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 # 2023080645

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. 817-09-040 and -057 | 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 ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☒ Supplement/Subsequent EIR (Prior SCH No.) 2023080645 ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Planned Development Master Plan Amendment

Development Type:

☐ Residential: *Units* _____ *Acres* _____
☒ Office: *Sq.ft.* 134,600 *Acres* 9.61 *Employees* _____
☐ Commercial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Industrial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Educational _____
☐ Recreational _____
☐ Other: _____

☐ Water Facilities: *Type* _____ *MGD* _____
☐ Transportation: *Type* _____
☐ Mining: *Mineral* _____
☐ Power: *Type* _____ *MW* _____
☐ Waste Treatment: *Type* _____ *MGD* _____
☐ Hazardous Waste: *Type* _____

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

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

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 134,600 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.

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**".*

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 3
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling & Recovery, Department of
	Coachella Valley Mountains Conservancy		S.F. Bay Conservation & Development
	Coastal Commission		San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mountains Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Wildlife Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry & Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		Other:
	Health Services, Department of		Other:
	Housing & Community Development		
X	Native American Heritage Commission		

Local Public Review Period

Starting Date September 5, 2025 Ending Date November 3, 2025

Lead Agency: City of Morgan Hill

Consulting Firm: Raney Planning & Management, Inc.

Address: 1501 Sports Drive, Suite A

City/State/Zip: Sacramento, CA 95834

Contact: Nick Pappani, Vice President

Phone: (916) 372-6100

Applicant: Brookfield Properties (BFH CM LLC)

Address: 12657 Alcosta Boulevard, Suite 250

City/State/Zip: San Ramon, CA 94583

Phone: (925) 743-8000

Signature of Lead Agency Representative: Nick Pappani Date: September 5, 2025

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