



Regular Meeting Agenda
Planning Commission

Liam Downey - Chairman
Juan Miguel Munoz Morris - Vice Chairman
Mohammad Habib - Planning Commissioner
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Laura Gonzalez-Escoto - Planning Commissioner
Malisha Kumar - Planning Commissioner

Tuesday, April 23, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

MINUTES APPROVAL

1. APPROVE THE APRIL 9, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

OTHER BUSINESS

2. SCOPING MEETING FOR PREPARATION OF THE MORGAN HILL TECHNOLOGY PARK & MIXED-USE RESIDENTIAL PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)

Recommendation:

1. Introduction by the City's Consultant explaining the Role of the Scoping Meeting;
2. Planning Commission Questions on the EIR Scope;
3. Public Comment on the EIR Scope;
4. Planning Commission Comments on the EIR Scope; and,
5. Close the Scoping Meeting.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

DRAFT



Meeting Minutes Planning Commission

Liam Downey - *Chairman*
Joseph Mueller - *Planning Commissioner*
Mohammad Habib - *Planning Commissioner*
Juan Miguel Munoz Morris - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
 -
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Tuesday, April 9, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Downey called the meeting to order at 7:01 p.m.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Liam Downey	Chairman	Present	
Joseph Mueller	Planning Commissioner	Present	
Mohammad Habib	Planning Commissioner	Present	
Juan Miguel Munoz Morris	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

Commissioner Munoz - Morris led the Pledge of Allegiance.

Minutes Acceptance: Minutes of Apr 9, 2019 7:00 PM (Minutes Approval)

ORDERS OF THE DAY

No changes.

OPEN PUBLIC COMMENT PERIOD

Chair Downey opened the public comment period at 7:04 p.m. Hearing no requests to speak the public comment period was closed.

MINUTES APPROVAL

1. APPROVE THE MARCH 12, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	APPROVED [4 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Juan Miguel Munoz Morris, Planning Commissioner
AYES:	Downey, Mueller, Habib, Munoz Morris
ABSTAIN:	Tanda

PUBLIC HEARINGS

None.

OTHER BUSINESS

2. WORKSHOP ON CONVENIENCE STORES

Recommendation:

Recommendation(s)

1. Provide feedback to the Economic Development Team on separation requirements related to convenience store operations.

Economic Development Director Edith Ramirez and Economic Development Manager John Lang presented the Staff Report.

Chair Downey opened the Public Comment Period at 7:34 p.m. The following individuals addressed the Commission:

- Shashi Shalma
- John Horner

Hearing no further requests to speak, the Public Comment Period was closed at 7:47 p.m.

The meeting was recessed at 8:01 p.m.

The meeting reconvened at 8:05 p.m.

The Planning Commission provided feedback to the Economic Development Team related to convenience stores.

RESULT:	NO ACTION TAKEN
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DIRECTOR'S REPORT/ANNOUNCEMENTS

The next Planning Commission meeting will be held on April 23, 2019. Staff will bring forward the a Scoping Hearing for an EIR (Environmental Impact Report) on the De Paul site - Morgan Hill Technology Center. On April 17, 2019 the City Council will be holding interviews at 5 p.m. to fill the two vacancies on the Planning Commission.

ADJOURNMENT

There being no further business, Chair Downey adjourned the meeting at 8:27 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Apr 9, 2019 7:00 PM (Minutes Approval)



PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 23, 2019

PREPARED BY: Jim Rowe, Contract Planner

APPROVED BY: Jennifer Carman, Community Development Director

SCOPING MEETING FOR PREPARATION OF THE MORGAN HILL TECHNOLOGY PARK & MIXED-USE RESIDENTIAL PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)

RECOMMENDATION(S)

1. Introduction by the City's Consultant explaining the Role of the Scoping Meeting;
2. Planning Commission Questions on the EIR Scope;
3. Public Comment on the EIR Scope;
4. Planning Commission Comments on the EIR Scope; and,
5. Close the Scoping Meeting.

