

David Beasley

Jenna Luna

From: David Burchfield <sdavidburchfield@gmail.com>
Sent: Thursday, June 12, 2025 10:32 AM
To: Yvonne Sheets
Subject: West Hills letter to city planning commission

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a lifelong resident of Morgan Hill and a lifelong member of West Hills Community Church. I was raised here, went to school here, met my wife here, and am now raising my family of 4 children here. I love this community and all the small businesses and schools and places of worship.

West Hills Community Church has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I would not be the person I am today without this church. The community at this church is not just people who show up on Sundays for a couple hours; we're like one giant loving family. My wife and I have a son with autism and severe epilepsy, and the members of WHCC have kept us going, loved us and served our every need, encouraged us when we were feeling hopeless, for over 10 years. When my dad almost died of hepatitis C in 1998, this church came alongside my family and helped us through that. And these people are out in the community. They don't just help within the church, they are out there serving in Morgan Hill's schools and restaurants and hair salons and construction companies and police/fire/paramedic departments and grocery stores. In my 36 years, I have seen hundreds of West Hills people making this community a much better place, a stronger place, a more loving place, a more vibrant place to live. And I would love to see West Hills continue to do that for generations to come, for my children and their children. To me Morgan Hill isn't just a city I live in to work a tech job for a few years; this is my lifelong HOME, where my family has super deep roots, so I care about West Hills in large part precisely because I want what's best for Morgan Hill.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
David Burchfield

--

David

"For God loved the world in this way: He gave His One and Only Son (Jesus), so that everyone who believes in Him will not perish but have eternal life. For God did not send His Son (Jesus) into the world that He might condemn the world, but that the world might be saved through Him."
John 3:16-17 (HCSB)

Jenna Luna

From: Elliot Goldinger <elliotgoldinger@gmail.com>
Sent: Thursday, June 12, 2025 10:17 AM
To: Yvonne Sheets
Subject: West Hills Community Church Letter of Support

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a staff member and member at West Hills Community Church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. In my role as Director of Student Ministries, I get to see firsthand the impact our church has on the next generation. In this age of epidemic-levels of mental illness, investing in teens is paramount, and this new facility will go a long way to helping our church continue to do so.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Elliot Goldinger

—
Elliot Goldinger

Jenna Luna

From: Em <eabennett7@gmail.com>
Sent: Thursday, June 19, 2025 8:42 PM
To: Yvonne Sheets
Subject: West Hills building support

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a member of West Hills.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have been attending West Hills for eight years with my family. It has been a stabilizing and enriching force in my children's lives. There are many opportunities for them to grow and mature through service to the people of our area and they have both benefited from others serving them and are now able to serve others, themselves. The general focus of West Hills is not inward, but outward and as a benefit to those around our community and even beyond. Having a structure that will not break down over the next decade will help keep the focus on benevolent opportunities rather than building maintenance for portable buildings currently in use.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Emily Bennett

Jenna Luna

From: Evan Esau <evan.esau@yahoo.com>
Sent: Thursday, June 19, 2025 5:26 PM
To: Yvonne Sheets
Subject: West Hills Community Church's planned development

Dear Tiffany Brown,

I would like to tell the Morgan Hill Planning Commission of my support for the West Hills Community Church's planned development. I have both lived in Morgan Hill and regularly attended this church for over 13 years now.

As our town has grown so has the need increased for West Hills to expand its development. The church has provided critical services of counseling it's members during difficult times in their lives and advanced their spiritual and emotional well-being.

I appreciate your consideration in this matter.

Evan Esau
18381 Altimira Circle
Morgan Hill

Yahoo Mail: Search, Organize, Conquer

Jenna Luna

From: Gina Hobbs <sg@twistballoons.com>
Sent: Wednesday, June 18, 2025 12:26 PM
To: Yvonne Sheets
Subject: West Hills Community Church Planned Development

Dear Tiffany Brown,

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill and a member of West Hills Community Church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have attended WHCC my whole life (40+years) and have participated in many outreaches through the church in the community over the span of my life (Giving food to families in need, putting on programs at low income housing, Harvest Festivals, etc). Now that I have children of my own, I am eager to teach them how to love the Lord and serve our community, too.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Gina Hobbs

Tiffany Brown
Senior Planner with the City of Morgan Hill
6/19/25

Dear Tiffany Brown

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill and a member of West Hills Church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of Morgan Hill and Santa Clara County communities. When I retired and moved to Morgan Hill last year, I sought out a church that was a known contributor to the well-being of our city who reflected a commitment to family and community values. I found such a place in West Hills Church! Their positive presence and active community involvement created a place where I could personally thrive and easily contribute to my community as well.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,

Ginny Kisling
Ginnykisling2015@gmail.com
408-799-9939

My wife and I are writing to the Morgan Hill Planning Commission to express our support for the West Hills Community Church Planned Development. We are residents of Morgan Hill and members of West Hills. This church has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities.

