

County of Santa Clara
Office of the County Clerk-Recorder
Business Division

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688



Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV23687

ENVIRONMENTAL FILING
No. of Pages: 2
Total Fees: \$50.00
File Date: 11/24/2021
Expires: 12/29/2021

REGINA ALCOMENDRAS, Clerk-Recorder
By: Sandy Chanthasy, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Morgan Hill, Development Services Department
2. PROJECT TITLE: Magnolias Affordable Housing Project
3. APPLICANT NAME: First Community Housing PHONE: (408) 291-8650
4. APPLICANT ADDRESS: 75 East Santa Clara Street, Suite 1300, San Jose, CA 95113
5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
6. NOTICE TO BE POSTED FOR 35 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

<input type="checkbox"/> 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152)	\$ 3,445.25	\$ 0.00
<input type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C))	\$ 2,480.25	\$ 0.00
<input type="checkbox"/> 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ 0.00
<input type="checkbox"/> 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS	\$ 1,171.25	\$ 0.00
<input type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ 0.00

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<input checked="" type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ 50.00
<input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE "SAME PROJECT IS ATTACHED" (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION	\$ 50.00	\$ 0.00

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

<input type="checkbox"/> NOTICE OF PREPARATION	<input type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ NO FEE
--	---	--------	-----------

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____
9. TOTAL RECEIVED..... \$ 50.00

*NOTE: "SAME PROJECT" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND TWO (2) COPIES. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)

(Fees Effective 01-01-2021)

Notice of Exemption

To: County Clerk
County of: Santa Clara
70 West Hedding Street, 1st Floor
San Jose, CA 95110

From: (Public Agency): City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Project Title: Magnolias Affordable Housing Project

Project Applicant: First Community Housing, 75 East Santa Clara Street Suite 1300, San Jose, CA 95113

Project Location - Specific:

The project site consists of approximately 1.5 acres, located at 17965 Monterey Road in the City of Morgan Hill, California. The site is identified by Assessor's Parcel Number (APN) 764-12-006.

Project Location - City: Morgan Hill Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The Magnolias Affordable Housing Project (proposed project) would include the demolition of the existing on-site structures and construction of a five story multi-family building consisting of 66 units, with one unit dedicated for an on-site manager. The proposed project would be comprised of 16 studios, 16 one-bedroom units, 17 two-bedroom units, and 17 three-bedroom units. The development would also include an entry plaza, garden/recreation area, two roof decks, half-court basketball and recreation area, playground, clubhouse, laundry room, and bike room. In addition, the proposed project would provide 67 parking stalls. Several on-site trees would be removed or replaced during the proposed project. Because 100 percent of the units would be designated for households with incomes at 30 to 60 percent area median income (AMI), the proposed project qualifies for an 80 percent Density Bonus to allow for the 66 units overall. The proposed project would require a Conditional Use Permit for reduction of landscape, Design Review for the construction of three or more residential units, and Density Bonus for the proposed residential density. The Density Bonus, with concessions, has already been approved by City Council.

Name of Public Agency Approving Project: City of Morgan Hill

Name of Person or Agency Carrying Out Project: First Community Housing

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 * Categorical Exemption. State code number: Section 15332, Class 32

Reasons why project is exempt:

Article 19 of the CEQA Guidelines, Sections 15300 through 15333, includes a list of classes of projects that have been determined to not have a significant effect on the environment, and are therefore exempt from CEQA. As demonstrated throughout the Initial Study prepared by the City, the proposed project qualifies for exemption under CEQA Guidelines Section 15332, Class 32. For example, given the applicable Density Bonus under Government Code Section 65915, the proposed project would be consistent with the General Plan land use and zoning designation of MU-F and, thus, would meet Criterion 15332(a). In addition, the project would meet Criterion 15332(b) by being surrounded by existing development. The project site does not provide habitat value for rare, threatened, or endangered species and, thus, meets Criterion 15332(c). Furthermore, the proposed project would not result in any significant environmental effects related to traffic, noise, air quality, or water quality. The project can be adequately served by all required utilities and public services. As such, the proposed project would meet Criterion 15332(d) and 15332(e). It should also be noted that none of the exceptions to the exemptions under CEQA Guidelines Section 15300.2 would apply to the proposed project. Therefore, the proposed project would be considered exempt under CEQA Guidelines Section 15332, Class 32.

Lead Agency

Contact Person: Gina Paolini, Principal Planner, City of Morgan Hill Development Services Department
Area Code/Telephone/Extension: (408) 310-4676

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Gina Paolini Date: November 24, 2021 Title: Principal Planner
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



Regina Alcomendras
Santa Clara County
Clerk-Recorder
(408) 299-5688
<https://www.clerkrecorder.org>

Receipt: 21-331440

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	2
	Document #	ENV23687
	Document Info:	CITY OF MORGAN HILL DEVELOPMENT SERVICES DEPARTMENT
	Filing Type	E
Total		\$50.00
Tender (Check)		\$50.00
Check #	1050347	
Paid By	NICK PAPPANI	

PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753 5a (REV. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER: 01 - ENV23687
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORGAN HILL DEVELOPMENT	LEAD AGENCY EMAIL	DATE 11/24/2021
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER

PROJECT TITLE
MAGNOLIAS AFFORDABLE HOUSING PROJECT

PROJECT APPLICANT NAME FIRST COMMUNITY HOUSING	PROJECT APPLICANT EMAIL	PHONE NUMBER (408) 291-8650
PROJECT APPLICANT ADDRESS 75 EAST SANTA CLARA ST SUITE 1300	CITY SAN JOSE	STATE CA
		ZIP CODE 95113

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR) \$3,445.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,480.25 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,171.25 \$ _____
 Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____ \$50.00
 Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sandy Chanthasy, Deputy County Clerk-Recorder
---------------	--

Santa Clara County Recorder - Official Records

70 West Hedding St.
San Jose, CA 95110
408-299-5688

Source:	Phone Order (Card Keyed-In)	Authorization:	Paid in Full
Order Date/Time:	11/24/2021 03:37 PM PST	Agency Amount:	\$50.00
Order Number:	135163720	Other Agency Amount:	\$0.00
Operator:	SandyC	Shipping Amount:	\$0.00
Location Code:	*****615	LN Service Fee:	\$2.50
		Total Amount(USD):	\$52.50

Payment Information

Transaction Type:	Purchase	Expiration	##/##
Card Holder:	NICK PAPPANI	Transaction Ref #:	130063184
Payment Method:	Credit Card (AMEX *****1118)	CVV2 Response:	
Approval Code:	126613	Auth Txn Id #:	00059211259032
AVS Response:	Y	Val Code:	

Merchant Copy

Agency Amount	Product	Product Detail
\$50.00	Clerk Payment	

Santa Clara County Recorder - Official Records

70 West Hedding St., San Jose, CA 95110
408-299-5688

VitalChek Receipt - Phone Order (Card Keyed-In)
Cardholder Copy

Order Date/Time:	11/24/2021 03:37 PM PST	Transaction Type:	Purchase
Confirmation Number:	135163720	Approval Code:	126613
Payment Applied towards:	Clerk Payment	Transaction Ref #:	130063184
Card Holder:	NICK PAPPANI	Payment Method:	AX(1118)

Bill To

NICK PAPPANI
1501 SPORTS DR SUITE A
Sacramento, CA 95834
United States of America

Authorization:	Paid in Full
Agency Amount:	\$50.00
Other Agency Amount:	\$0.00
LN Service Fee:	\$2.50
Total Amount(USD):	\$52.50

Refund Policy: Please contact the agency listed on the receipt to request a refund.