REPORT NARRATIVE:

Environmental Impact Report – Project Proposal

On January 29, 2019, TC Morgan Hill Venture, LLC (applicant) submitted General Plan and Zoning Amendment applications for six parcels, comprising 61 acres located on the south side of Cochrane Road, north side of Half Road, and the west side of the southern extension of DePaul Drive. On February 25, 2019, an Environmental Assessment Application (EAA2019-0009) was filed for the preparation of an Environmental Impact Report (EIR). The EIR analysis will also include a 28-acre residential designated area located on the north side of Half Road, west side of Mission View Drive and east side of the southern extension of DePaul Drive, immediately east of the commercial and industrial area.

The EIR will evaluate the following project:

1. Reconfiguration of the property into five legal lots;
2. Reduction of the Commercial zone district from 30 acres to 2.9 acres;
3. Reconfiguration of the Commercial/Industrial parcels into four lots of approximately 57 acres;
4. Amend the boundary of the Commercial General Plan land use designated area through a General Plan Amendment;
5. Zoning Amendment to establish a Planned Development (PD) Combining District over the commercial and industrial project area;
6. Evaluate a maximum residential scenario of 300 units between DePaul and Mission View Drive; and
7. Evaluate 2.18-acre parcel identified as "Not a Part" of project for future assuming

45,000 square feet of industrial office.

Notice of Preparation

On March 20, 2019, the City circulated a Notice of Preparation (NOP) to notify agencies and interested parties that the City of Morgan Hill will be preparing an EIR to identify the significant environmental effects anticipated as a result in the development and operation of the proposed project. The NOP provides a detailed project description and specific environmental categories to be evaluated (Attachment 1) within the EIR. All comments to the NOP are due to the City by April 20, 2019.

Environmental Impact Report Scoping Meeting

The April 23, 2019 Planning Commission meeting will serve as a Scoping Meeting for the EIR. The Scoping Meeting is part of the EIR process, during which the City solicits input from the Planning Commission, other agencies, and the public on specific topics that they believe should be addressed in the environmental analysis. Comments received during the scoping meeting and during the NOP comment period will be considered in the Draft EIR.

Based on the project description in the attached NOP, the EIR will analyze whether the proposed project would have significant environmental effects in the areas of Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Traffic and Utilities.

The EIR is also required to evaluate a reasonable range of alternatives to the project that would achieve most of the basic objectives of the project but would avoid or reduce the project's significant environmental effects. The City is considering analysis of the following alternatives, and is seeking input on these and other alternatives that should be evaluated as part of the EIR:

1. No Project Alternative;
2. Reduced Scale Alternative;
3. Location Alternative(s);
4. Design Alternative;
5. Environmentally superior alternative (to be chosen from one of the above).

The alternative discussion will describe the environmental impacts and benefits of the alternatives and compare them with the proposed project's impacts and their ability to achieve project objectives. In accordance with the California Environmental Quality Act (CEQA), the EIR will identify an environmentally superior alternative from the alternatives described, based on the number and degree of associated environmental impacts.

In conformance with the CEQA Guidelines, the EIR will also contain other sections, including: 1) Significant Unavoidable Impacts; 2) Growth Inducing Impacts; 3)

Significant Irreversible Environmental Changes; 4) EIR References and Organizations & Persons Consulted; and 5) EIR Authors.

Scoping Meeting- Public Participation

The City recommends the following public process when conducting the Scoping Meeting:

1. Introduction by the City's Consultant explaining the Role of the Scoping Meeting;
2. Planning Commission Questions on the EIR Scope;
3. Public Comment on the EIR Scope;
4. Planning Commission Comments on the EIR Scope; and,
5. Close the Scoping Meeting.

Community Engagement

The Scoping Meeting was publicly noticed (mailing to property owners within 600+ feet of the project and newspaper display ad for a minimum 10-day period). Two project notice signs have been posted at the property location, one on the south side of Cochrane Road and the other posted on the north side of Half Road.

