



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

Receipt: 22-192502

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	5
	Document #	ENV24263
	Document Info:	CITY OF MORGAN HILL
	Filing Type	J
Total		\$50.00
Tender (Check)		\$50.00
Check #	129	
Paid By	LESLIE B. TREJO	

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:
 ENV24263
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORGAN HILL	LEAD AGENCY EMAIL	DATE 11/04/2022
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER

PROJECT TITLE
 COCHRANE COMMONS PHASE II

PROJECT APPLICANT NAME BROWMAN DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 588-2200
PROJECT APPLICANT ADDRESS 1556 PARKSIDE DRIVE	CITY WALNUT CREEK	STATE CA
		ZIP CODE 94596

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 checked="" 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 checked="" type="checkbox"/> County documentary handling fee		\$ 50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Elaine Fader, Deputy County Clerk-Recorder
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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

File Number: ENV24263

ENVIRONMENTAL FILING

No. of Pages: 5

Total Fees: \$50.00

File Date: 11/04/2022

Expires: 12/04/2022

REGINA ALCOMENDRAS, Clerk-Recorder

By: Elaine Fader, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Morgan Hill
2. PROJECT TITLE: Cochrane Commons Phase II
3. APPLICANT NAME: Browman Development PHONE: 925-588-2200
4. APPLICANT ADDRESS: 1556 Parkside Drive, Walnut Creek, California 94596
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. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152)	\$ 3,539.25	\$ <u>0.00</u>
<input type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C))	\$ 2,548.00	\$ <u>0.00</u>
<input type="checkbox"/> 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS	\$ 1,203.25	\$ <u>0.00</u>
<input type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (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 checked="" 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 checked="" type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION	\$ 50.00	\$ <u>50.00</u>

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	\$ <u>NO FEE</u>
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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)

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Santa Clara
Address: 70 W Hedding St, East Wing, 1st Floor San Jose, CA 95110

From:

Public Agency: City of Morgan Hill
Address: 17575 Peak Ave Morgan Hill, CA 95037
Contact: Jennifer Carman
Phone: 408.310.4657

Lead Agency (if different from above):

Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021110402

Project Title: Cochrane Commons Phase II

Project Applicant: Browman Development

Project Location (include county): Mission View Drive/Cochrane Road, Morgan Hill, Santa Clara County

Project Description:

The project would involve construction of Phase II of the Cochrane Commons development on the undeveloped site adjacent to the completed Phase I. The Phase II project currently proposed is different from the originally proposed Phase II that was analyzed in the 2005 EIR. The project would consist of 496 residential units, consisting of a mix of homes, townhomes, condos, and apartments; 135,000 square feet of retail space; a 140-room hotel; and amending the zoning and General Plan designation to Mixed Use Flex (MUF) for the Phase II development area.

This is to advise that the City of Morgan Hill has approved the above (Lead Agency or Responsible Agency)

described project on November 2, 2022 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report 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 reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://www.morgan-hill.ca.gov/2069/Cochrane-Commons

Signature (Public Agency): [Signature] Title: Development Services Director

Date: 11/3/2022 Date Received for filing at OPR:

POSTED ON NOV 18 2005 THROUGH DEC 18 2005
IN THE OFFICE OF THE COUNTY CLERK-RECORDER
BRENDA DAVIS, COUNTY CLERK

E12886

BY [Signature] DEPUTY
Notice of Determination LAURA B. AGUILAR

To: X Office of Planning and Research
1400 Tenth Street, Room 212
Sacramento, CA 95814

From: City of Morgan Hill
17555 Peak Avenue
Morgan Hill, CA 95037-4128

X County Clerk
of: County of Santa Clara
East Wing, First Floor
70 West Hedding Street
San Jose, CA 95110

ENDORSED

NOV 18 2005

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the
Public Resources Code.

BRENDA DAVIS, County Clerk-Recorder
Santa Clara County
By _____ Deputy

Project Title: Cochrane Road Planned Unit Development (PUD)

State Clearinghouse Number	Lead Agency Contact Person	Area Code/Telephone/Extension
#2004112060	Rebecca Tolentino, Senior Planner	(408) 779-7248

Project Location: The project site is located at the northeast corner of the intersection of U.S. Highway 101 and Cochrane Road, on the northern edge of the City of Morgan Hill (APNs 728-37-001, -002, -004, -005 & -007).

Project Description: The project applicants, Browman Development Company, Inc., J.P. DiNapoli Companies Inc., and the Guglielmo Family, are proposing to construct a 657,250 square foot sub-regional shopping center on a 66.49-acre site located at the northeast quadrant of Cochrane Road and U.S. Highway 101. The proposed project would include two large anchor stores, retail shops, restaurants (sit-down and fast-food), and 63,200 square foot multi-plex cinema with up to 14 screens and an optional 12-position fuel station that would incorporate a 1,600 square foot convenience market and a 600 square foot car wash as a substitution for 6,000 square feet of retail space. The proposed anchor stores could consist of the relocation and expansion of the 'Target' store (currently located at the Cochrane Plaza shopping center). Other retail uses anticipated for the shopping center could include a home improvement store, grocery store, wholesale store or department store. The proposed project involves a number of entitlement requests: General Plan Amendment, Zoning Amendment, Subdivision, Development Agreement, Use Permit, and Architectural and Site Plan Review.

