

**CITY OF MORGAN HILL**  
**NOTICE OF INTENT TO ADOPT**  
**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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:** Monterey-Miner (JEMCOR) Apartments Project

**Project Description:** The proposed project would include the demolition of all on-site structures to construct two, two-story buildings and 12, three-story buildings containing 249 multi-family units, all of which would be affordable to low-income households. Project amenities would be located in a separate building on-site and would include a club terrace containing a fitness room, computer room, kitchen, clubroom, and leasing office. Access to the project site would be provided by two driveways. The main driveway would be located along the southern project boundary on Madrone Parkway, and the secondary, right-only driveway would be located along the western project boundary on Monterey Road. The project would include roadway frontage improvements along Monterey Road and Taylor Avenue. With respect to Monterey Road, the applicant would dedicate approximately 15.5 feet of right-of-way to the City of Morgan Hill, within which would be included approximately 5.5 feet of roadway widening, new curb, gutter, and separated 5-foot sidewalk. Regarding the project's Taylor Avenue frontage, the project would include new curb, gutter, and attached 5-foot sidewalk, as well as dedication of right-of-way. Improvements along Taylor Avenue would also include gated emergency vehicular access (EVA) located centrally between Building 12 and Building 13.

The proposed project would require City approval of Design Review. Because 100 percent of the proposed units would be affordable to lower income households, the proposed project would qualify for a density bonus and is expected to follow the entitlement guidelines of the Senate Bill 330 program and Government Code Section 65915 regarding density bonus.

**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 a 7.5-acre parcel located north of the Monterey Road and Madrone Parkway intersection. The site is identified by APN 726-36-059.

**Project Proponent:** Jemcor Development Partners

**Lead Agency:** City of Morgan Hill

**Public Review Period:** A 30-day public review period will begin on August 6, 2021. Written comments must be submitted to the Lead Agency no later than 5:00 PM on September 6, 2021.

Public Hearing date: September 14, 2021, 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, the 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