

County of Santa Clara

Facilities and Fleet Department

County Center at Charcot
 2310 North First Street, Suite 200
 San Jose, California 95131-1011
 (408) 993-4600



Notice of Exemption from CEQA

To: County Clerk-Recorder
 County of Santa Clara

Office of Planning & Research
 PO Box 3044, Room 222
 Sacramento, CA 95812-3044

Project Title		
Lease and Minor Interior Renovations of Property at 16075 Vineyard Boulevard, Morgan Hill, CA		
Project Location [including APN(s) if applicable]		
The project is located within Suite C, (an approximately 1,834 square foot office space) in a 10,385 square-foot building on a 0.91- acre property at 16075 Vineyard Boulevard, Morgan Hill, County of Santa Clara, State of California (APN: 817-05-044).		
Public Agency Approving Project	Address	Phone Number
County of Santa Clara, Facilities and Fleet Department	2310 North First Street, Suite 200, San Jose, CA 95131	408-391-0762
Project Description		
<p>The Project is the lease of a small office space at 16075 Vineyard Boulevard in Morgan Hill, which will be subleased to the Santa Clara County Central Fire Protection District (“Fire District”) and converted by the Fire District to serve as a temporary fire station to replace the existing fire station use for Engine 67. The Project will allow the Fire District to maintain existing services in the former territory of the South Santa Clara County Fire District (“South County Fire District”) after the dissolution of the South County Fire District and the concurrent annexation of its territory (“District Reorganization”). On April 2, 2025, the Local Agency Formation Commission of Santa Clara County (LAFCO) adopted Resolution No. 2025-1, approving the District Reorganization subject to possible protest proceedings.</p> <p>The South County Fire District currently operates Engine 67 out of the Morgan Hill Fire Station at 15670 Monterey Road. If the District Reorganization is certified by LAFCO, the Fire District will own and operate Engine 67 (or a comparable replacement) out of the Project site to replace the existing Engine 67 use at 15670 Monterey Road and to serve the same territory. The Project site is approximately 2,297 feet from the Morgan Hill Fire Station.</p> <p>The existing office space will be leased to the County of Santa Clara and subleased to the Fire District for four years.</p>		

The Project involves minor interior renovations to facilitate the conversion of the office building for use as a temporary station, including the installation of new flooring, additional appliances, and sheet rock for sound proofing. The Fire District will also have access to a patio area, seven unreserved vehicle parking spaces, and one reserved vehicle parking space for the Engine 67 fire engine or equivalent, and nonexclusive access to a shared storage warehouse.

Exempt Status (check one, state CEQA Guidelines section number)

- Categorical Exemption [CEQA Guidelines 15301-15333]:
- Statutory Exemption [CEQA Guidelines 15260-15285]:
- Declared Emergency [CEQA Guidelines 15269(a)]
- Emergency Project [CEQA Guidelines 15269(b)(c)]:
- Common Sense Exemption [CEQA Guidelines 15061(b)(3)]
- Time of Preparation [CEQA Guidelines 15004(b)(2)(A)]:

Reasons the project is exempt

The Project meets the requirements of the Class 3 Categorical Exemption (conversion of small structures, CEQA Guidelines Section 15303), which expressly exempts “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 involves minor internal renovations to facilitate the conversion of a small structure—specifically, an approximately 1,834 square-foot office space—to serve as a temporary fire station. The Fire District will also have access to a patio area, seven unreserved vehicle parking spaces, and one reserved vehicle parking space for the Engine 67 fire engine or equivalent, and nonexclusive access to a shared storage warehouse.

Only minor modifications will be made to the exterior of the structure. Specifically, modifications to the exterior of the structure will be limited to (1) replacing an existing three-sided wooden fence around the patio area for added privacy and (2) replacing three windows of the office space. The property owner also approved the addition of a standard door on the east side of the shared storage warehouse. All work will comply with the California Building Standards Code. Hazardous materials will not be stored or used at the Project site.

The Project also meets the requirements of the Class 20 Categorical Exemption (reorganization of local agencies, CEQA Guidelines Section 15320), which expressly exempts “reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised.”

The Project is necessary to allow the Fire District to continue to perform the existing services and powers of the South County Fire District in the annexed territory, after the District Reorganization. Specifically, it will allow the Fire District to continue to operate Engine 67—or a comparable replacement—to provide services to the same territory that the engine currently serves, namely the former South County Fire District and portions of the City of Morgan Hill. Because the Fire District will not have access to the Morgan Hill Fire Station, it will provide services from the Project site at 16075 Vineyard Boulevard, which is approximately 2,297 feet from the Morgan Hill Fire Station. Accordingly, the Project will not change the geographical area in which existing fire protection services are provided and in which fire protection district powers are exercised.

There is no reasonable possibility that the Project will have a significant effect on the environment due to unusual circumstances that would preclude the use of a categorical exemption for this Project, and Project implementation will not damage scenic resources. The Project will not impact an officially mapped and designated environmental resource of hazardous or critical concern.

Finally, the Project is covered by the common-sense exemption under CEQA Guidelines § 15061(b)(3), because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment. As outlined above, the Project will allow the Fire District to maintain existing services out of a temporary station less than 2,297 feet from the station that currently serves this territory and will serve as a replacement use to the existing fire station use for Engine 67 that will serve the same territory. There is no possibility that this change or the minor renovations to the office space may have a significant impact on the environment.

County Contact Person	Title	Phone Number
Lesley Pak	Deputy County Counsel	408-299-5966

Date: 4/22/2025

Signature:  _____
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Name/Title: Yarden Elhanan / Principal Planner