My wife and I have been attending West Hills for about 36 years, since our marriage, and I have been a member there for about 45 years. We both greatly appreciate what the church has to offer, both in the programs and activities, as well as serving in the local community.

The biggest drawback in our opinion is the "temporary" portable buildings on the grounds, which were suppose to be a few short years, but has grown to several decades. That is the reason for the development plan, which will remove the temporary units, and replace them with more usable space, and much newer equipment.

Another reason we love the location is the view of the hills behind the church grounds, and the view of the city on the downhill side. Unbeatable...

Thank you for your attention to this important project, and your service to the people of Morgan Hill.

Gordon & Alene Guthmiller

From: greg.davis787@gmail.com
To: Yvonne Sheets
Subject: YES on the West Hills Community Church Planned Development
Date: Saturday, June 14, 2025 11:55:41 AM

Hi Tiffany Brown,

I would like to express my SUPPORT for the West Hills Community Church Planned Development project.

I am a resident of Morgan Hill, and live not far from the church. I have had multiple positive interactions with the church and understand that you support of their proposed building program is crucial. As a resident I fully support what the church is trying to do for our community, and if beautifying and/or expanding their facilities is part of that process I'm all for it and encourage our civic leaders to support them as well.

Thanks so much,
Greg Davis
Calle Central, Morgan Hill, CA 95037

Jenna Luna

From: Hannah Ruffner <hruffner@me.com>
Sent: Friday, June 20, 2025 4:31 PM
To: Tiffany Brown
Cc: Yvonne Sheets
Subject: West Hills Community Church Planned Development

Dear Tiffany Brown,

I am writing to the Morgan Hill Planning Commission to express my full support for the West Hills Community Church Planned Development. I am writing this as both a resident of Morgan Hill and a member of West Hills Community Church.

The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. Though West Hills has been serving the local communities for over 70 years, I have been part of West Hills for 12 years. This church has served me greatly over the past decade. The church has supported me in my spiritual growth through their Sunday morning services, youth groups, and mentorship. West Hills has been the launching pad from high school onto my college and professional career and it means a great deal to me. I deeply believe in this development and I believe it will help generations here and now along with many more to come.

Thank you for your time and attention to this important project. Thank you for your service to the people of Morgan Hill, including myself.

Sincerely,
Hannah Ruffner

Jenna Luna

From: Herbert Lee <herblee55@gmail.com>
Sent: Wednesday, June 18, 2025 4:20 PM
To: Yvonne Sheets
Subject: West Hills Community Church Planned Development

Dear Tiffany Brown:

My name is Herbert Lee and I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this letter as a long time resident of Morgan Hill and member of West Hill Community Church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. The church and members have been committed to our community in countless ways however, the infrastructure is no longer sufficient to meet the needs of our community. I remember being 9 years old and attending an after school program known as AWANAS at the West Hills Campus, and I vividly remember activities occurring in the temporary portables that are still in use today. For perspective, I am now 40 years old. I have been a member of West Hills for over 20 years and my wife is a life long member. Our community has been served in countless ways by our congregation and will continue to do so. The planned development will ultimately support our ability to serve our congregation and members of the public.

I strongly support this development project and I would appreciate your support in its approval.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,

Herbert Lee

Jenna Luna

From: J Lines <jlinesofmh@yahoo.com>
Sent: Saturday, June 28, 2025 10:23 AM
To: Yvonne Sheets
Subject: Expressing my support for the development of the West Hills Community Church property

Dear Tiffany Brown and the Morgan Hill Planning Commission.

I want to express my support for the West Hills Community Church Planned Development.

