

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: Monterey-Kerley [DeNova Homes] Project

Project Applicant: DeNova Homes, Inc.

Project Location - Specific:

The 4.6-acre project site is located at 19380 Monterey Road in the City of Morgan Hill, California. The site is comprised of two parcels identified by Assessor's Parcel Numbers (APNs) 726-42-001 and -002. Currently, the site is developed with structures associated with Family RV, an existing RV dealership. Family RV consists of a 5,000-square-foot metal building, two modular office buildings, a sanitary station, and gravel and asphalt parking lots. The site includes existing trees located at various points along the site's boundaries. The City of Morgan Hill 2035 General Plan designates the site as Mixed Use Flex and the site is zoned Mixed Use Flex (MU-F).

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

Description of Nature, Purpose and Beneficiaries of Project:

The Monterey-Kerley [DeNova Homes] Project (proposed project) would consist of demolition of all existing on-site structures, followed by construction of 93 residential condominium units across 20 three-story buildings. The project would include various amenities, including a dog park, picnic areas, passive recreation areas, and an exercise structure. Primary site access would be provided by way of the existing driveway into the project site from Monterey Road, and internal access through the site would be provided by way of several private streets. The project would require approval of a Vesting Tentative Map and Design Permit.

Name of Public Agency Approving Project: City of Morgan Hill

Name of Person or Agency Carrying Out Project: DeNova Homes, Inc.

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 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 General Plan land use designation of Mixed Use Flex, and thus, would meet Criterion 15332(a). In addition, the project would meet Criterion 15332(b) by being located near existing residential and commercial development on all sides. The project site does not support habitat for rare, threatened, or endangered species and the applicant would be subject to payment of all applicable development fees according to the Santa Clara Valley Habitat Plan (SCVHP). Thus, the proposed project would meet Criterion 15332(c). Furthermore, the proposed project would not result in any 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 Criterion 15332(d) and 15332(e). It should also be noted that exceptions to the exemptions under CEQA Guidelines Section 15300.2 would not 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) 310-5332

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: 11/16/2022 Title: Principal Planner
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____