

County of Santa Clara
Office of the County Clerk-Recorder
Business Division



County Government Center
 70 West Hedding Street, E. Wing, 1st Floor
 San Jose, California 95110 (408) 299-5688

Santa Clara County - Clerk-Recorder Office
 State of California

File Number: ENV23475

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$0.00

File Date: 08/06/2021

Expires: 09/05/2021

REGINA ALCOMENDRAS, Clerk-Recorder

By: Elaine Fader, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Morgan Hill
2. PROJECT TITLE: Monterey-Miner (JEMCOR) Apartments Project
3. APPLICANT NAME: Johnathan Emami, Jemcor Development Partners PHONE: (415) 941-5832
4. APPLICANT ADDRESS: 1700 South El Camino Real, Suite 400, San Mateo, CA 94402
5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
6. NOTICE TO BE POSTED FOR 30 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

<input type="checkbox"/> 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152)	\$ 3,445.25	\$ 0.00
<input type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C))	\$ 2,480.25	\$ 0.00
<input type="checkbox"/> 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ 0.00
<input type="checkbox"/> 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS	\$ 1,171.25	\$ 0.00
<input type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ 0.00

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ 0.00
<input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION	\$ 50.00	\$ 0.00

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

<input type="checkbox"/> NOTICE OF PREPARATION	<input checked="" type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ NO FEE
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8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 0.00

*NOTE: "SAME PROJECT" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND TWO (2) COPIES. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)

(Fees Effective 01-01-2021)



17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

NOTICE OF INTENT TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE: July 26, 2021

Based upon the conclusions set forth in the Initial Study, the CEQA Lead Agency finds that the proposed Project, which includes measures and mitigations designed to minimize environmental impacts, would not result in significant adverse effects on the environment. The CEQA Lead Agency has prepared this Notice of Intent to adopt the Initial Study/Mitigated Negative Declaration pursuant to 14 CCR Section 15072.

Project Title:

Monterey-Miner (JEMCOR) Apartments Project
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Project Description:

<p>The proposed project would include the demolition of all on-site structures to construct two, two-story buildings and 12, three-story buildings containing 249 multi-family units, all of which would be affordable to low-income households. Project amenities would be located in a separate building on-site and would include a club terrace containing a fitness room, computer room, kitchen, clubroom, and leasing office. Access to the project site would be provided by two driveways. The main driveway would be located along the southern project boundary on Madrone Parkway, and the secondary, right-only driveway would be located along the western project boundary on Monterey Road. The project would include roadway frontage improvements along Monterey Road and Taylor Avenue. With respect to Monterey Road, the applicant would dedicate approximately 15.5 feet of right-of-way to the City of Morgan Hill, within which would be included approximately 5.5 feet of roadway widening, new curb, gutter, and separated 5-foot sidewalk. Regarding the project's Taylor Avenue frontage, the project would include new curb, gutter, and attached 5-foot sidewalk, as well as dedication of right-of-way. Improvements along Taylor Avenue would also include gated emergency vehicular access (EVA) located centrally between Building 12 and Building 13.</p>

<p>The proposed project would require City approval of Design Review. Because 100 percent of the proposed units would be affordable to lower income households, the proposed project would qualify for a density bonus and is expected to follow the entitlement guidelines of the Senate Bill 330 program and Government Code Section 65915 regarding density bonus.</p>

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

<p>CEQA requires this notice to disclose whether any listed toxic sites are present. The development project proposed in this application is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.</p>
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Project Location:

The project site consists of a 7.5-acre parcel located north of the Monterey Road and Madrone Parkway intersection. The site is identified by APN 726-36-059.

Project Proponent:

Jemcor Development Partners

Lead Agency:

City of Morgan Hill

Public Review Period:

A 30-day public review period will begin on **August 6, 2021**. Written comments must be submitted to the Lead Agency no later than 5:00 PM on **September 6, 2021**.

Public Hearing date:

September 14, 2021 at 7:00 PM

Due to COVID19, the City office is closed to the public. If you have questions please contact Gina Paolini by email at gina.paolini@morganhill.ca.gov. We will make sure you can view the plans and answer any questions you may have.

Available Material:

A copy of the draft Initial Study/Mitigated Negative Declaration (IS/MND) and supporting materials are available at the City of Morgan Hill, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037. The City of Morgan Hill is closed to the public for non-essential services. As a result, the IS/MND and supporting technical studies should be accessed online for the time being at:

<https://www.morgan-hill.ca.gov/1815/Residential-Projects>

A copy of the IS/MND will be posted to the State Clearinghouse: <https://ceqanet.opr.ca.gov/>

Contact for Public Comments:

Written comments on the draft IS/MND may be addressed to: City of Morgan Hill, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037.

Attn: Gina Paolini, gina.paolini@morganhill.ca.gov or (408) 310-4676



Regina Alcomendras
Santa Clara County
Clerk-Recorder
(408) 299-5688
<https://www.clerkrecorder.org>

Receipt: 21-227475

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$0.00
	# Pages	3
	Document #	ENV23475
	Document Info:	CITY OF MORGAN HILL
	Filing Type	F
Total		\$0.00
Change (Cash)		\$0.00

PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.Sa (REV. 01/01/21) Previously DFG 753.Sa

RECEIPT NUMBER: 01 - ENV23475
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORGAN HILL	LEAD AGENCY EMAIL	DATE 08/06/2021
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER
PROJECT TITLE MONTEREY-MINER (JEMCOR) APARTMENTS PROJECT		

PROJECT APPLICANT NAME JOHNATHAN EMAMI, JEMCOR DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 941-5832
PROJECT APPLICANT ADDRESS 1700 SOUTH EL CAMINO REAL, STE 400	CITY SAN MATEO	STATE CA
		ZIP CODE 94402

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,445.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,480.25 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,171.25 \$ _____
 Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____
 Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ **\$0.00**

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Elaine Fader, Deputy County Clerk-Recorder
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