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NOTICE OF INTENT TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE: October 28, 2022

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.

Project Title:

The Gates Project

Project Description:

<p>The Gates Project (proposed project) would include the construction of seven residential buildings with a total of 44 townhomes, as well as one mixed-use building with five townhomes, four 665-square-foot commercial spaces, and one 1,350 square foot commercial space. At least 15 percent of the total housing units would be made available to households at Moderate Income or 80 percent to 120 percent of Area Median Income (AMI). The proposed project would include a children's play area, bocce ball courts, a seating plaza, and barbeque areas, as well as a detention basin in the southern portion of the site. Primary site access would be provided by Monterey Road through a new driveway to the site, as well as through the internal roadways that would connect to the commercial center to the north. The proposed project would also include widening and improvements of the Monterey Road frontage. Pedestrian sidewalks would be provided between the buildings and would connect to the multiple common spaces throughout the site including a new sidewalk along the Monterey Road frontage.</p>
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<p>The project would require the approval of the following discretionary entitlements: General Plan Amendment from Commercial to Mixed Use Flex; Rezone from Planned Development (PD) and General Commercial (CG) to Mixed Use Flex (MU-F); Tentative Parcel Map; and Design Permit.</p>
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HAZARDOUS WASTE AND SUBSTANCES STATEMENT

<p>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.</p>
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Project Location:

The project site consists of a 3.82-acre triangular shaped parcel located at 18545-18565 Monterey Road. The site is identified by Assessor's Parcel Numbers (APNs) 764-10-013 and -015.

Project Proponent:

City Ventures, LLC

Lead Agency:

City of Morgan Hill

Public Review Period:

A 30-day public review period will begin on **November 11, 2022**. Written comments must be submitted to the Lead Agency no later than 5:00 PM on **December 12, 2022**.

Public Hearing date:

December 13, 2022 at 7:00 PM

If you have questions please contact Joey Dinh by email at joey.dinh@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 IS/MND and supporting technical studies will so be accessible online 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: Joey Dinh, joey.dinh@morganhill.ca.gov or (408) 310-4671