

MORGAN HILL TECHNOLOGY PARK ENVIRONMENTAL IMPACT REPORT (EIR)

What is the project being studied?

The eighty-nine (89) acre site shown in the adjacent graphic displays the study area for the EIR. 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 300 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 reconfigured into four legal lots 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 1.06 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.

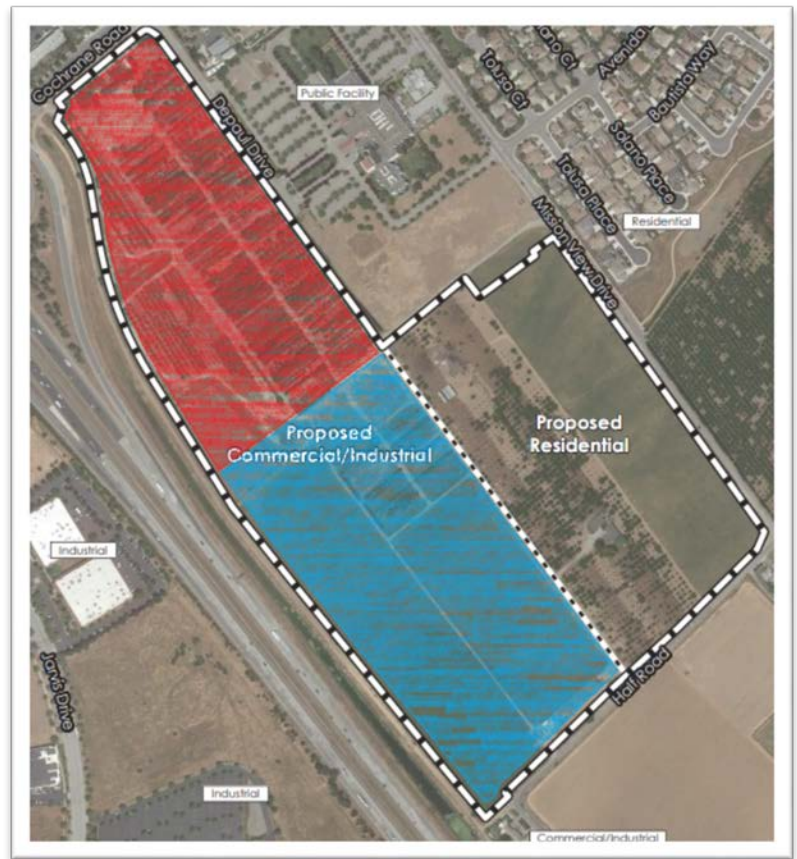
What does the current zoning allow?

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.

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

Morgan Hill Development Services
Attention: Jennifer Carman, Development Services Director
17575 Peak Avenue, Morgan Hill, California 95037.
(408) 778-6480 | Jennifer.Carman@MorganHill.CA.gov

