



CITY OF MORGAN HILL

Development Services Center, Planning Division

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236

Website Address: www.morgan-hill.ca.gov

**NOTICE OF DETERMINATION
FOR AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

To: Office of the County Clerk
County of Santa Clara
County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San José, CA 95110

From: City of Morgan Hill
Development Services Department
17575 Peak Avenue
Morgan Hill, CA 95037

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Project Title: Royal Oak Village Project

Project Location: 15440 Monterey Road, Morgan Hill, CA (APN 779-04-075)

State Clearinghouse Number: 2021070311

Lead Agency Contact Person: Gina Paolini

Area Code/Telephone: (408) 310-4676

Project Description: The proposed project would include demolition of the existing on-site structures and redevelopment of the site with 73 multi-family residential units distributed throughout three, three-story buildings (Building A, Building B, and Building B2). The proposed project would be an affordable housing project that would include six, one-bedroom units, 38, two-bedroom units, and 29, three-bedroom units for low-income families. With respect to amenities, the proposed project would include a clubhouse, green spaces, a dog park, and a tot-lot. The proposed project would also include widening of and other associated off-site improvements to both Watsonville and Monterey Roads. The widening would include curb and gutter improvements, new storm drainage infrastructure, and new sidewalk. Additionally, the off-site improvements to Watsonville Road would include a bike lane, a meandering pathway, medians, and new signing and striping.

This is to advise that the **Lead Agency** approved the above described project on August 24, 2021 and made the following determinations regarding the proposed project:

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration** was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program **was** adopted for this project.
5. A Statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA (Section 15091).

This is to certify that the Initial Study/Mitigated Negative Declaration, and record of project of approval, is available to the general public at the following address: City of Morgan Hill, Community Development Agency, 17575 Peak Avenue, Morgan Hill, CA 95037.

Jennifer Carmay, Development Services Director
City of Morgan Hill

8/26/2021

August 26, 2021