The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. My children (born and raised here in Morgan Hill) and myself included are positively impacted by this church with with the programs, service opportunities, and relationships found in this dynamic church family. I'm currently very excited by our programs of support and outreach to our teenagers, *families dealing with disability* (Disability Ministry.), *food distribution* to those struggling financially. Programs like these need the planned development project to be approved as so this organization can continue to bring positive changes to our community.

Thank you for your attention to this important project and your service to the people of Morgan Hill!

Sincerely,

James Lines

715 Roble Drive, Morgan Hill

Jenna Luna

From: Jason Trapp <jtrapp@westhills.org>
Sent: Wednesday, June 18, 2025 12:25 PM
To: Yvonne Sheets
Subject: Letter of Support

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a lifelong *resident of Morgan Hill and also a lifelong member of West Hills.*

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. *I have a personal connection to West Hills, having been a member for 36 years, having been personally helped by church programs and activities, and having served this community for 36 years through opportunities created by West Hills.*

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Jason Trapp

--
Jason Trapp
Campus Pastor, Morgan Hill Campus
(408) 779-0697

WEST HILLS
COMMUNITY
CHURCH

Attn: Tiffany Brown

We are so grateful to West Hills Church for their generous and thoughtful contributions to our residents. Their donations of beautiful fresh flowers and creative arts and crafts bring so much joy and brighten the days of everyone here. These thoughtful gifts not only enhance our environment but also help foster a sense of connection and care within our community.

From everyone for Morgan Hill Healthcare

Jeananne Campbell SSD

6/30/25

Dear Tiffany Brown, June 10, 2025

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this letter as a *resident of Morgan Hill and member of West Hills Community Church*.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. *I have a personal connection to West Hills, having been a member for over two years and having been personally helped by church programs and activities. And I have been able to serve the community of Morgan Hill through participating in some of their outreach programs, such as Christmas on the Hill, and Mothering by Heart.*

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Jeanne Wahl

Tiffany Brown
Morgan Hill Planning Commission

June 23, 2025

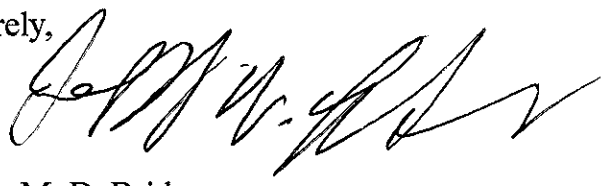
Dear Ms. Brown,

I am writing to you as a member of the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I have been a resident of Morgan Hill for over 15 years and have attended West Hills for the last year. Prior to that I engaged with the church through a variety of community events, including their annual Christmas on the Hill event.

West Hills has been committed to serving the Morgan Hill community and the broader South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. The church has helped me and my family in numerous ways and has always strived to help this community. I hope that the Planning Commission sees the unique value the community finds in West Hills and supports their plan.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,



Jeffery M. DuBridge

Jenna Luna

From: Jeremy Kastle <jeremy.kastle@kastle.ws>
Sent: Sunday, June 8, 2025 7:34 PM
To: Yvonne Sheets
Subject: Support for West Hills Community Church Planned Development

Dear Yvonne Sheets,

I hope this email finds you well. Attached below is my letter of support for the West Hills Community Church Planned Development, addressed to Tiffany Brown, Senior Planner with the City of Morgan Hill. Please review and forward as needed to ensure it reaches the appropriate channels.

Dear Ms. Tiffany Brown,

My name is Jeremy Kastle, and I am a proud member of West Hills Community Church (WHCC) in Morgan Hill. Having been raised within this church family, I have been profoundly shaped by the unwavering love, guidance, and leadership provided by its staff, members, and congregation. WHCC has not only nurtured my personal growth but has also instilled in me a deep commitment to serving others, making me a better individual and community member.

I am writing to express my heartfelt support for the West Hills Community Church Planned Development. As an active member of WHCC, I serve alongside my family in various ministries that aim to uplift and support our community. Our church is dedicated to fostering hope, love, and care

Thank you,
- Jeremy Kastle

Jenna Luna

From: Jessica Doushgounian <jessicadou555@gmail.com>
Sent: Sunday, June 22, 2025 2:55 PM
To: Yvonne Sheets
Subject: Planning Commission Letter - West Hills

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill and member of West Hills.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have a personal connection to West Hills, as I grew up attending for 23 years and serving this community for 15 years through West Hills.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Jessica Doushgounian

