Morgan Hill Technology Park

• 90 acres of land put up for sale in early 2018
• Generated significant interest in the development community
• Half a dozen developers reached out to the City
• Development partnership went into contract on property in mid-2018 – fell out of contract in late 2018
• Trammell Crow purchased commercial/industrial property in early 2019
• Application filed with City in late January 2019
• Current status: Starting work on Environmental Impact Report (EIR)
Zoning History

1984
Annexation Approved - Zoned Residential (R2)

1991
Northern Portion (Red) – Rezoned from R-2 to PUD (CH) Highway Commercial

Southern Portion (Pink) – Rezoned from R-2 to Administrative Office (CO)

1990
Annexation Approved – Zoned Campus Industrial (MC)

2001
Rezoned from PUD (CH) Highway Commercial To PUD Light Industrial (ML)
Application for:
General Plan Amendment to adjust the boundaries between Commercial and Commercial/Industrial Land Use Designations

Existing

Proposed
Application for:
Zoning Amendment to create a Planned Development Combining District and associated Master Plan

Existing

Proposed
Basic Purposes of California Environmental Quality Act (CEQA)

• Inform decision makers and the public about the potential significant environmental impacts of proposed activities.

• Identify ways that potential significant environmental impact(s) can be avoided or significantly reduced.

• Prevent significant avoidable damage to the environment by requiring changes in the project through alternatives and mitigation.

• Disclose to the public the reason that an agency approved a project notwithstanding its environmental impacts.

• It is not a marketing or advocacy document.
Who is “in charge” of CEQA?

- CEQA defines the Lead Agency as the public agency that has the primary responsibility for carrying out or approving a project

- City is Lead Agency

- CEQA is a “self-executing statute” meaning that the Lead Agency is responsible for determining what is and what is not subject to CEQA and to follow the process

- Process is paid for by applicant, City hires consultant and is responsible for project management
Overview of typical CEQA Process

• A project or program is brought forth to the Lead Agency

• Is it a “project” or is it “exempt”?

• If subject to CEQA, what are the potential impacts? (prepare an Initial Study)

• Based on initial study, what type of CEQA document do you need? (Negative Declaration (ND), Mitigated Negative Declaration (MND), Environmental Impact Report (EIR)?)

• Prepare appropriate environmental document

• Public reviews and comments on document

• Decision and findings made on the project
What subjects will be studied as part of this EIR?

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Traffic
- Utilities

The remaining environmental topics covered in the 2019 CEQA Appendix G Checklist will be analyzed in the Initial Study and included as an appendix.
What needs to be in the EIR?

- Project description
- Environmental Setting
- Significant environmental effects
- Unavoidable significant adverse effects
- Growth-inducing impacts
- Cumulative impacts
- Mitigation measures
- Alternatives
- FEIR contains response to comments
Mitigation Measures

• Required for all potentially significant impacts if possible

• Should avoid the impact altogether or minimize impacts by limiting the magnitude

• May rectify by repairing, rehabilitating, restoring, reduce or eliminate over time

• May compensate by replacing or providing substitute resources
When the Draft EIR (DEIR) is Complete:

• City issues Notice of Availability (NOA) and Notice of Completion (NOC)

• NOA follows notice procedures to public - direct mail, newspaper publication, posting in project area

• Notice of Completion (NOC) sent to State Clearing House

• Notices include:
  • Brief description of project
  • Location
  • Address where environmental document is available
  • Notice of hearings (if one is scheduled)

• Begins the minimum 45-day public review period
Final EIR

• Includes text revisions to Draft EIR
• Includes responses to comments
• No separate public review period
• Available for public review and written response to commenting agencies 10 days prior to consideration by approving body
Environmental Impact Report (EIR) Process

- Prepare/Distribute Notice of Preparation (30-day review period)
- Public Scoping Meeting
- Prepare Draft EIR
- Prepare Public Notice of Draft EIR Availability
- Public and Agency Review of Draft EIR (45 day minimum - late fall 2019)
- Prepare Final EIR Including Response to Comments
- Review of Responses by Commenting Agencies
- Planning Commission Hearing (early 2020)
- City Council Hearing (early 2020)
- File Notice of Determination

[Diagram showing the process with opportunities for public input indicated by stars]
General Plan Land Use Designation

Table CNF-2 Summary of Land Use Designations

<table>
<thead>
<tr>
<th>Designation</th>
<th>Primary Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>Retail, office, services</td>
</tr>
<tr>
<td>Commercial/Industrial</td>
<td>Retail, office, services or warehouses, offices, manufacturing</td>
</tr>
</tbody>
</table>

Commercial:
- located west of Highway 101 and eastern freeway frontage.
- allow a wide range of retail businesses, administrative and executive office uses, and professional services
General Plan Land Use Designation

Commercial/Industrial:

• promote job-generating development of lands, generally located along Highway 101, by allowing greater flexibility in terms of allowing a varied mix of industrial, office, and commercial uses

• allow office, research and development, light industrial uses, and similar uses,

• allow other uses to support the primary job generating uses within business park settings

• maintain an industrial character, discourage small, suburban strip centers

• big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses
Existing General Plan Designations

- Commercial
- Commercial/Industrial
Proposed General Plan Designations

- Commercial
- Commercial/Industrial
Zoning

- Legislative decision by Council
- Divides the City into districts
- Prescribes what can and cannot be built on each parcel
- Regulates the use, placement, spacing, and size of land and buildings

