

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

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



Santa Clara County - Clerk-Recorder Office  
State of California

**File Number: ENV23794**

ENVIRONMENTAL FILING  
No. of Pages: 3  
Total Fees: \$0.00  
File Date: 02/16/2022  
Expires: 03/18/2022

**REGINA ALCOMENDRAS, Clerk-Recorder**  
By: Nina Khamphilath, Deputy Clerk-Recorder

**CEQA DOCUMENT DECLARATION**

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Morgan Hill
2. PROJECT TITLE: Manzanita Park Project
3. APPLICANT NAME: North Corridor Investors LLC PHONE: (408) 779-5900
4. APPLICANT ADDRESS: 385 Woodview Avenue, Suite 100, Morgan Hill, CA 95037
5. PROJECT APPLICANT IS A:  Local Public Agency  School District  Other Special District  State Agency  Private Entity
6. NOTICE TO BE POSTED FOR 30 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

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

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ <u>0.00</u>
<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	\$ <u>0.00</u>

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

<input type="checkbox"/> NOTICE OF PREPARATION	<input checked="" type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ <u>NO FEE</u>
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8. OTHER: \_\_\_\_\_ FEE (IF APPLICABLE): \$ \_\_\_\_\_

9. TOTAL RECEIVED..... \$ 0.00

\*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)



17575 Peak Avenue  
Morgan Hill, CA 95037-4128  
TEL: (408) 778-6480  
FAX: (408) 779-7236  
www.morganhill.ca.gov

## NOTICE OF INTENT TO ADOPT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**DATE: February 18, 2022**

Based upon the conclusions set forth in the Initial Study, the CEQA Lead Agency finds that the proposed Project, which includes measures and mitigations designed to minimize environmental impacts, would not result in significant adverse effects on the environment. The CEQA Lead Agency has prepared this Notice of Intent to adopt the Initial Study/Mitigated Negative Declaration pursuant to 14 CCR Section 15072.

**Project Title:**

Manzanita Park Project

**Project Description:**

The proposed project consists of a residential condominium development, comprised of 67 units spread across 12, three-story buildings. The project's 12 buildings would be arranged in four-plex, five-plex, and six-plex configurations. In addition, the project would include improvements to both Monterey Road and Tilton Avenue, on-site parking, associated utility improvements, landscaping, and open space areas. The project requires City approval of a Vesting Tentative Map.

### HAZARDOUS WASTE AND SUBSTANCES STATEMENT

CEQA requires this notice to disclose whether any listed toxic sites are present. The development project proposed in this application is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

**Project Location:**

The project site consists of approximately 5.83 acres located east of the Monterey Road/Tilton Avenue intersection in the City of Morgan Hill, California. The site is identified by APN 725-01-018.

**Project Proponent:**

North Corridor Investors LLC

**Lead Agency:**

City of Morgan Hill

**Public Review Period:**

A 30-day public review period will begin on February 18, 2022. Written comments must be submitted to the Lead Agency no later than 5:00 PM on March 21, 2022.

**Public Hearing date:**

March 22, 2022 at 7:00 PM

Due to COVID19, the City office is closed to the public. If you have questions please contact Gina Paolini by email at [gina.paolini@morganhill.ca.gov](mailto:gina.paolini@morganhill.ca.gov). We will make sure you can view the plans and answer any questions you may have.

**Available Material:**

A copy of the draft Initial Study/Mitigated Negative Declaration (IS/MND) and supporting materials are available at the City of Morgan Hill, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037. The City of Morgan Hill is closed to the public for non-essential services. As a result, IS/MND and supporting technical studies should be accessed online for the time being at:

<https://www.morgan-hill.ca.gov/1815/Residential-Projects>

A copy of the IS/MND will be posted to the State Clearinghouse: <https://ceqanet.opr.ca.gov/>

**Contact for Public Comments:**

Written comments on the draft IS/MND may be addressed to: City of Morgan Hill, Development Services Department, 17575 Peak Avenue, Morgan Hill, CA 95037.

Attn: Gina Paolini, [gina.paolini@morganhill.ca.gov](mailto:gina.paolini@morganhill.ca.gov) or (408)310-4676



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

**Receipt: 22-29912**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
CEQA	ENVIRONMENTAL FILING	\$0.00
	# Pages	3
	Document #	ENV23794
	Document Info:	CITY OF MORGAN HILL
	Filing Type	F
<b>Total</b>		\$0.00
Change (Cash)		\$0.00

PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: ENV23794
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORGAN HILL	LEAD AGENCY EMAIL	DATE 02/16/2022
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER

PROJECT TITLE  
MANZANITA PARK PROJECT

PROJECT APPLICANT NAME NORTH CORRIDOR INVESTORS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (408) 779-5900
PROJECT APPLICANT ADDRESS 385 WOODVIEW AVENUE, SUITE 100	CITY MORGAN HILL	STATE CA
		ZIP CODE 95037

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$ \_\_\_\_\_ \$0.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Nina Khamphilath, Deputy County Clerk-Recorder
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