

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

☐ Draft EIR

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ Neg Dec

(Prior SCH No.) _____

☐ Mit Neg Dec

☐ Other: _____

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: 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

☐ 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 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 an "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 December 19, 2025 Ending Date December 29, 2025

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: December 19, 2025

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