

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: 220 W Edmundson Avenue Residential Project

Project Applicant: David Chui, Pancel Edmundson LP

Project Location - Specific:

The project site consists of a 2.51-acre parcel located at 220 W Edmundson Avenue in the City of Morgan Hill, California. The project site, identified by Assessor's Parcel Number (APN) 767-21-015, and is bound by W Edmundson Avenue to the north. The project site is primarily undeveloped with regularly mowed grasses. A single-family residence was previously located on-site. However, the structure was demolished in 2015 and only a remnant building foundation remains on-site. Piazza Way bisects the southern portion of the project site from northeast to southwest. A total of 21 trees are planted throughout the project site. Surrounding uses include single-family residences, a senior housing community, a commercial shopping center, and an apartment complex to the east; multi- and single-family residences to the south; single-family residences to the west; and the Morgan Hill Dog Park and a church to the north, across W Edmundson Avenue. The City's General Plan designates the site as Residential Detached Medium (RDM) and the site is zoned RDM-7,000.

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

Description of Nature, Purpose and Beneficiaries of Project:

The 220 W Edmundson Avenue Residential Project (proposed project) would include the subdivision of the project site into eight single-family residential lots, ranging from approximately 7,008 square feet (sf) to 14,069 sf for subsequent development of eight two-story residences ranging from 2,764 sf to 2,959 sf. Each residence would include five bedrooms and four bathrooms, and would have an attached three-car garage. In addition, a total of seven bio-swale areas would be located on-site. As part of the proposed project, the terminus of Azzuro Court would be extended west, onto the project site. The four northern residences would be clustered around the new cul-de-sac created by the Azzuro Court extension. Primary site access for the four southern residences would be provided by Piazza Way.

The proposed project would require the City's approval of a Tentative Subdivision Map, Design Permit, and Protected Tree Removal Permit. In addition, the project applicant has submitted a formal Senate Bill (SB) 330 application for the project site.

Name of Public Agency Approving Project: City of Morgan Hill

Name of Person or Agency Carrying Out Project: David Chui, Pancel Edmundson LP, 4125 Blackford Avenue, Suite #200, San Jose, CA 95117

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 Categorical Exemption Memorandum prepared by the City, the proposed project qualifies for exemption under CEQA Guidelines Section 15332, Class 32. For example, the proposed project would be consistent with the General Plan land use designation of RDM, and thus, would meet Criterion 15332(a). In addition, the project would meet Criterion 15332(b), as the site is less than five acres and within the City limits, and is surrounded by existing and future development on all sides. The project site does not support habitat for rare, threatened, or endangered species and the applicant would be subject to payment of all applicable development fees according to the Santa Clara Valley Habitat Plan (SCVHP). Thus, the proposed project would meet 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), respectively. It should also be noted that exceptions to the exemptions under CEQA Guidelines Section 15300.2 would not apply to the proposed project. Therefore, the proposed project would be considered exempt under CEQA Guidelines Section 15332, Class 32.

Lead Agency

Contact Person: Rich Buikema, Contract Planner, City of Morgan Hill Development Services Department
Area Code/Telephone/Extension: (408) 778-6480

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: Rich Buikema Date: June 18, 2025 Title: 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: _____