



17575 Peak Avenue  
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## NOTICE OF INTENT TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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**DATE: July 16, 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.

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| <b>Project Title:</b>  |
| Royal Oak Village Project  |
| <b>Project Description:</b>  |
| 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. The proposed project would be an affordable housing project including one- to three-bedroom units, a clubhouse, green spaces, a dog park and a tot-lot. The proposed project would also include improvements for widening of and other off-site improvements to Watsonville Road and Monterey Road. |
| <b>HAZARDOUS WASTE AND SUBSTANCES STATEMENT</b>  |
| 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.  |
| <b>Project Location:</b>   |
| The project site consists of 3.7-acres of the overall 7.54-acre Royal Oak Mushroom Farm parcel, located at 15440 Monterey Road. The site is identified by APN 779-04-075.  |
| <b>Project Proponent:</b>  |
| A0702 Morgan Hill L.P.   |
| <b>Lead Agency:</b>  |
| City of Morgan Hill  |
| <b>Public Review Period:</b>   |
| A 30-day public review period will begin on <b>July 16, 2021</b> . Written comments must be submitted to the Lead Agency no later than 5:00 PM on <b>August 16, 2021</b> .   |

Public Hearing date:  
August 24,2021 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](mailto: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, 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](mailto:gina.paolini@morganhill.ca.gov) or (408)310-4676