Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023080645

Project Title: Rosewood/Morgan Hill Medical Campus Project

Lead Agency: City of Morgan Hill, Development Services Department

Contact Name: Joey Dinh, Associate Planner

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Project Location: Morgan Hill (*City*) Santa Clara (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The project site is located at the intersection of Juan Hernandez Drive and Barrett Avenue in the City of Morgan Hill, California. 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.

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft SEIR evaluated the potential for significant impacts to occur related to the following CEQA environmental topic areas: air quality, greenhouse gas emissions, and energy; noise; transportation; statutorily required sections; and alternatives analysis. All significant impacts identified in the SEIR can be eliminated or reduced to a less-than-significant level by the mitigation measures included within the SEIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of known controversy for the proposed project include the following:

- Noise Impacts associated with construction and operation of the proposed project;
- Increases in allowable maximum building height on-site;
- Increases in traffic levels in the vicinity of the project site;
- Proximity to sensitive receptors in regard to impacts to air quality and greenhouse gas emissions;
- Proposed buildings obstructing views of scenic vistas and degradation of visual character;
- Parking availability for residents in the vicinity of the project site; and
- Response time for emergency services.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- Central Coast Regional Water Quality Control Board (CCRWQCB); and
- Bay Area Air Quality Management District (BAAQMD).