

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: Monterey Gateway

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: Monterey Road and Old Monterey Road Zip code: 95834
Lat/Long/: 37 ° 08 ' 22.4 " N 121 ° 39 ' 41.6 " W Total Acres: 5.67
Assessor's Parcel No. 726-25-006 Section: 20 Twp: 9S Range: 3E Base: MDBM
Within 2 miles: State Hwy#: 101 Waterways: Tilton Creek
Airports: N/A Railways: UPRR Schools: Stratford, Crossroads Christian, Shadow Mountain Baptist, El Toro Elementary, St. Catherine's, Barrett Elementary, Nordstrom Elementary, Live Oak High, Central High, Ann Sobrato High

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

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: Design Review Permit

Development Type:

- [x] Residential: Units 101 Acres 5.67 [] Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[x] Commercial: Sq.ft. 2,423 Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational [] Waste Treatment: Type MGD
[] Recreational [] Hazardous Waste: Type
[x] Other: 1,044 square feet of office space within live/work units

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
[x] Biological Resources [] Greenhouse Gas Emissions [] Sewer Capacity [] Wetland/Riparian
[] Coastal Zone [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Drainage/Absorption [x] Noise [] Solid Waste [] Land Use
[] Economic/Jobs [] Population/Housing Balance [x] Toxic/Hazardous [] Cumulative Effects
[] Other

Present Land Use/Zoning/General Plan Designation: Currently, the eastern portion of the project site is developed with a mobile home, which is accessed by a paved driveway connecting to Monterey Road. The remainder of the site consists primarily of ruderal grasses that are regularly mowed. The City's General Plan land use and zoning designation for the site is Mixed Use Flex (MU-F).

Project Description: The proposed project would include a Vesting Tentative Map to subdivide the project site into two parcels and a Design Review Permit to develop 101 multi-family units, a 2,423-square foot commercial/retail building, and associated improvements. Of the 101 residential units, 15 would be below market rate units and four would be live/work units. The live/work units would include 261 square feet of functioning small-scale office space, with typical uses including, but not limited to, home offices, insurance sales and real estate brokerages. The existing mobile home would be demolished. The project would be developed consistent with the General Plan land use and zoning designations.

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 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 checked="" 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 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 14, 2020 Ending Date March 16, 2020

Lead Agency: City of Morgan Hill Applicant: City Ventures, LLC
Consulting Firm: Raney Planning & Management, Inc. Address: 444 Spear Street, Suite 200
Address: 1501 Sports Drive, Suite A City/State/Zip: San Francisco, CA 94105
City/State/Zip: Sacramento, CA 95834 Phone: (646) 522-4260
Contact: Nick Pappani
Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ Date: _____

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