LINKS/ATTACHMENTS:

1. Notice of Preparation (NOP)



NOTICE OF PREPARATION and NOTICE OF PUBLIC SCOPING MEETING

Date **March 14, 2019**

To: Responsible Agencies, Trustee Agencies, and Other Interested Parties

Subject: **Notice of Preparation and Scoping Meeting for a Draft Environmental Impact Report for the Proposed Morgan Hill Technology and Mixed-Use Residential Project EIR**

The City of Morgan Hill (City), acting as Lead Agency, will prepare a Draft Environmental Impact Report (DEIR) for the **Morgan Hill Technology and Mixed-Use Residential Project** (project) as identified above and described in the attached materials.

The City is interested in the views of your agency as to the appropriate scope and content of the Draft EIR, as well as any recommended mitigation measures related to responsible and trustee agencies' statutory responsibilities. Please note responsible and trustee agencies will need to use the EIR prepared by the City when considering permits or other approvals required for the project.

The City will consider all comments received in response to the Notice of Preparation (NOP) during the drafting of the EIR. The project location, summary description, a list of potential environmental effects, and the time and location of a public scoping meeting for the project are attached and may be viewed on-line at: <https://www.morgan-hill.ca.gov/1765/MH-Technology-EIR>

Pursuant to the time limits mandated by State law, responses to this Notice of Preparation must be sent to the City at the earliest possible date, but not later than thirty (30) days after receipt of this notice. Please send written comments to the address below by April 20, 2019.

Morgan Hill Development Services
Attention: Jim Rowe, Project Manager
17575 Peak Avenue, Morgan Hill, California 95037.

(408) 778-6480 | Jim.Rowe@MorganHill.CA.gov

Pursuant to CEQA Guidelines section 15082(c), notice is hereby given that the City of Morgan Hill will conduct a public **Scoping Meeting** on **April 23, 2019 at 7:00 p.m.** at the City of Morgan Hill, Council Chambers, 17555 Peak Avenue, Morgan Hill, CA 95037.

John W. Baty, Principal Planner for

Jim Rowe, Project Manager

3/20/2019

Date

Attachment: Notice of Preparation (NOP) (2290 : Scoping Meeting)

Notice of Preparation for an Environmental Impact Report for the Proposed Morgan Hill Technology and Mixed-Use Residential Project

Date of Distribution: March 20, 2019

A. Introduction

The purpose of an Environmental Impact Report is to inform decision-makers and the general public of the environmental impacts of a proposed project that an agency (in this case, the City of Morgan Hill) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and its potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) for avoiding or reducing significant impacts; and (3) consider alternatives to the proposed project.

In accordance with CEQA, the Draft EIR will include the following:

- A summary of the project, its potential significant environmental impacts, and mitigations required to avoid or reduce those significant impacts;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigations for the project;
- Alternatives to the proposed project; and
- Other environmental consequences of the project, including
 - o (1) growth-inducing effects
 - o (2) significant unavoidable impacts
 - o (3) irreversible environmental changes
 - o (4) cumulative impacts, and
 - o (5) effects found not to be significant.

Project Location

The approximately 89-acre site is located west of Mission View Road, south of Cochrane Road, east of US 101, and north of Half Road (APN: 728-30-001 through -004; 728-30-006, -008, -009; 728-31-014 through -016). See Figures 1, 2, and 3.

Overview

The Commercial and Industrial components of the project are currently configured in six parcels totaling approximately 61 acres, with Commercial and Commercial/Industrial General Plan designations, and located within three zoning districts: PUD Highway Commercial (CH), Administrative Office (CO), and PUD Light Industrial (IL). The applicant proposes to reconfigure the property into five legal lots (one commercial, three commercial/industrial parcels controlled by the applicant, and one existing commercial/industrial parcel not controlled by the applicant); reduce the Commercial General Plan designation area and increase the Commercial/Industrial General Plan designation area through a General Plan Amendment (File No. GPA2019-0002); and establish a Planned Development (PD) Combining District over the commercial and industrial project area through a Zoning Amendment (File No. ZA2019-0005).

The residential component of the project is approximately 28 acres with an existing General Plan designation of Residential Attached Low. No formal land use entitlement applications are currently on file, and this portion of the project is being evaluated at a programmatic level for a maximum of 300 units. While the City has received a preliminary site plan showing 247 units as part of the Residential

Development Control System (RDCS) application process, the RDCS process is a precursor to a formal land use entitlement application, and the number of units is expected to change as a result. See Figure 4.