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as both a resident of Morgan Hill since 2011, and as a member of West Hills since 2017.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have seen the incredible community service that West Hills is a part of—feeding the homeless and low-income families in particular. Having been a member for 8 years, I'm aware of several opportunities that the members have, in which they can participate in benevolence. I've also been made aware of how the leadership helps and assists various programs and entities in Morgan Hill.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,

John Warren

June 23, 2025

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill and member of West Hills.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have a personal connection to West Hills, with my family having been blessed by several of its programs.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Katherine Wheat

Jenna Luna

From: Kyla Trapp <kylatrapp@gmail.com>
Sent: Thursday, June 19, 2025 11:56 AM
To: Yvonne Sheets
Subject: Letter for Tiffany Brown

Dear Tiffany Brown:
I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a lifetime resident of Morgan Hill AND member of West Hills.
West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. I have personally been involved in so much of this service and it has positively affected me and those around me. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I was raised attending this church and my fiance and I are committing to attending and serving here in our future. The childrens and youth ministries have been pivotal to me, shaping my identity as a woman, a citizen, and a community member. I am so thankful for this church’s role in my life. They have thus far been enabled to love and serve our community in incredible ways. Members of our community have benefited from the service of the church members in a number of ways, through school service projects, elder care, community events, and day to day interactions.
Thank you for your attention to this important project and your service to the people of Morgan Hill.
Sincerely,
Kyla Trapp

Jenna Luna

From: Kelly Baranowski <kellybaran15@gmail.com>
Sent: Thursday, June 19, 2025 1:56 PM
To: Yvonne Sheets
Subject: Letter to City Planner for WHCC

Dear Tiffany Brown,

I am writing to express my support for the West Hills Community Church Planned Development, which is currently under consideration by the Morgan Hill Planning Commission. My family and I have been proud residents of Morgan Hill for the past 8 years, and equally as long, we have been active members of West Hills Community Church.

West Hills has been much more than a church to us; it has been a pillar of support during both our darkest and brightest moments. When our daughter Sophie tragically passed away due to a drowning accident, the church surrounded us with love and support in ways we will never forget. The staff stayed with us at the hospital until the early hours of the morning, organized a prayer meeting on our behalf, and helped us with practical needs like a meal train. Their compassion and unwavering support gave us strength during that unimaginable time. Beyond this, West Hills has been a consistent source of community and encouragement in all seasons—through small groups, community events, and moments of celebration. I have been blessed to have grown up in the church, starting almost 40 years ago, and I know firsthand how its positive influence shaped my childhood and provided me with a strong foundation of faith and community.

West Hills has faithfully served the people of Morgan Hill and South County for over 70 years. I am proud to be a part of this legacy, and I believe the approval of this Planned Development is critical to the church's continued ability to meet the growing and changing needs of our community. From its outreach programs to its caring presence, West Hills has made a profound impact on the lives of many, including mine.

Thank you for your time and consideration of this important project. Your service to the people of Morgan Hill is greatly appreciated, and I am hopeful that this development will be approved, allowing West Hills to continue its mission of love and service to our community

Sincerely,

Kelly Baranowski

Jenna Luna

From: Ken Fels <kenfels7@gmail.com>
Sent: Sunday, June 8, 2025 3:45 PM
To: Yvonne Sheets
Subject: West Hills Community Church building project.

My wife and I have been active members of West Hills for very close to 20 years. During that time we have seen our church care for the church body, as well as participate in many community outreach events. For the past 13 years I have had the privilege of being the Deacon overseeing the Benevolence ministry. We have been blessed to be of help financially and spiritually to countless people, both in our congregation, as well as the community at large.
Please allow us the opportunity to remove our very old and outdated portable classrooms, while building a new Christian Education building to serve the growing youth and adult ministries for both our congregation as well as our community.

Thank you for your consideration,

Ken & Barbara Fels
522 Via Sorrento
MH
408-307-1091
Sent from my iPhone

Jenna Luna

From: Kim Wells <kimatwells@gmail.com>
Sent: Wednesday, June 18, 2025 2:12 PM
To: Yvonne Sheets
Subject: West Hills

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a a member of West Hills. I have been attending West Hills since 1989. This church community has made a tremendous impact in my life and the life of my family as well.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Kim Wells

Tiffany Brown,

I have been attending West Hills Community Church since 1999. My husband and I are members who regularly serve in areas that minister to our congregation and members of our community.