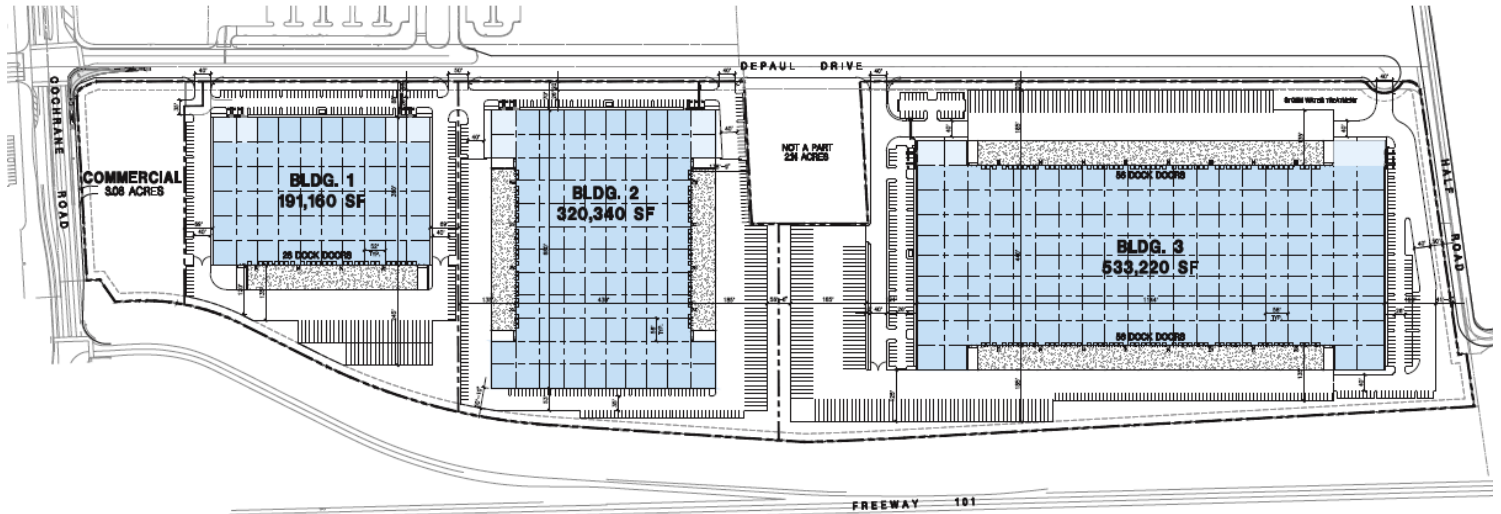


Documents related to this project are available here:

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

What could the project site plan look like?

Morgan Hill Technology Park Conceptual Plan



Industrial Building 1 is designed to be divisible into up to two tenant spaces. Industrial Buildings 2 and 3 are designed to be divisible into up to four tenant spaces, for 100 percent industrial use including manufacturing/assembly/distribution/ fulfillment uses. The buildings will be designed with a maximum height of 55 feet with the ability to increase the maximum height of a small portion of a building to 90 feet on the west side of the project to accommodate potential future telecommunication uses that could serve the project and City. The dock doors shown on the conceptual plan below help to guide the overall traffic analysis to look at potential maximum traffic generation. The analysis would also generate mitigations to the project that would reduce impacts to the surrounding area.

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 will assume 45,000 square feet of industrial office at this location.

What happens after the Environmental Review process?

Before a project can be approved, 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 of these industrial parks have facilitated buildings of similar size and character to the concept project. Morgan Hill Ranch is 244 acres accommodating 4 Million sf industrial and 389 units residential with 2800 current employees. Madrone Industrial Park is 71 acres accommodating 1 million sf with 741 jobs. The balance of the industrial area on the north side of Cochrane Road (no Retail/Commercial-Non Toeniskoetter owned property) is 80 acres accommodating 755,000 square foot 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.

What is an EIR?

The purpose of the project Environmental Impact Report (EIR) is to identify and evaluate the significant effects of the project on the environment, to identify alternatives to the project, and to indicate how and whether the significant effects can be mitigated

or avoided. This will ensure that the governing bodies and permitting agencies consider any potential environmental impacts when deciding whether to approve a project.

The first step in the EIR process is called scoping, which will define the issues to be evaluated in the EIR. Release of the Notice of Preparation (NOP) launches the scoping period. Public notice for the NOP was accomplished through notices mailed to 174 residences within 600 feet of the edge of the property boundary and 13 public agencies, a display ad in the Morgan Hill Times, noticing on the City website and signs on the property. A scoping hearing was held at the Planning Commission meeting of April 23rd.

The NOP identified the potential environmental effects that will be evaluated in the EIR. During the scoping comment period the public may provide input on the environmental topics, potential effects, mitigation measures, and range of alternatives to be analyzed in the project EIR. The City received a number of comments which are available for review at <http://www.morgan-hill.ca.gov/1765/MH-Technology-EIR>. The alternatives will include a reduced development scenario and a no development scenario. The analysis contained within the EIR will determine development limitations on the project.

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 will be prepared and made available for public review before any decisions are made. The public will have the opportunity to provide formal comments on the Draft EIR during the public review period, anticipated for fall/winter 2019. 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.

Environmental Review Process

