



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: 810 East Dunne Avenue Project

Project Location: 810 East Dunne Avenue, Morgan Hill, CA, 95037 (APNs 817-11-043, -077)

State Clearinghouse Number: 2023020093

Lead Agency Contact Person: Tiffany Brown

Area Code/Telephone: (408) 310-4655

Project Description: The proposed project would include demolition of the existing Shell fueling station, car wash, convenience store, removal of two existing 15,000-gallon underground storage tanks (USTs), and redevelopment of the project site with a new fueling station, car wash, and convenience store. The new structures would consist of a 5,007-square-foot convenience store, a 2,789-square-foot fueling canopy featuring four fuel dispensers to serve eight vehicles, a 1,733-square-foot car wash tunnel, a 250-square-foot car wash equipment room, and a 679-square-foot storage area. A total of 22 parking stalls would be provided. In addition, two new 20,000-gallon USTs would be installed on-site. The project would require City approval of a Conditional Use Permit (CUP), a Design Permit, and lot merger Map to merge the two lots into one. In addition, the project would require County of Santa Clara Hazardous Material Compliance Division (HMCD) approval of a UST System Closure Permit and UST Permit to Operate.

This is to advise that the **Lead Agency** approved the above-described project on March 28, 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

3/30/23

March 30, 2023