



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

Receipt: 21-304883

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$2,530.25
	# Pages	2
	Document #	ENV23635
	Document Info:	CITY OF MORGAN HILL
	Filing Type	N
Total		\$2,530.25
Tender (Check)		\$2,530.25
Check #	1016755	
Paid By	Briette Shea	

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: 10/28/2021 09:20 AM PDT
Confirmation Number: 133863306
Payment Applied towards: Clerk Payment
Card Holder: Nick Pappani

Transaction Type: Purchase
Approval Code: 128230
Transaction Ref #: 128612495
Payment Method: AX(1118)

Bill To
Nick Pappani
United States of America

Authorization: Paid in Full
Agency Amount: \$2530.25
Other Agency Amount: \$0.00
LN Service Fee: \$2.50
Total Amount(USD): \$2532.75
Refund Policy: Please contact the agency listed on the receipt to request a refund.



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

RECEIPT NUMBER: 01 - ENV23635
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORGAN HILL	LEAD AGENCY EMAIL charlie.ha@morganhill.ca.gov	DATE 10/28/2021
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE
MONTEREY-MINER (JEMCOR) PROJECT

PROJECT APPLICANT NAME JONATHAN EMAMI, JEMCOR DEVELOPMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (408) 778-6480
PROJECT APPLICANT ADDRESS 1700 SOUTH EL CAMINO REAL, SUITE 400	CITY SAN MATEO	STATE CA
		ZIP CODE 94402

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)	\$3,445.25	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$ <u>2,480.25</u>
<input type="checkbox"/> 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)

<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		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,530.25

SIGNATURE 	AGENCY OFFILING PRINTED NAME AND TITLE Nina Khamphilath, 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

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV23635

ENVIRONMENTAL FILING

No. of Pages: 2
Total Fees: \$2530.25
File Date: 10/28/2021
Expires: 11/27/2021

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: Monterey-Miner (JEMCOR) Project
3. APPLICANT NAME: Jonathan Emami, Jemcor Development Partners PHONE: (408) 728-3636
4. APPLICANT ADDRESS: 1700 South El Camino Real, Suite 400, San Mateo, California 94402
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)	\$ 3,445.25	\$ <u>0.00</u>
<input checked="" type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C))	\$ 2,480.25	\$ <u>2,480.25</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	\$ 1,171.25	\$ <u>0.00</u>
<input checked="" type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ <u>50.00</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 type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ <u>NO FEE</u>
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8. OTHER: _____ FEE (IF APPLICABLE): \$ _____
9. TOTAL RECEIVED..... \$ 2,530.25

*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)



CITY OF MORGAN HILL

Development Services Center, Planning Division

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236

Website Address: www.morgan-hill.ca.gov

**NOTICE OF DETERMINATION
FOR AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

To: Office of the County Clerk
County of Santa Clara
County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San José, CA 95110

From: City of Morgan Hill
Community Development Agency
17575 Peak Avenue
Morgan Hill, CA 95037

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

Project Title: Monterey-Miner (JEMCOR) Apartments Project

Project Location: North of the Monterey Road and Madrone Parkway Intersection, Morgan Hill, CA (APN 726-36-059)

State Clearinghouse Number: 2021080115

Lead Agency Contact Person: Gina Paolini

Area Code/Telephone: (408) 310-4676

Project Description: The proposed project would include demolition of all on-site structures to construct two, two-story buildings and 12, three-story buildings containing 249 affordable multi-family units. 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. 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 qualifies for a density bonus and has followed the entitlement guidelines of the Senate Bill (SB) 330 program and Government Code Section 65915 regarding density bonus. Vehicle access to the project site would be provided by two 24-foot-wide driveways, one from Madrone Parkway and one from Monterey Road.

This is to advise that the **Lead Agency** approved the above described project on October 26, 2021 and made the following determinations regarding the proposed project:

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration** 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 Monitoring and Reporting Program **was** adopted for this project.
5. A Statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA (Section 15091).

This is to certify that the Initial Study/Mitigated Negative Declaration, and record of project of approval, is available to the general public at the following address: City of Morgan Hill, Community Development Agency, 17575 Peak Avenue, Morgan Hill, CA 95037.

Jennifer Carnahan, Development Services Director
City of Morgan Hill

10/27/21

October 27, 2021