B. Project Description

Commercial

The property fronting Cochrane Road will be reconfigured to one legal lot of approximately 2.92 acres. The proposed rezoning will reduce the existing Commercial zoned acreage from +/-30 acres to 2.92 acres for uses consistent with the traditional CH - Highway Commercial Zoning District, allowing a range of retail, administrative, professional services and functions supporting freeway access at major intersections. The maximum FAR is 0.6. The maximum square footage for the development of this property is approximately 75,000 square feet, which will be evaluated in the EIR. However, the anticipated likely development on the site, given parking, landscaping, and stormwater treatment requirements would be approximately 50,000 square feet.

Industrial

This portion of the property will be reconfigured into four legal lots designated for flexible industrial and commercial uses, including advanced manufacturing, warehouse distribution, supporting office, and similar industrial and commercial uses totaling up to 1.06 million square feet on approximately 57 acres. The Industrial designation allows for a maximum FAR of 0.6. The current proposal shows a FAR below 0.45.

- Industrial Lot 1 will be +/- 10.42 acres with a maximum 195,000 sf concrete tilt-up building.
- Industrial Lot 2 will be +/- 14.64 acres with a maximum 325,000 sf concrete tilt-up building.
- Industrial Lot 3 will be +/- 29.66 acres with a maximum 540,000 sf concrete tilt-up building.

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 over 95 percent of the lineal parapet area with the ability to increase the maximum height to 90 feet over less than 5 percent of the lineal parapet area to accommodate specialized industrial equipment applications and uses including mechanical equipment, and other potential specialized uses including future telecommunication uses. Features exceeding 55 feet in height will be allowed on the west side of the project.

The remainder of the project site will be parking and landscaping/stormwater treatment as common open space for the benefit of employees and visitors.

A 2.18-acre parcel that is depicted as 'Not a Part' on the Trammell Crow conceptual site plan would be evaluated for future industrial uses, although no specific development application is proposed at this time. The EIR will evaluate for potential future industrial/warehouse uses based on the proposed PD Combining District, assuming 45,000 square feet of industrial office. See Figure 5.

Residential Component East of DePaul Drive

The EIR will evaluate a maximum residential scenario of up to 300 units between DePaul Drive and Mission View Drive, north of Half Road. No formal land use entitlement applications are currently on file, and this portion of the project is being evaluated at a programmatic level for a maximum of 300 units. While the City has received a preliminary site plan showing 247 units as part of the Residential Development Control System (RDCS) competition process, the RDCS process is a precursor to a formal land use entitlement application, and the number of units is expected to change as a result, although not to exceed 300. The

Residential Project's proposed site improvements would include visitor and on-street parking, small neighborhood park areas, sidewalks or pedestrian paths, landscape areas, drive aisles, screen walls, lighting, BBQ/picnic area, and recreation amenities in the common park areas. Total open space area is anticipated to be approximately 2.89 acres.

C. Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from development and operation of the project as proposed. The EIR will include the following specific environmental categories as related to the proposed project.

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.

Agricultural Resources

Portions of the project site have historically been used for agricultural purposes, including an orchard that is no longer actively cultivated. According to the Santa Clara County Important Farmland 2014 Map, the majority of the site is designated as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. In November 2014, the City adopted its Agricultural Lands Preservation Program (Preservation Program), which intends to preserve open space agricultural activity within the Morgan Hill Sphere of Influence. The EIR will discuss the project's compliance with the City's General Plan and the Preservation Program's mitigation measures as detailed in the Agricultural Mitigation Ordinance.

Air Quality

The project proposes up to 300 residential units, up to 74,000 square feet of commercial space, and approximately 1.105 million square feet of industrial uses, which in combination exceeds the Operational- and Construction-Related BAAQMD Criteria Air Pollutant and Precursor Screening Level Sizes pursuant to the 2011 BAAQMD CEQA Guidelines. Project operations would generate an increase in air pollutant emissions, resulting in potential community risk impacts to existing nearby sensitive receptors as well as regional criteria pollutants during construction and operations.

