

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: Rosewood/Morgan Hill Medical Campus Project

Lead Agency: City of Morgan Hill, Development Services Department Contact Person: Joey Dinh
Street Address: 17575 Peak Avenue Phone: (408) 310-4671
City: Morgan Hill Zip: 95037 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Morgan Hill
Cross Streets: Juan Hernandez Drive and Barrett Avenue Zip code: 95037
Lat/Long: 37 ° 7 ' 9.30 " N 121 ° 37 ' 46.52 " W Total Acres: 9.61
Assessor's Parcel No. 817-09-039 through -041 Section: 27 Twp: 9S Range: 3E Base: MDBM
Within 2 miles: State Hwy#: 101 Waterways: Llagas Creek, Madrone Channel, Coyote Creek
Airports: N/A Railways: Caltrain Schools: Barrett Elementary, Nordstrom Elementary School, and Britton Middle

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: Planned Development Master Plan Amendment

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. 133,600 Acres 9.61 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 majority of the approximately 9.61-acre project site is currently undeveloped and contains ruderal (non-native) grasses. Two medical office buildings totaling 15,900 square feet (sf), as well as a paved surface parking lot and landscaping trees, occur on a 1.69-acre portion of the project site. The City of Morgan Hill General Plan designates the project site Mixed Use Flex, and the site is zoned Mixed-Use Flex (MU-F) with a Planned Development (PD) Combining District overlay.

Project Description: The proposed project consists of a request to amend an adopted PD Master Plan to allow an increase in medical office square footage within the 9.61-acre project site. Through approval of the PD Master Plan Amendment, the proposed project would result in a net increase of 150,500 sf of medical/commercial uses relative to the originally approved project. After accounting for the existing 15,900 sf of medical office use that would be demolished as part of the proposed project, the total net increase would be 133,600 sf. The development would generally include three new medical office buildings, a six-story, 65-foot-tall parking structure with 965 parking spaces, additional surface parking, and installation of utilities. The proposed project would also require the approval of a General Plan Text Amendment to amend the Mixed Use Flex designation to exempt medical uses, including hospitals, from floor area ratio requirements with an approved Planned Development (PD) Combining District and PD Master Plan.

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	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

Starting Date August 25, 2023 Ending Date September 25, 2023

Lead Agency: City of Morgan Hill Applicant: Brookfield Properties (BFH CM LLC)
Consulting Firm: Raney Planning & Management, Inc. Address: 12657 Alcosta Boulevard, Suite 250
Address: 1501 Sports Drive, Suite A City/State/Zip: San Ramon, CA 94583
City/State/Zip: Sacramento, CA 95834 Phone: (925) 743-8000
Contact: Nick Pappani, Vice President
Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 8/25/23
for Joey Dinh, Associate Planner

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