

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: SR2021-0015: Willscot - Ragland

Project Applicant: Jamaal Ragland – Kimley-Horn and Associates/Santa Clara Valley Water District
(Property Owner)

Project Location - Specific:

The property, identified by Assessor Parcel Number 728-34-001, is located on the northside of Peet Road approximately 0.30 miles west of its intersection with Half Road at 18300 Peet Road

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

Description of Nature, Purpose and Beneficiaries of Project:

A Design Permit for the development of two modular buildings totaling 3,901 square feet to be used as office space. The project site is zoned for Public Facilities and is owned by the Santa Clara Valley Water District. The first modular building totaling 355 square feet will be used as restroom facilities and the second 3,546 square feet modular building will be used for office space. The development of the project area will involve removing one existing 1,495 square foot modular building, addition of accessible parking stalls, new asphalt pavement, accessible ramp and stairs, and utility extensions. Large portions of the site has been previously developed and utilized by the Santa Clara Valley Water District as a water pump facility. The office space use is currently occurring on-site within the existing modular buildings. The project would be consistent with current General Plan land use and zoning site designations of Public Facilities (PF). Approval of the proposed project would require issuance of building permits.

Name of Public Agency Approving Project: City of Morgan Hill

Name of Person or Agency Carrying Out Project: Jamaal Ragland – Kimley-Horn and Associates/Santa Clara Valley Water District (Property Owner)

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 15303, Class 3

Reasons why project is exempt:

The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project is exempt under CEQA Guidelines Section 15303 for new construction or conversion of small structures. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. Specifically, a Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project site is located in an urban area and would include the development of a new 3,546-square foot modular office building and 355-square foot modular bathroom facility, which would be below the 10,000-square foot floor area allowable for commercial buildings within urbanized areas under Section 15303, Class 3, criterion (c). The proposed project would be consistent with the existing zoning designation for the site. The project area is not environmentally sensitive and all public services and facilities necessary to serve the proposed project are readily available. The project will not cause an impact to an environmental resource of hazardous substances or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur. The project site is surrounding on all sides by low density and medium density residential. The project is consistent with the City's General Plan and Zoning Ordinance and has been analyzed and determined to not have any significant effects that will meet any exceptions to categorical exemptions set forth in Section 15300.2 of CEQA Guidelines. Therefore, the

proposed project would be considered exempt under CEQA Guidelines Section 15303, Class 3.

Lead Agency

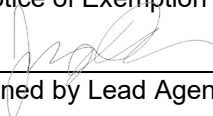
Contact Person: Joey Dinh, Associate Planner, City of Morgan Hill Development Services Department

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:  Date: 6/7/22 Title: Associate Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Date Received for filing at OPR: 6/8/22

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.