

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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Governor's Office of Planning & Research

Jul 23 2020*Making Conservation
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July 23, 2020

SCH # 2020060601

GTS # 04-SCL-2020-00769

GTS ID: 19977

PM: SCL-101-R15.287

Adam Paszkowski, Principal Planner
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Lillian Commons Medical Campus Project – Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Adam Paszkowski,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Lillian Commons Medical Campus Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the June 2020 IS/MND.

Project Understanding

The proposed project would construct a 4,500 square feet (s.f.) urgent care facility, 10,000 s.f. medical building, 100,000 s.f. medical office/hospital with 55 beds, three-story parking garage with 500 spaces, 10,000 s.f. commercial retail/restaurant building, and a maximum 200-unit multi-family residential development on a 19.67-acre largely vacant site.

The project site is currently designated as Commercial. The proposed project includes a request for a General Plan Amendment (GPA), Zoning Amendment (ZA), Planned Development Master Plan. The GPS requests GP Land Use designation change from Commercial to Mixed-Use Flex. The ZA requests to amend the zoning district from Service Commercial and Planned Development to Mixed-Use Flex with a Planned Development Combining District.

The project site is located at the southeast corner of the intersection of Juan Hernandez Drive and Barrett Avenue in the City of Morgan Hill, directly adjacent to US-101.

Highway Operations

The project applicant shall perform a queuing analysis for the on/off ramps in both directions at US-101/Tennant Avenue and US-101/Dunne Avenue, which are the nearest ramp terminal intersections to the project site. Vehicle queues due to the project added traffic shall be accommodated within the ramps and mainline freeway traffic shall not be impacted. If the project generates impact(s) on ramp operations, the impact(s) shall be mitigated or fair share fees shall be allocated for mitigation.

Hydraulics

Please ensure that no water from the project site drains into the State Highway Drainage facilities, including the highway slope ditch along the highway off-ramp.

Lead Agency

As the Lead Agency, the City of Morgan Hill is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto the Right of Way (ROW) requires a Caltrans-issued encroachment permit. If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application, six (6) sets of plans clearly delineating the State ROW, six (6) copies of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSD), approved encroachment exception request, and/or airspace lease agreement.

Adam Paszkowski, Principal Planner

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To download the permit application and to obtain more information on all required documentation, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Yunsheng Luo at Yunsheng.Luo@dot.ca.gov. Additionally, for future notifications and requests for review of new projects, please contact LDIGR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is written in a cursive, flowing style with a long horizontal tail on the "g".

Mark Leong
District Branch Chief
Local Development - Intergovernmental Review

cc: State Clearinghouse