

**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: Manzanita Park**

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: Monterey Road and Tilton Avenue Zip code: 95037  
Lat/Long: 37 ° 9 ' 20.317 " N 121 ° 40 ' 32.865 " W Total Acres: 5.83  
Assessor's Parcel No. 725-01-018 Section: 17 Twp: 9S Range: 3E Base: MDBM  
Within 2 miles: State Hwy#: 101 Waterways: Coyote Creek and Fisher Creek  
Airports: N/A Railways: UPRR Schools: Central High, Sobrato High, Stratford School of Morgan Hill, Live Oak High, Crossroads Christian, Shadow Mountain Baptist, Britton Middle, and 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: \_\_\_\_\_  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: Vesting Tentative Map, Design Review

**Development Type:**

Residential: Units 67 Acres 5.83  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 is currently undeveloped, consisting primarily of previously disturbed grassland. The City's General Plan land use designation for the site is Mixed Use Flex, and the site is zoned Mixed Use Flex (MU-F).

**Project Description:** The proposed project would consist of a residential condominium development, comprised of 67 units spread across 12, three-story buildings. The project's 12 buildings would be arranged in four-plex, five-plex, and six-plex configurations. In addition, the project would include improvements to both Monterey Road and Tilton Avenue, on-site parking, associated utilities improvements, landscaping, and open space areas.

## 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 # <u>4</u>	<input checked="" type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>3</u>
<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 # <u>3</u>	<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 checked="" 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 February 18, 2022 Ending Date March 21, 2022

Lead Agency: City of Morgan Hill Applicant: North Corridor Investors, LLC  
Consulting Firm: Raney Planning & Management, Inc. Address: 385 Woodview Avenue, Suite 100  
Address: 1501 Sports Drive, Suite A City/State/Zip: Morgan Hill, CA 95037  
City/State/Zip: Sacramento, CA 95834 Phone: ( 408 ) 779- 5900  
Contact: Nick Pappani  
Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: \_\_\_\_\_

*Nick Pappani for*  
*Cornel Paulini, Principal Planner* Date: 2/17/22

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