

Notice of Exemption

To: County Clerk
County of: Santa Clara
70 West Hedding Street, 1st Floor
San Jose, CA 95110

From: (Public Agency): City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Project Title: Morgan Hill Senior Housing Project

Project Applicant: Morgan Hill Senior Housing LP

Project Location - Specific:

The project site consists of approximately 1.89 acres, located at 16685 Church Street in the City of Morgan Hill, California. The site is identified by Assessor's Parcel Numbers (APNs) 817-02-001 and -025.

Project Location - City: Morgan Hill Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would require the demolition of the existing on-site structures, which includes one single-family structure with a detached garage and an existing building formerly used for commercial/retail purposes, and construction of a three-story, 82-unit, affordable senior housing development. The proposed units would consist of 81 one-bedroom units for low-income seniors and one two-bedroom unit for an on-site property manager. The maximum height of the structure would be 41 feet. The proposed project would include landscaping features, a private courtyard, a shaded entry canopy to a garden waiting area for on-site resident pick-up and drop-off, and 37 parking spaces. A five-foot sidewalk along the west, north, and east facing frontage would provide connectivity to the surrounding community. The proposed project would be consistent with the General Plan land use and zoning designations for the site. Approval of the proposed project would require issuance of a Design Review permit and a demolition permit.

Name of Public Agency Approving Project: City of Morgan Hill

Name of Person or Agency Carrying Out Project: Morgan Hill Senior Housing LP

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State code number: Section 15332, Class 32

Reasons why project is exempt:

Article 19 of the CEQA Guidelines, Sections 15300 through 15333, includes a list of classes of projects that have been determined to not have a significant effect on the environment, and are therefore exempt from CEQA. As demonstrated throughout the Initial Study checklist prepared by the City, the proposed project qualifies for exemption under CEQA Guidelines Section 15332, Class 32. For example, the proposed project would be consistent with the Mixed-Use Flex land use designation and the MU-F zoning district, and, thus, would meet Criterion 15332(a). In addition, the project would meet Criterion 15332(b) by being surrounded by existing development. Furthermore, the proposed project would not result in any significant environmental effects to endangered, rare or threatened species habitats, nor would the project result in significant environmental effects related to traffic, noise, air quality, or water quality. The project can be adequately served by all required utilities and public services. As such the proposed project would meet Criteria 15332(c), 15332(d), and 15332(e). It should also be noted that none of the exceptions to the exemptions under CEQA Guidelines Section 15300.2 apply to the proposed project. Therefore, the proposed project would be considered exempt under CEQA Guidelines Section 15332, Class 32.

Lead Agency

Contact Person: Gina Paolini, Principal Planner, City of Morgan Hill Development Services Department
Area Code/Telephone/Extension: (408) 310-4676

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: *Gina Paolini* Date: 9/22/2020 Title: Principal Planner

Signed by Lead Agency Signed by Applicant