Through my education, work experience and personal family dynamics, the Lord has prepared me, and placed it on my heart, to minister to families affected by disability. West Hills Community Church has grown to recognize the need, and provide the opportunity, for members of our church family and the Morgan Hill community, to be “seen” and encouraged as they navigate life, and often difficult circumstances, as part of the greater community of those living with disability.

Our facility has provided space and volunteers for organizations to serve such families in our, and neighboring communities. West Hills hosted The Silicon Valley Down Syndrome Network for a morning of music and movement on our campus, creating lasting contacts among attendees and our volunteering church members. Joni and Friends respite events have been hosted and staffed by the church as well, providing an opportunity for community and church families, to have an afternoon of respite care while volunteers provide supervision and activities for disabled children and their siblings.

While the church has hosted occasional events to build community and provide encouragement, the on-going ministry to serve families affected by disability is greater than that. Some West Hills staff are part of this community, ones who can identify with those outside our church who are in the same circumstances but lack support and understanding, so we as a church family are keenly aware of their needs, and suffering, and purpose to be people who encourage through prayer and action. We have provided inclusion play groups regularly attended by church and community families, Buddies for children needing extra support on Sunday mornings, family events (pumpkin chunking) on our parking lot, and workshops addressing grief, advocacy and the need for legal estate planning/special needs trusts. We provide the much needed church “space”, but also the “church” as a community who can bring you a meal on short notice, run errands you cant if you are ill or overwhelmed, drive you to an appointment, watch your children, or do your laundry. We bear each others burdens.

Please give West Hills Community Church your attention and consideration regarding our plans for improvements and expansion of our facility, enabling us to continue to serve our church and community.

Thank you.

Kolleen Vance

Jenna Luna

From: Laura Whitworth <apapkoff@yahoo.com>
Sent: Saturday, June 21, 2025 2:37 PM
To: Yvonne Sheets
Subject: West Hills Community Church Planned Development

Dear Tiffany Brown,
I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill and a member of West Hills Community Church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have a personal connection to West Hills, having been a member for 13 years now, and having been personally helped by the counseling offered at church, teaching Sunday School, and being supported during the hard times of life. It has been a privilege and an honor serving with and being served by the staff and people of West Hills Community Church.

Thank you for your attention to this important project and your service to the people of Morgan Hill.
Sincerely,
Laura Whitworth
Sent from my iPhone

Jenna Luna

From: Laurie Beasley <lbeasley@beasleydirect.com>
Sent: Wednesday, June 11, 2025 8:12 AM
To: Yvonne Sheets
Cc: David Frederick; Dave Beasley
Subject: Please Support the West Hills Community Church Planned Development

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a member of the congregation.

West Hills Community Church holds significant meaning for me and my family. The church is very supportive of its members at all stages of life. For example, when individuals are sick or have a new baby, the church members come together to provide meals, rides to the doctor, and childcare. I have been the recipient of this love and care on several occasions through long periods of surgery recovery and illness. It made the recovery so much easier.

The church also provides support for families like ours with children with special needs, and an improved education facility would make this support even more possible, with more accessible classroom space.

The church offers numerous programs, including food distribution, grief ministry, support for abused women, and youth programs, among others. However, we are running out of space to support these programs. The approval of this development plan is crucial to the church's ability to meet the growing and evolving needs of the Morgan Hill community. I urge you to approve the church development plan.

Best regards,
Laurie Beasley

Laurie Beasley
President
408-782-0046
https://www.BeasleyDirect.com

June 9, 2025

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident and as a member of West Hills Community Church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have a personal connection to West Hills, having been a member for over 25 years, having been personally helped by church programs and activities...and I have supported and served this community for 30 years through West Hills.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,

Mary Anne Pereira

Jenna Luna

From: Matthew Warnock <matthew@warnockdds.com>
Sent: Monday, June 23, 2025 12:01 PM
To: Yvonne Sheets; dfrederick@westhills.org
Subject: Support Letter

Dear Planning Tiffany Brown,

I am writing to express my strong support for West Hills Community Church's proposal to construct a new education building to replace the portable structures that have served the congregation for decades. As a lifelong resident of Morgan Hill, an eight-year business owner in our community, and a lifetime member of West Hills Community Church, I have witnessed the growth and evolution of our city. I urge the Planning Commission to approve this project, which will provide a permanent, modern facility for our church's educational and community programs.

