

2019079075

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Madrone Parkway Carpenters Training Center Project

Lead Agency: City of Morgan Hill Contact Person: Jim Rowe
Mailing Address: 17575 Peak Avenue Phone: (408) 778-6480
City: Morgan Hill Zip: 95037 County: Santa Clara County

Project Location: County: Santa Clara County City/Nearest Community: Morgan Hill
Cross Streets: Lightpost Way Zip Code: 95037

Longitude/Latitude (degrees, minutes and seconds): 37 09 16.97 N / 121 39 31.49 W Total Acres: 4.9
Assessor's Parcel No.: 726-35-028 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: US 101 Waterways: Cochrane Channel, Coyote Creek, Llagas Creek
Airports: None Railways: Union Pacific Railroad Schools: Sobrato & Live Oak High Schools, El Toro Elementary

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Governor's Office of Planning & Research

JUL 22 2019

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: Conditional Use Permit

STATE CLEARINGHOUSE

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other: 55,000 square foot Carpenters Training Center, 15 employees

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant, Commercial Industrial Planned Unit Development Zoning District, Commercial/Industrial General Plan Designation.

Project Description: (please use a separate page if necessary)

See attached project description.

State Clearinghouse Contact:

(916) 445-0613

M.A.

State Review Began:

7 - 22 - 2019

SCH COMPLIANCE

8 - 20 - 2019

Project Sent to the following State Agencies

X Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl. & Recovery
Conservation SWRCB: Div. of Drinking Water
X CDFW # 3 SWRCB: Div. Drinking Wtr #
Cal Fire X SWRCB: Div. Financial Assist.
X Historic Preservation SWRCB: Wtr Quality
X Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm X Reg. WQCB # 2
X DWR X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
Aeronautics
X CHP
X Caltrans # 4
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019079075

Please forward late comments directly to the Lead Agency

AQMD/APCD 20/2

(Resources: 7/27)

**Madrone Parkway Carpenters Center Training Center
Project Description**

1.1 EXISTING SETTING

The project site is bordered by single-family residences and a ranch to the north, industrial uses to the east, Madrone Parkway, a vacant area, and office buildings to the south, and a parking lot to the west. The site is vacant with a paved drive aisle which runs the site and connects to the parking lot immediately to the east of the site. Trees, shrubs and lawn areas are located along the northern, western and southern border of the site.

1.2 PROPOSED DEVELOPMENT

The project proposes to relocate an existing 35,000 square foot carpenters training program located at 485 Woodview Avenue to a new one-story, 55,000 square foot, carpenters training center proposed to be constructed at 18640 Madrone Parkway. The proposed training center would include workshop areas, classrooms, break rooms, offices and a lobby/receptionist area. The maximum height of the proposed building would be 32 feet above ground surface, at the top of the roof.

The building would also include a yard area for outdoor training and material storage. An eight-foot concrete wall would be constructed around the yard area. The existing six-foot concrete wall, located between the residences to the north and the project site, would remain throughout the duration of the project.

The project would include a surface parking lot area with 213 parking spaces and 25 bicycle parking spaces at the northwest corner of the proposed building. Concrete paths would be constructed on-site to provide pedestrian access to the proposed building from the sidewalk on Madrone Parkway and the on-site parking areas. The parking and yard area would be accessed via two new driveways off Madrone Parkway. One of the driveways would have a 25-foot wide easement that transects the northwest corner of the southern adjacent property; the driveway would provide access to the on-site eastern parking lot and yard area. The second driveway would be approximately 32 feet wide and would provide access to the western parking lot area.

1.2.1 Project Operations

The proposed project would accommodate up to 150 students and 15 employees. The training center would primarily operate as a post-secondary adult apprenticeship program to train individuals, ages 18 to 65, in carpentry. The hours of operation would be from 6:00 AM to 5:00 PM, Monday through Friday. Training would occasionally occur in the evenings, from 5:00 PM to 9:30 PM, Monday through Friday, and on Saturday, from 7:00 AM to 5:00 PM. Evening and weekend operations are anticipated to occur two evenings a week (twice a month) and one Saturday a month.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 22, 2019 Ending Date August 21, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates</u>	Applicant: <u>Mark Taylor, McMorgan & Company, LLC</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>One Front Street, Suite 500</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>San Francisco, CA 94111</u>
Contact: <u>Amber Sharpe</u>	Phone: <u>(415) 720-7105</u>
Phone: <u>(408) 454-3409</u>	

Signature of Lead Agency Representative: Jim Rowe Digitally signed by Jim Rowe **Date:** 7/19/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.