The project site is proximate to existing housing located to the east across Mission View Drive and to the south across Half Road and adjacent to the DePaul medical center site to the east across DePaul Drive, which could expose residents and medical center patients and staff, to toxic air contaminants (TACs) during project construction. The EIR will provide an analysis of impacts resulting from Construction TAC emissions upon nearby sensitive receptors based on an air quality assessment to be prepared in accordance with the Bay Area Air Quality Management District's CEQA Guidelines. The air quality assessment will also evaluate potential toxic air contaminant and criteria pollutant health impacts to nearby sensitive receptors during project operations, e.g., trucking activity associated with the three industrial/warehouse buildings, which

are shown with approximately 200 loading docks in combination. The EIR will also account for changes in roadway volumes on existing and proposed roadways and the potential for increased traffic to lead to localized air quality impacts.

While CEQA is primarily concerned with the impacts of a project on the environment and generally does not require agencies to analyze the impact of existing conditions on a project's future users or residents, the City has General Plan policies and regulations that address existing conditions affecting a proposed project, and therefore, the EIR will evaluate the potential exposure of future project residents to TACs sources in the vicinity by examining stationary and mobile TAC sources that may adversely impact residences.

For those portions of the project currently without sufficient detail to allow for detailed modeling of construction activity in the EIR (i.e., the 2.92 acre commercial site, the 2.18 acre Not a Part industrial parcel, and the 28 acre residential site), the EIR will identify future mitigation measures in the form of performance standards that must be met prior to issuance of grading permits for future phases of development, in accordance with BAAQMD health standards and CEQA Guidelines provisions regarding impermissibly deferred mitigation.

Biological Resources

Portions of the project site have historically been used for agricultural purposes, including an orchard that is no longer actively cultivated, but otherwise contain few trees, other than boxed trees for sale, which are not biological resources. The EIR's discussion of tree removal will be based on an arborist report meeting the City's standards. The project site is designated Orchard and Grain, Row-crop, Hay and Pasture, Disked/ Short-term Fallowed in the Santa Clara Valley Habitat Conservation Plan, designations for which no survey requirements apply at the environmental review stage to establish baseline conditions.

Cultural Resources

There is an approximately 1,740sf house on 728-30-004 (part of the residential site) that was built in 1957. Which is therefore required to be analyzed for historic significance under CEQA and the City's Historic Resources Ordinance. There is another house located on 728-31-014 that does not show-up on the Assessor's records. The EIR will be based in part on a Historic Resource Evaluation Report for the project site to identify the historic significance or lack of significance for buildings and site improvements identified to be at least 45 years old. The report will also identify whether any documented historic resources are present in the vicinity and have the potential to be impacted, whether directly or indirectly, by the proposed new structures. Mitigation measures for significant historic resources will be identified, if necessary.

According to the City's archaeological sensitivity map (2000), the project is in an area of archaeological sensitivity due to the past presence of three historic ranch locations in the vicinity. Therefore, an archaeological literature search and field review will be conducted. The City will also consult with any Native American tribes culturally affiliated with the area, if requested to do so, per AB52 requirements. Impacts to significant cultural resources, if any, will be evaluated in the Focused EIR, and appropriate mitigation will be identified.

Energy

The EIR will discuss the amount of energy (i.e., electricity, natural gas, and gasoline use) the project would consume, based on the air quality and greenhouse gas emissions studies to be completed, and information concerning project construction and operations, and identify whether the project's consumption of energy would be wasteful, inefficient, or unnecessary in accordance with Appendix F of the CEQA Guidelines. Mitigation measures will be identified to reduce impacts, as appropriate.

Greenhouse Gas (GHG) Emissions

The proposed project is expected to be operational after 2020, and therefore it is subject to the statewide 2030 GHG targets set by SB 32. GHG emissions resulting from the proposed project will be assessed based on a GHG analysis to be prepared. The GHG analysis would utilize the California Emission Estimator Model Version 2016.3.2 (CalEEMod) to model GHG emissions, and impact conclusions would be based on BAQQMD recommended thresholds. In the event the emissions exceed the 2030 targets, mitigation measures would be identified to attempt to reduce the project's GHG emissions to less than significant levels. The discussion of GHG emissions would be based to the extent possible on the City's General Plan EIR and Greenhouse Gas Reduction Strategy, as well as Plan Bay Area and the statewide Scoping Plan implementing SB32.