Growing up in Morgan Hill, I attended Machado Elementary, Paradise Valley Elementary, and Britton Middle School. At all three schools, I spent time learning in portable classrooms, which were a common sight in our community. As a child, I grew accustomed to these temporary structures, assuming they were a permanent part of the educational landscape. Over the years, however, I have seen our schools transition away from portables, replacing them with modern, permanent buildings that better serve students and staff. These improvements have enhanced the learning environment and demonstrated Morgan Hill's commitment to investing in its future.

In contrast, West Hills Community Church, where I have been a member my entire life, continues to rely on portable buildings for its educational programs. These portables are outdated and inadequate for the church's growing needs. While they have served us faithfully, they are not a long-term solution. The proposed education building would provide a safe, modern, and permanent space for our children, youth, and community members to learn, worship, and connect. This project aligns with the progress I have seen in our schools and reflects the church's commitment to serving Morgan Hill for generations to come.

As a business owner and resident, I understand the importance of thoughtful development that enhances our community. West Hills Community Church has been a cornerstone of Morgan Hill, offering spiritual guidance, community outreach, and educational programs. Approving this project will allow the church to continue its vital work in a facility that matches the quality and permanence of our city's other institutions.

I respectfully request that the Planning Commission approve West Hills Community Church's application for the new education building. This project will replace outdated portables with a lasting structure, ensuring that our church can continue to thrive as a vital part of Morgan Hill's community fabric. Thank you for your time and consideration.

Sincerely,

Matthew Warnock, DDS

--
Matthew E. Warnock, DDS
16985 Monterey Road Suite 300A
Morgan Hill, CA 95037

(408) 778-8555 Office number
(408) 778-8558 Fax
www.warnockdds.com

Confidentiality Notice: This is a transmission from Matthew E. Warnock, DDS, Inc. This message and any attached documents may be confidential and contain information protected by state and federal medical privacy statutes. They are intended only for the use of the intended addressee. If you are not the intended recipient, any disclosure, copying, or distribution of this information is strictly prohibited. If you received this transmission in error, please immediately notify the sender by telephone or email and permanently delete/destroy all copies, electronic or other, you may have. The foregoing applies even if this notice is embedded in a message that is forwarded or attached. Thank you.

Jenna Luna

From: Michelle Massa <shellyiam22@gmail.com>
Sent: Wednesday, June 18, 2025 4:19 PM
To: Yvonne Sheets
Subject: West hills community church

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a member of West Hills church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I *have a personal connection to West Hills having my children attend the youth group and growing as responsible, conscientious teens.*
Sincerely,
Michelle Marchica
Sent from my iPhone

Jenna Luna

From: David Frederick <dfrederick@westhills.org>
Sent: Friday, June 27, 2025 1:49 PM
To: Yvonne Sheets
Subject: Support Letter - Foster/Adoption focus

Here is another support letter to highlight our involvement in the community with foster and adoption support. You should also have one coming from Trader Joes and another with a focus on disability ministry.

Thanks,
David Frederick
Executive Pastor
West Hills Community Church

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill, a member of West Hills Community Church, and as a foster and adoptive parent.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. My wife and I have been members of West Hills Community Church for almost 20 years. One ministry of West Hills that directly impacts Morgan Hill and the county of Santa Clara is the Foster Care and Adoptive Ministry. My wife and I have been involved in this ministry for years. We believe the church has a responsibility to help care for the needy and we want to come alongside the county in providing homes for foster youth. West Hills has a church culture of welcoming in foster youth, both for short term fostering situations and long term as families have gone on to adopt these young people. In our ministry, we seek to bring awareness to the church congregation of the need for foster homes and look for opportunities to bless the county social workers. West Hills leadership and church congregation desire to serve the youth of Morgan Hill and Santa Clara County by engaging in the needs of the foster care community.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Patrick McCoy

Jenna Luna

From: p.mac. <pmac28@gmail.com>
Sent: Wednesday, June 18, 2025 1:23 PM
To: Yvonne Sheets
Cc: David Frederick; Sara Romano
Subject: West Hills Building Project

To Whom It May Concern or Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a member of West Hills.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. My family and I enjoy attending and learning the true gospel of Jesus Chirst here in Morgan Hill, the congregation makes it easy for long lasting connections/relationships as we love meeting new and exciting members. West Hills is a pillar of the community in serving so many people from children ministries to grievance support (just to name a few essentials to consider).