Conventional vs. Planned Development Zoning

Conventional Zoning:
Districts identified in the Zoning Ordinance
Sometimes called “Base Zones”

Planned Development Zoning:
Customizes regulations on a particular site
Conventional Zoning or Base Zones:

**Highway Commercial**
- Instructional Services
- Medical Offices and Clinics
- Veterinarian Clinics and Hospitals
- Banks and Financial Institutions
- Business Support Services
- Cinemas and Theatres
- Commercial Recreation, Indoor
- Drive-Through and Drive-Ins
- Restaurants
- Tasting Rooms
- Hotels and Motels
- Professional Offices
- Convenience Markets
- General Retail
- Fuel and Service Stations
- Vehicle Rentals, Sales & Leasing
- Vehicle Washing
- Food and Beverage Production
- Freight Terminals and Transfer
- Reverse Vending Machine

**Administrative Office**
- Nursing Homes and Long-Term Care
- Community Assembly
- Cultural Institutions
- Instructional Services
- Medical Offices and Clinics
- Schools, Public and Private
- Social Services
- Veterinarian Clinics and Hospitals
- Banks and Financial Institutions
- Commercial Recreation, Indoor
- Drive-Through and Drive-In Facilities
- Personal Services
- Professional Offices
- Retail Uses

**Light Industrial**
- Colleges and Trade Schools
- Community Assembly
- Parks and Recreational Facilities
- Public Safety Facilities
- Adult Businesses
- Animal-Related Commercial Uses
- Business Support Services
- Commercial Recreation, Indoor
- Restaurants & Tasting Rooms
- Mini-Storage
- Personal Services
- Plant Nurseries
- Professional Offices
- Convenience Markets
- General & Large Commodity Retail
- Home Improvement Centers
- Towing and Impound
- Vehicle Repair and Maintenance
- Wholesaling
- Construction and Material Yards
- Food and Beverage Production
- Manufacturing
- Research and Development
- Warehousing and Distribution
- Light Fleet-Based Services
- Recycling Facilities
Planned Development (PD) Zoning – 18.30.050

PD combining district put into place on commercial piece in 1991 and industrial piece in 2001.

A PD enables customized zoning for a site and requires a master plan (formerly known as a precise development plan)

PD zoning allows for:
• high quality development that deviates from standards and regulations applicable to base zoning districts
• creativity in building design
• flexibility in permitted land uses
• innovation in development concepts
Planned Development (PD) Zoning – 18.30.050

Applicant proposes to extend the PD Light Industrial zoning in conjunction with the proposed General Plan amendment.

Existing

Proposed
Entitlement Process

1. Pre-Application Consultation
2. Project Submittal
3. Staff Review/Application Completeness
4. CEQA Process Starts
5. Preliminary Planning Commission Review
6. Prepare Staff Report in Coordination with CEQA Documentation

Planning Commission hearing & recommendation to City Council Early 2020

City Council hearing Early 2020

Final Decision – Notice of Determination

If approved:
- Design Review Application Submittal

If approved:
- Map and/or Building Permit Application Submittals
Conceptual Site Plan
Conceptual Plan

Commercial:  50,000 - 75,000 square feet
Range of retail, administrative, professional services
and functions supporting freeway access.

Industrial:   Four separate lots – 1.06 million square feet total

Designated for flexible industrial and commercial uses, including advanced manufacturing, warehouse distribution, supporting office, and similar industrial and commercial uses

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Maximum Sq Ft</th>
<th>Number of Tenant Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>195,000 sq ft</td>
<td>2 tenant spaces</td>
</tr>
<tr>
<td>2</td>
<td>325,000 sq ft</td>
<td>4 tenant spaces</td>
</tr>
<tr>
<td>3</td>
<td>540,000 sq ft</td>
<td>4 tenant spaces</td>
</tr>
</tbody>
</table>

Lots 2 & 3 proposed to contain 100 percent industrial uses

• Maximum height of 55 feet
• 90 feet for mechanical or telecommunications equipment on small area near freeway
Conceptual Landscape Plan
Conceptual Elevations
Conceptual Elevations
Questions?
Noticing

Municipal Code Section 18.104.090 and State Law requires the following:

1. Mailed Notice to the following:
   • Project Site Owners and the Applicant
   • Adjacent Property Owners within a radius of 300 feet from boundaries of site
   • Each local agency expected to provide essential facilities or services
   • Any person who has filed a written request for notice

2. Legal ad in newspaper

Staff prepared the following:

• Mailed Notice as listed above to more than double (600+ feet) the required notification radius
• Display Ad in the newspaper
• Posted notices on-site

We hear the request for broader noticing through our various communication channels.
Applications

GPA2019-0002. GP Amendment From Commercial (30.08 ac) to Commercial/Industrial (26.6 ac) and Commercial (3.48 ac fronting Cochrane Rd.)

ZA2019-0005. Zoning Amendment From PUD (CH), CO, PUD (IL) to PD Combining District w/ CH and CI Zoning Districts on 60.82 ac to allow approx. 1,040,000 sf industrial warehouse / advanced manufacturing, 45,000 sf industrial office, and 74,000 sf retail / commercial

TBD. Up to 298 units (253 att. / 45 det.) on 28 ac

Roadway Improvements

- De Paul Drive Widening/Extension
- Murphy Avenue to Mission View Drive Connection/Improvements
- Avenida De Los Padres Extension
- Frontage Improvements: Cochrane Road and Half Road

89 ACRE SITE