

## 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: The Gates 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: Monterey Road and Jarvis Drive

Zip code: 95037

Lat/Long: 37 ° 8 ' 35.4 " N 121 ° 39 ' 49.6 " W

Total Acres: 3.82

Assessor's Parcel No. 764-10-013 and -015

Section: 20

Twp: 9S

Range: 3E

Base: MDBM

Within 2 miles: State Hwy#: 101

Waterways: Madrone Channel, Coyote Creek

Airports: N/A Railways: Caltrain Schools: Stratford School of Morgan Hill, Crossroads Christian, Central High, Shadow Mountain Baptist, Britton Middle, Burnett Elementary, Sobrato High, 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: Vesting Tentative Map and Design Review Permit

### Development Type:

☒ Residential: Units 49 Acres 3.82

☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_

☒ Commercial: Sq.ft. 4,010 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 3.82-acre project site is undeveloped ruderal grassland with small trees located along the eastern and western borders. The project site also includes 28 parking spaces for the existing Starbucks located to the northwest and an existing storm-drain easement. The City's General Plan land use designation for the site is Commercial (C), and the zoning designations for the site are Planned Development Combining District (PD) and General Commercial (CG).

**Project Description:** The proposed project would include construction of seven residential buildings with a total of 44 townhomes, as well as one mixed-use building with five townhomes, four 665-square-foot commercial spaces, and one 1,350 square foot commercial space. The proposed project would also include a children's play area, bocce ball courts, a seating plaza, and barbeque areas, as well as a detention basin in the southern portion of the site. The project would require the approval of the following discretionary entitlements: General Plan Amendment from Commercial to Mixed Use Flex; Rezone from PD and CG to Mixed Use Flex (MU-F); Vesting Tentative Map; and Design Permit.

## 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 # <u>4</u>	<input 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 November 14, 2022 Ending Date December 13, 2022

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, Vice President  
Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: Nick Pappani Date: 11/14/22  
Joey Ariz, Associate Planner

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