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Paul Macias

Jenna Luna

From: Rachel Medeiros <rachelemedeiros@gmail.com>
Sent: Monday, June 16, 2025 8:40 PM
To: Yvonne Sheets
Subject: Letter of Support - West Hills

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill, member of West Hills, and Morgan Hill business owner.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. My husband grew up in this church, and now I have the privilege of watching my own two boys grow up here. They love the Sunday school teachers who care for them, middle school and high school students who babysit them, and friends who love them like their own. I can't wait to continue to watch my children grow up on this mountain.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Rachel Medeiros

Jenna Luna

From: randall edelmaier <randall.edelmaier@gmail.com>
Sent: Monday, June 23, 2025 11:35 AM
To: Yvonne Sheets
Subject: West Hills Community Church Planned Development

Dear Tiffany Brown:

I am writing to you , the Morgan Hill Planning Commission , to communicate my support for the West Hills Community Church Planned Development.
I have been a member of West Hills Community Church for over 25 years .
In that time , I have seen that West Hills has been committed to serving the people of Morgan Hill and the County.
West Hills provides a variety of services (Food Distribution , High School Programs , Juvenile Jail Counseling ....) to the local community in addition to its member religious services.
The approval of this development plan is critical to the church's ability to continue to serve its members and the community at large.

Thank you for your attention

Sincerely,
Randall Edelmaier
randall.edelmaier@gmail.com
408-393-4006

Jenna Luna

From: Robert Wells <gpa68gma@gmail.com>
Sent: Friday, June 27, 2025 12:39 PM
To: Yvonne Sheets
Subject: West Hills Community Church Planned Development

Dear Tiffany Brown:

I am writing this letter to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am a resident of Morgan Hill and have been a member of West Hills for 46 years.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. My family and I have been personally helped by the church programs over the years.

Thank you for your attention to this important project and your service to the people of Morgan Hill!

Sincerely,
Robert Wells

Jenna Luna

From: Robin Church <robinchurch123@gmail.com>
Sent: Thursday, June 12, 2025 10:43 AM
To: Yvonne Sheets
Subject: West Hills Letter Planning Commision

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have a personal connection to West Hills, my husband and I having been members for 11 years…West Hills has been a place of community for my family and I have enjoyed getting out in the community with members from the church like when face painting on the safe trick or treat nights.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Robin Church
Robin Church
robinchurch123@gmail.com

Jenna Luna

From: Ryan Chapman <ryannchapman@gmail.com>
Sent: Thursday, June 19, 2025 10:42 AM
To: Yvonne Sheets
Subject: Morgan Hill Planning Commission / West Hills

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a member of West Hills Community Church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have a personal and deep connection to West Hills, having been connected there for over 15 years and involved in community outreach benefiting the hungry, the elderly, and those in need. West Hills is a vital part of Morgan Hill and could only serve its community further via this planned expansion.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Ryan Chapman

Jenna Luna

From: Samanntha DuBridge <samanntha.dubridge@icloud.com>
Sent: Monday, June 9, 2025 4:45 PM
To: Yvonne Sheets
Cc: Samanntha DuBridge; Samanntha DuBridge
Subject: West Hills Community Church Letter

Hello Yvonne, here is the letter I sent to Tiffany Brown, City of Morgan Hill.

Dear Tiffany Brown,

I am writing to you as a member of the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I have been a resident of Morgan Hill for over 15 years and have attended West Hills for the last year. Prior to that I engaged with the church through a variety of community events, including their annual Christmas on the Hill event.

West Hills has been committed to serving the Morgan Hill community and the broader South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. The church has helped me and my family in numerous ways and has always strived to help this community. I hope that the Planning Commission sees the unique value the community finds in West Hills and supports their plan.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,

Samanntha DuBridge

June 14, 2025

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill.

West Hills Community Church has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have a personal connection to West Hills and have been an active member for 32 years. My family and I have been personally helped by church programs and activities. We have been involved leading youth activities, providing meals for people in need, and have received counseling from church staff.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,

Scott Sherratt
1137 Easy Street
Morgan Hill, CA 95037

Stephanie Cappelloni
410 Calle Caballeria
Morgan Hill CA 95037

June 12, 2025

Dear Tiffany Brown,

I am writing to express my strong support for the West Hills Community Church Building Development project. As a long-time resident of Morgan Hill, I have witnessed firsthand the vital role this church plays in our community. West Hills Community Church is truly a hub of goodness—consistently committed to serving the people of this town with compassion and integrity.

