

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: Royal Oak Village Project

Lead Agency: City of Morgan Hill, Development Services Department Contact Person: Gina Paolini
Street Address: 17575 Peak Avenue Phone: (408)310-4676
City: Morgan Hill Zip: 95037 County: Morgan Hill

Project Location: County: Santa Clara City/Nearest Community: Morgan Hill
Cross Streets: South of the intersection of Monterey Road and Watsonville Road Zip code: 95037
Lat/Long: 37 ° 06 ' 21 " N 121 ° 38 ' 10 " W Total Acres: 3.7
Assessor's Parcel No. 779-04-075 Section: 34 Twp: 9S Range: 3E Base: MDBM
Within 2 miles: State Hwy#: 101 Waterways: Llagas Creek, Little Llagas Creek, and Machado Creek
Airports: N/A Railways: N/A Schools: Oak Wood School, Paradise Valley Engineering Academy, Little Happy Bees WeeCare, and Jana's Daycare

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: _____ FONSI

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: Parcel Map, Design Review Permit and Demolition Permit

Development Type:

Residential: Units 73 Acres 3.7 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: The project site contains existing structures associated with the Royal Oak Mushroom Farm, as well as ruderal vegetation and scattered trees along the site's borders. The City's General Plan land use designation for the site is Mixed Use-Flex and the site is zoned Mixed Use-Flex and Planned Development.

Project Description: The proposed project would include demolition of the existing on-site structures and redevelopment of the site with 73 multi-family residential units distributed throughout three, three-story buildings. The proposed project would be an affordable housing project including one- to three-bedroom units, a clubhouse, green spaces, a dog park and a tot-lot. The proposed project would also include improvements for widening of and other off-site improvements to Watsonville Road and Monterey Road.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 checked="" 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 # 3
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

Local Public Review Period

Starting Date July 16, 2021

Ending Date August 16, 2021

Lead Agency: City of Morgan Hill

Applicant: A0702 Morgan Hill L.P.

Consulting Firm: Raney Planning & Management, Inc.

Address: 2000 E. Fourth Street Ste 205

Address: 1501 Sports Drive, Suite A

City/State/Zip: Santa Ana, CA 92705

City/State/Zip: Sacramento, CA 95834

Phone: (714) 835-3955 x114

Contact: Nick Pappani

Phone: (916) 372-6100

Signature of Lead Agency Representative: 

Date: 7-16-21

Nick Pappani

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.