



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
Community Development Agency
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: The Gates Mixed-Use Project

Project Location: 18545-18565 Monterey Road, Morgan Hill, CA (APNs 764-10-013 and -015)

State Clearinghouse Number: 2022110254

Lead Agency Contact Person: Joey Dinh

Area Code/Telephone: (408) 310-4671

Project Description: The 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. The proposed project requires City 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.

This is to advise that the **Lead Agency** approved the above-described project on February 15, 2023 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 Carman, City of Morgan Hill Development Services Director

2/15/2023

February 15, 2023