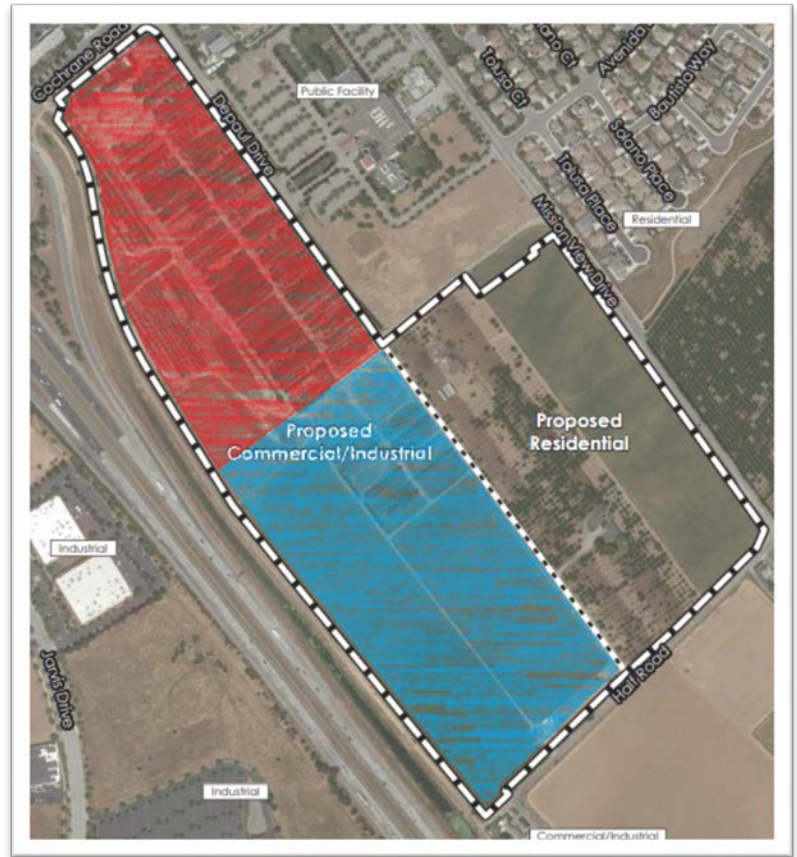


MORGAN HILL TECHNOLOGY PARK PROJECT – Updated May 2020

What is the proposed project?

The eighty-nine (89) acre site shown in the adjacent graphic displays the study area for the Environmental Impact Report (EIR). EIRs are to inform the public and public agency decision-makers of significant environmental effects of proposed projects, identify possible ways to minimize those effects, and describe reasonable alternatives to those projects. The project applicant is the owner of the 61 acres of land immediately east of the Hwy 101, lying south of Cochrane Road and north of Half Road. Thirty-one (31) acres of the property is currently zoned commercial (shown in red), and thirty (30) acres is zoned industrial (shown in blue). The applicant proposes to reconfigure existing land use designations and zoning on the 61-acre commercial/industrial portion to create a 4-acre commercial site along Cochrane and the balance industrial, comprised of three parcels on the remaining 57 acres. The 28-acre residentially zoned portion is being studied in the EIR at a program level, but since the property is for sale, and no specific project is proposed, the EIR makes assumptions about the land use based upon zoning and density. The proposed project would also include improvements to Cochrane Road at the DePaul intersection as well as widening and improvement of DePaul Drive consistent with the City's Circulation Element of the General Plan.



If the applicant is for the Commercial/Industrial portion of the property, why are you studying Residential Uses?

The California Environmental Quality Act (CEQA) requires that potential development be analyzed in total. Because the adjacent residential site is "for sale" and prospective buyers are reviewing the property, the City assumes that it will be subject of development in the near future. Analysis of the commercial/industrial site without the residential is not allowed under CEQA. The 28-acre residentially zoned component is under separate ownership and not part of the applicant's project. No formal land use entitlement applications are currently on file for the residential acreage. This portion of the project is being evaluated at a programmatic level for a maximum of 319 units based upon the underlying general plan designation of residential attached-low which allows density at a range of 6-16 units per acre, or 168 - 448 units.

What specific uses are being studied in the EIR?

Commercial: A range of retail, administrative, professional services and functions supporting freeway access at major intersections. The maximum square footage for the development of this property is approximately 75,000 square feet.

Industrial: This portion of the property is proposed to be designated for flexible industrial and commercial uses, including research and development (R&D), advanced manufacturing, warehouse distribution, supporting office, and similar industrial and commercial uses totaling up to 1.05 million square feet on approximately 57 acres.