Hazards and Hazardous Materials

Phase I/II reports have been prepared for the Industrial portion of the property (approximately 57 acres) and the (2.92 acres) of commercial. The reports indicated that there are no recognized environmental conditions on the site. The remainder of the property that is planned to be residential (28 acres), and the area designated as "Not A Part" (2.18 acres) would be analyzed in the EIR at a program-level and future developments on those sites would need to prepare Phase I/II. In addition, the future extension of Avenida de las Padres would also require Phase I/II be completed at the time of a project-level review.

Noise

The proposed project site is located east of Highway 101 and south of Cochrane Road and is nearby a medical/health center and residential neighborhood to the east (across Mission View Drive). Noise would be generated during the construction of the project, as a result of increased vehicle traffic along area roadways, and as a result of the operations of proposed land uses within the project area, in particular truck loading and other activity associated with the proposed industrial buildings. A noise and vibration assessment will be prepared to calculate future noise and vibration levels as a result of construction and operation of the project. The noise and land use compatibility of sensitive uses proposed as part the Project will be assessed by adjusting existing noise data based on future traffic noise level projections. Noise impacts resulting from cumulative development of the Project area will also be evaluated. Mitigation measures would be identified for any significant impacts, as needed.

For those portions of the project currently without sufficient detail to allow for detailed modeling of construction activity and operational noise in the EIR (i.e., the 2.92 acre commercial site, the 2.18 acre Not a Part industrial parcel, and the 28 acre residential site), the EIR will identify future mitigation measures in the form of performance standards that must be met prior to issuance of grading permits for future phases of development, in accordance with City noise policies and CEQA Guidelines provisions regarding impermissibly deferred mitigation.

Traffic

A traffic analysis will be prepared for the project. The purpose of the traffic analysis is to satisfy the requirements of the City of Morgan Hill and the Congestion Management Program (CMP) of the Santa Clara Valley Transportation Authority (VTA). The study will be based on the City's current policy to evaluate new development according to level of service (LOS) to determine the traffic impacts of the proposed development on the key intersections and freeway segments in the vicinity of the site during the weekday AM and PM peak hours. At a minimum, the traffic analysis would study 50 intersections and eight freeway segments listed below:

Monterey Road and Burnett Avenue
 Monterey Road and Madrone Parkway
 Monterey Road and Cochrane Road
 Monterey Road and Old Monterey Road

Monterey Road and Wright Avenue
 Monterey Road and Central Avenue
 Monterey Road and Main Avenue
 Monterey Road and Second Street
 Monterey Road and Dunne Avenue
 Church Street and Dunne Avenue
 Butterfield Boulevard and Dunne Avenue
 Walnut Grove Drive and Dunne Avenue
 US 101 SB Ramps and Dunne Avenue
 101 NB Ramps and Dunne Avenue
 Condit Road and Dunne Avenue
 Murphy Avenue and Dunne Avenue
 Butterfield Boulevard and Diana Ave
 Butterfield Boulevard and Main Avenue
 Butterfield Boulevard and Central Ave
 Butterfield Boulevard and Jarvis Drive (South)
 Butterfield Boulevard and Sutter Boulevard
 Butterfield Boulevard and Cochrane Road
 Cochrane Circle and Cochrane Road
 Sutter Boulevard and Cochrane Road
 Madrone Parkway/Cochrane Plaza and Cochrane Road
 US 101 SB Ramps and Cochrane Road
 US 101 NB Ramps and Cochrane Road
 De Paul Drive and Cochrane Road
 Mission View Drive and Cochrane Road
 Mission View Drive and Avenida De Los Padres
 Mission View Drive and Half Road
 De Paul Drive Extension and Half Road (Future)
 Condit Road and Main Avenue
 Murphy Avenue and Main Avenue (Future)
 Vista De Lomas and Burnett Avenue
 Butterfield Boulevard and San Pedro Avenue
 Monterey Road and Tennant Avenue
 Church Street and Tennant Avenue
 Vineyard Boulevard and Tennant Avenue
 Butterfield Boulevard and Tennant Avenue
 US 101 SB Ramps and Tennant Avenue
 US 101 NB Ramps and Tennant Avenue
 Condit Road and Tennant Avenue
 Murphy Avenue and Tennant Avenue
 Monterey Road and Vineyard Boulevard
 Monterey Road and Watsonville Road
 Monterey Road and Spring Avenue
 Juan Hernandez Drive and Tennant Avenue
 Butterfield Boulevard and Barrett Avenue
 Monterey Road and Cosmo Avenue