This is to advise that the City of Morgan Hill has approved the above described project on **Wednesday, November 16, 2005** and has made the following determinations regarding the above described project:

1. The project **will** have a significant effect on the environment.
2. An **Environmental Impact Report** was prepared for this project pursuant to the provisions of the California Environmental Quality Act.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A statement of Overriding Considerations **was** adopted for this project.
5. Findings **were** made pursuant to the provisions of the California Environmental Quality Act.

This is to certify that the Draft and Final EIR and record of project approval are available to the general public at:

City of Morgan Hill Community Development Department, 17555 Peak Avenue, Morgan Hill, CA 95037

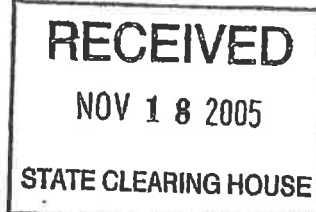
[Signature] 11-18-05 Planning Manager
Signature (Public Agency) Date Title

Notice of Determination

To: X Office of Planning and Research
1400 Tenth Street, Room 212
Sacramento, CA 95814

From: City of Morgan Hill
17555 Peak Avenue
Morgan Hill, CA 95037-4128

X County Clerk
of: County of Santa Clara
East Wing, First Floor
70 West Hedding Street
San Jose, CA 95110



Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Cochrane Road Planned Unit Development (PUD)

State Clearinghouse Number	Lead Agency Contact Person	Area Code/Telephone/Extension
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City of Morgan Hill Community Development Department, 17555 Peak Avenue, Morgan Hill, CA 95037

James B. Rowe 11-18-05 Planning Manager
Signature (Public Agency) Date Title

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

County Government Center
70 West Hedding Street, E. Wkg. 1st Floor
San Jose, California 95110 (408) 399-6600



Document No: 18829
Number of Pages: 10
Filed and Posted On: 7/23/2014
Through: 8/22/2014
CNU Order Number:
Fee Total: 2,251.25

REGINA ALDOMENORAS, County Clerk-Recorder
by Chen Sighawong, Deputy Clerk-Recorder.

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL IMPACTS REPORT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Morgan Hill
2. PROJECT TITLE: Cochrane Road Commercial Development
3. APPLICANT NAME: Cochrane Road Investors LLC PHONE: 408-775-6420
4. APPLICANT ADDRESS: 1890 DVI Avenue Campbell, CA 95008
5. PROJECT APPLICANT IS A: Local Public Agency School District Other Local District State Agency Private Entity
6. NOTICE TO BE POSTED FOR: 30 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO FEES

<input type="checkbox"/> 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §25153)	\$ 3,029.75	\$ <u>0.00</u>
<input type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §25150.6)	\$ 2,181.25	\$ <u>2,181.25</u>
<input type="checkbox"/> 3. SUPPLEMENTARY MATERIALS REPORT (PUBLIC RESOURCES CODE §25150.6)	\$ 800.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. PROJECTS SUBJECT TO CERTAIN REGULATORY PROGRAMS	\$ 1,320.25	\$ <u>0.00</u>
<input type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (PRODUCED FOR AN ENVIRONMENTAL ACTION) <small>(Fee Schedule Code 3, 4 & 5)</small>	\$ 50.00	\$ <u>50.00</u>

b. PROJECTS THAT ARE EXEMPT FROM FEES

<input type="checkbox"/> 1. NOTICE OF EXEMPTION (5000 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 500.00	\$ <u>0.00</u>
<input type="checkbox"/> 2. A COMPLETED "CEQA FINDING NO EFFECT DETERMINATION/FORM" FROM THE DEPARTMENT OF FISH & GAME, OR DOCUMENTS THE DEPT'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 CEQA FEE, NO FEE FOR THE "SAME" PROJECT IS ATTACHED (5000 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION	\$ 62.00	\$ <u>0.00</u>

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

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

8. OTHER: _____ FEE (IF APPL. CAL. C): \$ _____

9. TOTAL FEES: _____ \$ 2,251.25

NOTE: "SAME PROJECT" MEANS NO CHANGE. IF THE DOCUMENT SUBMITTED IS NOT THE SAME EITHER THAN INTENT & NO EFFECT DETERMINATION LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE "SAME" PROJECT OR THE ADMINISTRATIVE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (ENVIRONMENTAL ACTION) SUBMITTED FOR FILING. YOU WILL NEED AN ORIGINAL FOR THE COUNTY CLERK-RECORDER. (OTHER ORIGINALS 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 (FPA & Code 40114.00). PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

NO PROJECT SHALL BE DEEMED "PENDING" OR "PAID" UNLESS THE CEQA DOCUMENTS LISTED ABOVE ARE FILED WITH THE PROJECT AS WELL AS THE FEES ARE PAID TO THE COUNTY CLERK-RECORDER AT THE TIME OF FILING. (FPA & Code 40114.00)