

**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: 810 East Dunne Avenue Project**

Lead Agency: City of Morgan Hill, Development Services Department Contact Person: Tiffany Brown  
Street Address: 17575 Peak Avenue Phone: (408) 310-4655  
City: Morgan Hill Zip: 95037 County: Santa Clara

**Project Location:** County: Santa Clara City/Nearest Community: Morgan Hill  
Cross Streets: East Dunne Avenue and Walnut Grove Drive Zip code: 95037  
Lat/Long: 37 ° 7 ' 47.3 " N 121 ° 38 ' 14.8 " W Total Acres: 1.07  
Assessor's Parcel No. 817-11-043 and -077 Section: 27 Twp: 9S Range: 3E Base: MDBM  
Within 2 miles: State Hwy#: 101 Waterways: Madrone Channel  
Airports: N/A Railways: UPRR Schools: Barrett Elementary School, Nordstrom Elementary School, St. Catherine's School, El Toro Elementary School, Britton Middle, Crossroads Christian, Stratford School of Morgan Hill, Shadow Mountain Baptist and Live Oak High

**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: Lot Merger and Design Permit

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 10,458 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 1.07-acre project site, located at 810 East Dunne Avenue in the City of Morgan Hill, is currently developed with an existing Shell fueling station, car wash, and convenience store, featuring a fueling canopy comprised of seven fuel dispensers, a car wash, and paved surface parking. The Morgan Hill 2035 General Plan designates the site as Commercial and the site is zoned General Commercial (CG).

**Project Description:** The 810 East Dunne Avenue Project (proposed project) would include demolition of the existing Shell fueling station, car wash, and convenience store, and removal of two existing 15,000-gallon underground storage tanks (USTs). The project site would be redeveloped with a 5,007-square-foot (sf) convenience store, a 2,789-sf fueling canopy featuring four fuel dispensers to serve eight vehicles, a 1,733-sf car wash tunnel, a 250-sf car wash equipment room, and a 679-sf storage area. In addition, two new 20,000-gallon USTs would be installed on-site. The project would require City approval of a Conditional Use Permit, a Design Permit, and Lot Merger Map to merge the two lots into one. In addition, the project would require County of Santa Clara Hazardous Material Compliance Division approval of a UST System Closure Permit and UST Permit to Operate.

## 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, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mountains 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 Mountains 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 checked="" type="checkbox"/>	Fish & Wildlife Region # 3	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry & Fire Protection, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

### Local Public Review Period

Starting Date February 3, 2023

Ending Date March 6, 2023

Lead Agency: City of Morgan Hill

Applicant: AU Energy, LLC

Consulting Firm: Raney Planning & Management, Inc.

Address: 41805 Albrae Street, 2<sup>nd</sup> Floor

Address: 1501 Sports Drive, Suite A

City/State/Zip: Fremont, California 94538

City/State/Zip: Sacramento, CA 95834

Phone: ( 650 ) 799-2 99

Contact: Nick Pappani, Vice President

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: Nick Pappani, VP, Raney

Date: 2/3/23

for Tiffany Brown, Senior Planner, Morgan Hill

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