Study Freeway Segments:

US 101 between SR-85 and Bailey Avenue
 US 101 between Bailey Avenue and Coyote Creek Golf Drive

US 101 between Coyote Creek Golf Drive and Burnett Avenue
 US 101 between Burnett Avenue and Cochrane Road
 US 101 between Cochrane Road and Dunne Avenue
 US 101 between Dunne Avenue and Tennant Avenue
 US 101 between Tennant Avenue and San Martin Avenue
 US 101 between San Martin Avenue and Masten Avenue

The level of service analysis will identify the current operating conditions of the intersections and will evaluate whether the project may have an adverse impact on intersection operations during existing plus project and background plus project conditions. Existing weekday AM and PM peak-hour traffic volumes at the study intersections will be obtained, where available, from recent traffic studies conducted in the area. New manual peak-hour turning movement counts will be conducted at intersections where current counts are either outdated or not available.

A qualitative analysis of the project's effect on transit service in the area and on bicycle and pedestrian circulation in the study area will be included in the traffic report. Proposed bicycle and pedestrian facilities will be evaluated for consistency with VTA's Livable Community design guidelines.

The VMT under each of the future condition scenarios will be calculated for internal and external trips and will be specified in absolute terms (by households and jobs) and per capita.

Portions of the proposed residential units and industrial space will require a General Plan Amendment analysis (GPA). The purpose of the GPA traffic analysis is to estimate the impacts of the proposed land use amendment on key intersections and freeway segments in the vicinity of the project area. The analysis will consist of a long-term evaluation of identified potential development levels on the project site due to the proposed land use amendment. The City of Morgan Hill travel demand model will be used to evaluate long-term effects on the transportation system of the identified development level of the project site.

The traffic report will be incorporated into the EIR to identify potential significant impacts and mitigation measures, if any significant impacts are identified.

Utilities

The EIR will discuss the project's potential to impact utilities and assess water and wastewater demand and supply based upon a Water Supply Assessment (WSA) prepared pursuant to SB610. The WSA, which is required due to the General Plan Amendment and the projected water demand will evaluate water supply and demand for the project during normal and drought conditions with five-year incremental projections to the year 2040. Water supply and demand will be compared to assess the sufficiency of water supply for the project.

The project site was previously used for agricultural uses, served by an existing on-site agricultural well, and therefore the WSA includes evaluation of recent historical water demand to define the net change in water demand by the project. Existing water demand would be calculated for the site using data from the City (as available) and/or applying water demand factors, including estimates of agricultural water use, if needed. Any significant impacts will be identified, as necessary.

Cumulative Impacts

In conformance with CEQA Guidelines Section 15130, the EIR will include a discussion of cumulative impacts from the project in combination with other past, pending and reasonably probable future development in the area, based on projections for development according to General Plan buildout. The EIR will analyze and describe any significant cumulative impacts to which the project may contribute.

