

April 22, 2025

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk Recorder
County of Santa Clara

From: Santa Clara County
Central Fire Protection
District
1315 Dell Avenue
Campbell, CA 95008

Project Title: Vineyard Fire Station

Project Applicant: Santa Clara County Central Fire Protection District

Project Location- Specific: 16075 Vineyard Boulevard, Suite C, Morgan Hill, CA 95037

Project Location- City: Morgan Hill, CA **Project Location- County:** Santa Clara

Nature, Purpose and Beneficiaries of Project:

The Project is the conversion of a small office space at 16075 Vineyard Boulevard in Morgan Hill to serve as a temporary fire station for the Santa Clara County Central Fire Protection District (“Fire District”) to replace the existing fire station use for South Santa Clara County Fire District 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.

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. The existing office space will be leased to the County of Santa Clara and subleased to the Fire District for four years.

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.

Name of Public Agency Approving Project: County of Santa Clara

Name of Person or Agency Carrying Out Project: Santa Clara County Central Fire Protection District.

Exempt Status

Categorical Exemptions: CEQA Guidelines § 15303 – Conversion of Small Structures (Class 3); CEQA Guidelines § 15320 – Reorganization of Local Agencies (Class 20)

Common Sense Exemption (CEQA Guidelines § 15061(b)(3))

Reasons Why 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.

Lead Agency

Contact Person: David Snow, Director of Support Services Phone: 408-348-8100

Notice of Exemption has been filed by the Santa Clara County Central Fire Protection District with the Clerk Recorder, County of Santa Clara.

Signed by:

45CC3019B0F44A4...

Signature

May 8, 2025 Director of Support Services

Date Title