

# 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  
Street Address: 17575 Peak Avenue  
City: Morgan Hill Zip: 95037

Contact Person: Joey Dinh  
Phone: (408) 310-4671  
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  NOI  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec  (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  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: Planned Development Master Plan Amendment

### Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. 134,600 Acres 9.61  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ 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 \_\_\_\_\_  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

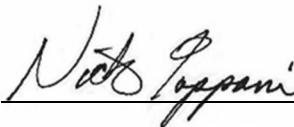
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

<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 type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 3
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

## Local Public Review Period

Starting Date December 19, 2025 Ending Date December 29, 2025

<b>Lead Agency:</b> <u>City of Morgan Hill</u>	<b>Applicant:</b> <u>Brookfield Properties (BFH CM LLC)</u>
<b>Consulting Firm:</b> <u>Raney Planning &amp; Management, Inc.</u>	<b>Address:</b> <u>12657 Alcosta Boulevard, Suite 250</u>
<b>Address:</b> <u>1501 Sports Drive, Suite A</u>	<b>City/State/Zip:</b> <u>San Ramon, CA 94583</u>
<b>City/State/Zip:</b> <u>Sacramento, CA 95834</u>	<b>Phone:</b> <u>( 925 ) 743-8000</u>
<b>Contact:</b> <u>Nick Pappani, Vice President</u>	
<b>Phone:</b> <u>( 916 ) 372-6100</u>	

Signature of Lead Agency Representative:  Date: December 19, 2025

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