No specific businesses or uses have been identified for the commercial or industrial portions of the study area. CEQA examines the impacts of the maximum amount of development the site could contain.

Who do I contact if I have questions about the CEQA process or want to provide public comment?

Morgan Hill Development Services
Attention: Adam Paszkowski or call him at (408) 310-4635
17575 Peak Avenue, Morgan Hill, California 95037
(408) 778-6480 | Adam.Paszkowski@morganhill.ca.gov

Documents related to this project are available here:

<http://www.morgan-hill.ca.gov/1765/MH-Technology-EIR>

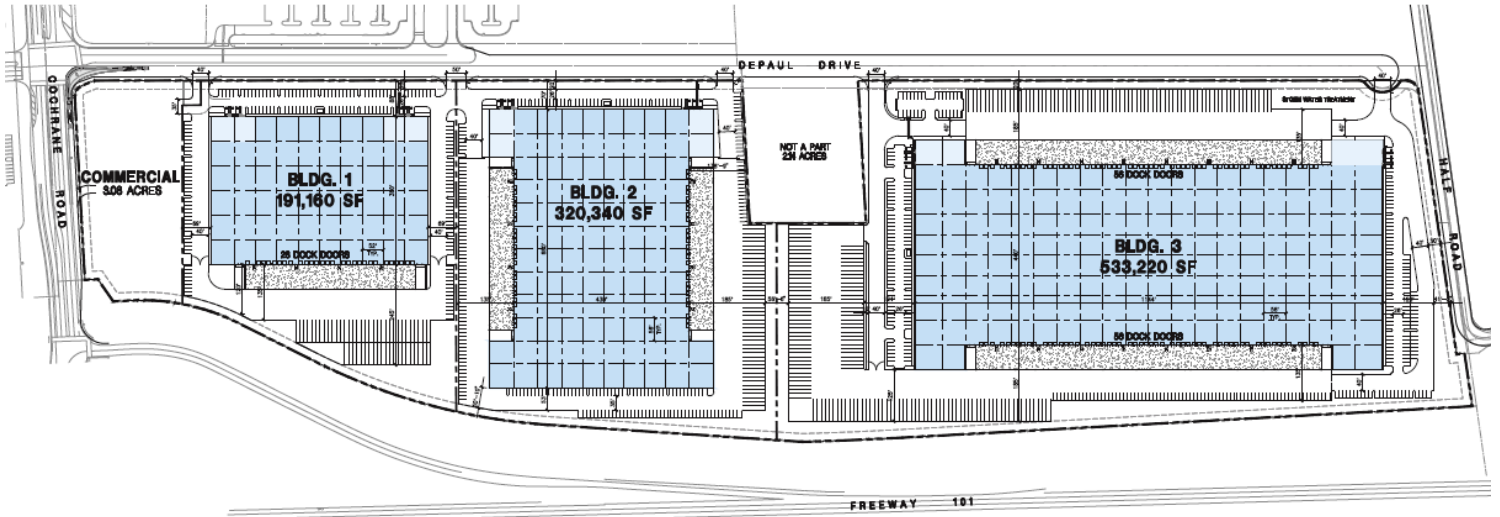
What does the current zoning allow?

Commercial zoning allows retail, administrative, professional services, office, warehouse and distribution but not Research and Development (R&D) and Advanced Manufacturing.