For many years, the church has been a foundational part of Morgan Hill, and I believe these proposed developments are essential for the continued growth of its outreach and impact. The expanded facilities will enable the church to better meet the needs of the community and support even more residents through its charitable programs and services.

On a personal note, my family and I have directly benefited from the generosity and support offered by this church. It has become a second home and a place of refuge for us—a community that uplifts and cares deeply for its members.

Thank you for your attention to this very important project. I urge you to consider the positive impact this development will bring to our town.

Sincerely,
Stephanie Cappelloni

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill and member of West Hills.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. My family and I have been members of West Hills Community Church for the past 19 years. West Hills has impacted my family in numerous ways: my daughters have learned how to serve others, we have community, and we seek to bless the community around us (Morgan Hill, South County and around the world).

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Stephanie McCoy

Jenna Luna

From: Tamara Kwak <tamarakwak@gmail.com>
Sent: Sunday, June 8, 2025 3:30 PM
To: Yvonne Sheets
Subject: West Hills building project

Dear Tiffany Brown and Morgan Hill Planning Commission:

As a member of West Hills Community Church and resident of Morgan Hill, I am writing to express my support for the West Hills Community Church Planned Development.

When I first moved to Morgan Hill in 2016, I started attending West Hills and found them a welcoming place to worship God and establish Christian community. As a new resident in CA I needed to be connected to many services, doctors, dentist, realtors, grocery stores and several other things. Everyone was helpful and accommodating so I felt at home very quickly. Their pastoral staff and elders have also helped me through some very challenging personal problems. West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities.

Thank you for considering this very important project and your service to the people of Morgan Hill and surrounding communities.

Sincerely,

Tamara Kwak
509-430-0078
tamarakwak@gmail.com

From: jennifer davis
To: Yvonne Sheets
Subject: West Hills Community Church
Date: Tuesday, June 17, 2025 1:54:01 PM

Dear Tiffany Brown:

I am writing to the Morgan Hill Planning Commission to express my support for the West Hills Community Church Planned Development. I am writing this as a resident of Morgan Hill for 32 years, and a member at West Hills for the same amount of time.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. West Hills provided a place for me to grow along side other men with moral character after my father passed away. My wife and I were married there, and we are raising our children while attending West Hills. West Hills has helped the local community and will continue to do so with the larger building. With counseling, financial aid, food ministry, and spiritual growth, West Hills has made serving the Morgan Hill community a priority.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Thomas Davis

Dear Ms. Tiffany Brown,

I want to communicate to Morgan Hill Planning Commission that I am in support of the West Hills Community Church Planned Development. I am a member of West Hills Community Church.

West Hills has been committed to serving the people of Morgan Hill and the South County for over 70 years. The approval of this development plan is critical to the church's ability to serve the growing and changing needs of the Morgan Hill and Santa Clara County communities. I have been part of this community, witnessed, and participated in the many ways this church has supported the community. This church has also been a tremendously important place for our family to grow and become healthy and thriving. We rely heavily upon the activities and programs they provide.

Thank you for your attention to this important project and your service to the people of Morgan Hill.

Sincerely,
Vanessa Trapp

From: Bill Ruffner
To: Yvonne Sheets
Subject: Letter of Support
Date: Monday, June 9, 2025 11:35:07 AM

Dear Tiffany Brown,

I'm writing to you as a long-time resident of Morgan Hill and a member of West Hills Community Church to express my strong support for the West Hills Planned Development.

West Hills has been a meaningful part of my life for the past 15 years. Through the church, I've been part of men's Bible studies, retreats, and fellowship that have had a lasting impact on me. The pastors have also supported my family in very personal ways, offering counseling to my daughter and helping my wife and me through marriage counseling. Their presence in our lives has made a real difference.

This development is an important step for West Hills to continue serving the people of Morgan Hill and the broader South County—something they've been doing faithfully for over 70 years. I hope the Planning Commission will recognize the value this project brings to the community and approve the plan.

Thank you for your time and for all you do for the city.

Sincerely,

William Ruffner