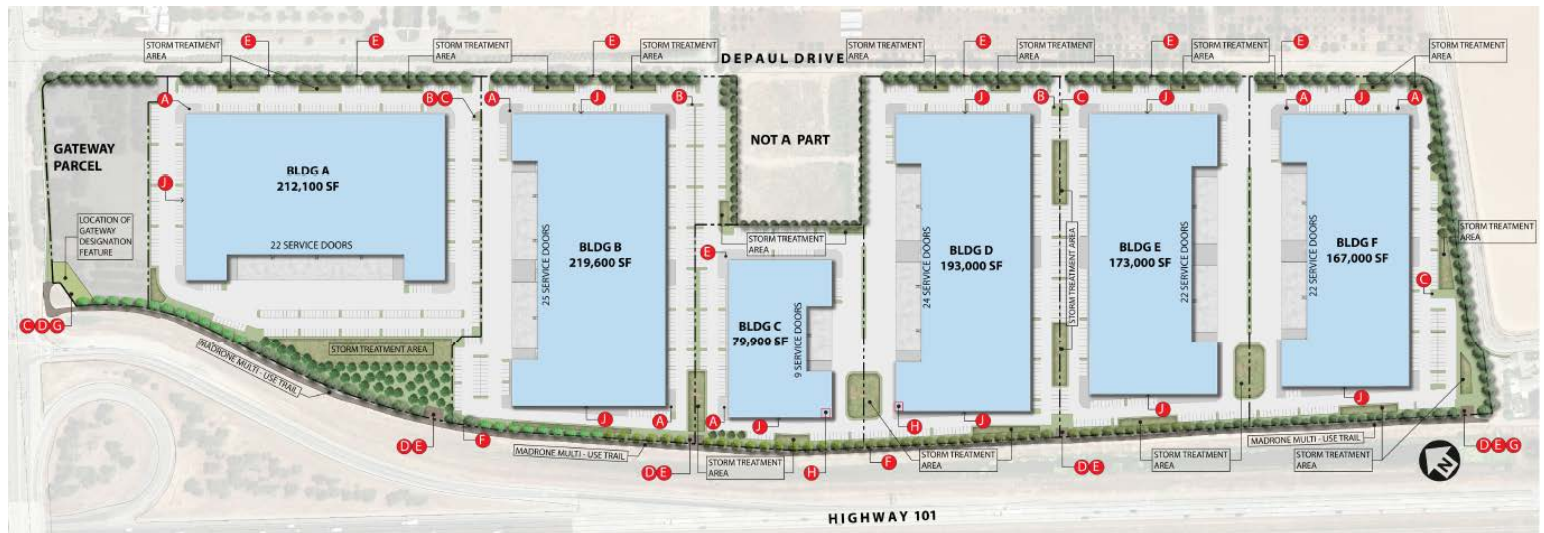
Industrial allows warehouse, distribution, office, Research and Development (R&D) and Advanced Manufacturing.

What does the project site plan look like?

Morgan Hill Technology Park Conceptual Plan (June 2019)



Morgan Hill Technology Park Site Plan (Dec 2019)



In response to the preliminary comments received from the Planning Commission and comments received from the public, the applicant revised the project description in December 2019. Changes to the site plan include:

- The larger 533,220 square foot building (Building 3) has been replaced with three smaller buildings (Building D, E, & F). The new six building light industrial component will have buildings ranging in size from 79,990 square feet (Building C) to 219,600 sq. feet (Building B).
- All service doors are now located on the side building elevations eliminating the 10-foot screen wall on DePaul Drive.
- The number of truck service doors is reduced from 199 to 124 doors.
- Communication towers will be located at the southwest corner of Building C and northwest corner of Building D to provide enhanced wireless voice and data (5G) communication infrastructure.
- The revised site plan eliminates the truck trailer parking. The number of automobile parking spaces has been increased from 752 spaces to 1,435 parking spaces.

The parcel that is depicted as 'Not a Part' on the applicant's conceptual site plan, is not owned or controlled by the property owner similar to the residential acreage, will be evaluated for future industrial uses, although no specific development application is proposed at this time. The EIR assumes 45,000 square feet of industrial office at this location.

What happens after the Environmental Review process and if the General Plan and Zoning changes are approved?

Before a project can be built, the project will be required to secure additional permits including a Design Review permit, which will evaluate and guide the physical look and setting of the project, consistent with Morgan Hill industrial park design guidelines. Design permit review will include building elevations, screening, setbacks, and landscaping similar to Morgan Hill Ranch Industrial Park and the Madrone Industrial Park standards. Both industrial parks have facilitated buildings of similar size and character to the concept project. Morgan Hill Ranch is 244 acres accommodating 4 million square foot industrial and 389 units residential with 2,800 current employees. Madrone Industrial Park is 71 acres accommodating 1 million square foot industrial with 741 jobs. The balance of the occupied industrial area on the north side of Cochrane Road outside of Madrone Business Park is 80 acres accommodating 755,000 square feet of industrial uses with 619 current employees.

How the Environmental Review Process Works

What is CEQA and its purpose?

CEQA stands for California Environmental Quality Act. The state law was enacted in 1970 for protection of environmental resources. The law requires California's public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts when possible. An FAQ on the EIR can be found here: <http://www.morgan-hill.ca.gov/1765/MH-Technology-EIR>.

There are numerous opportunities for input from the public, interested and potentially affected stakeholders, elected officials and regulatory agencies throughout the environmental review process. A Draft EIR document has been prepared and made available for public review before any decisions are made. The public has the opportunity to provide formal comments on the Draft EIR during the public review period, which started on May 15, 2020 and ends on July 14, 2020. The project team will then respond to comments submitted during the public review period in the Final EIR and make any revisions necessary to the EIR. Upon completion of the Final EIR, the Planning Commission and City Council may consider certification of the EIR and approval of a project.