Alternatives

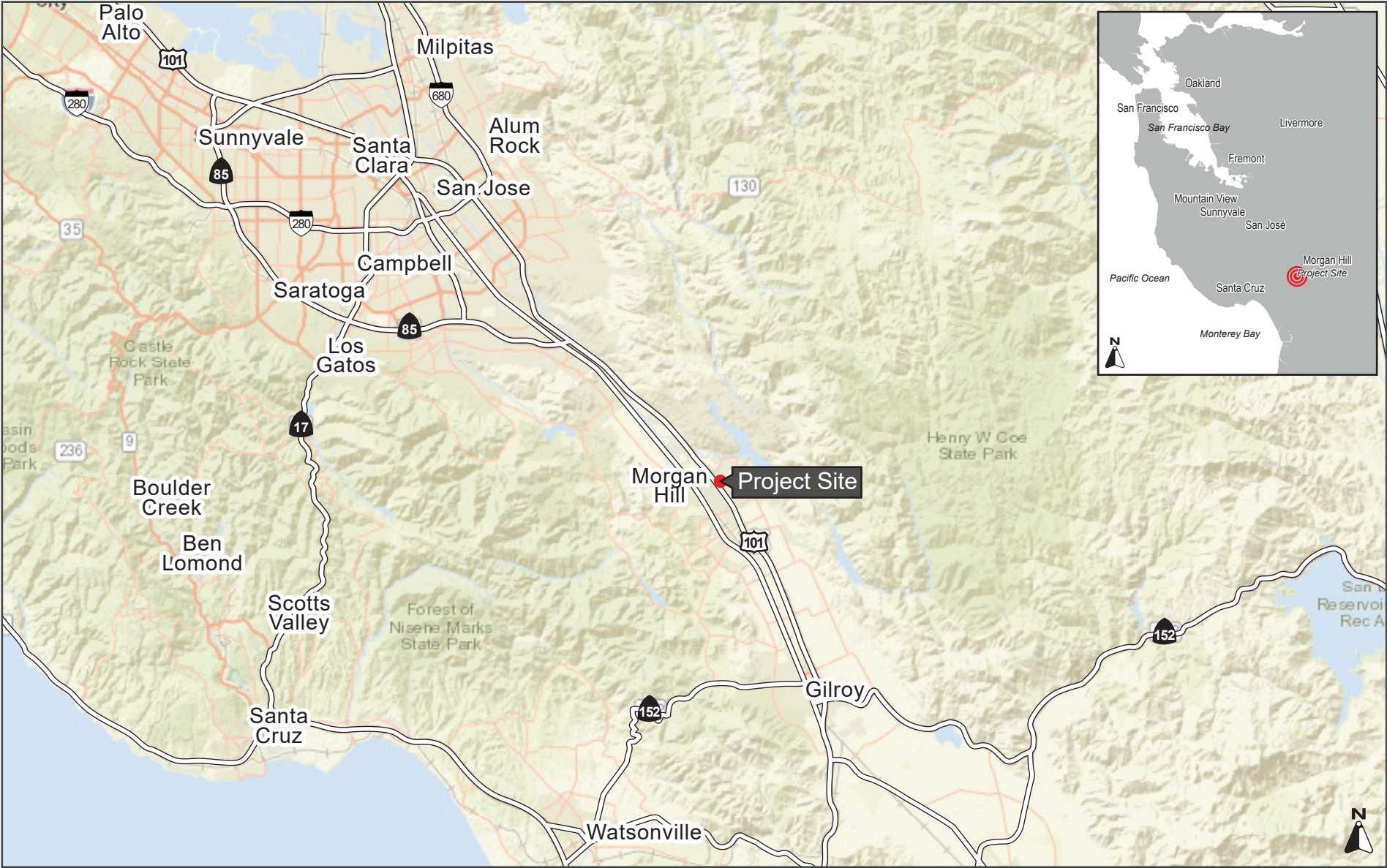
The EIR will evaluate possible alternatives to the proposed project based on the results of the environmental analysis. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant environment effects (CEQA Guidelines Section 15126.6). The results of the technical analysis noted above will be used to develop a reasonable range of alternatives to be analyzed in the EIR that avoid or lessen project impacts while achieving most project objectives; however, it is currently anticipated that the alternatives to be evaluated in the EIR could include the following:

No Project Alternative;
Reduced Scale Alternative;
Location Alternative(s);
Design Alternative;
Environmentally superior alternative (to be chosen from one of the above).

This section will evaluate the impacts of each alternative as required by CEQA (Guidelines Section 15126.6) and based on the “rule of reason.” The alternatives discussion will describe the environmental impacts and benefits of the alternatives and compare them with the proposed project’s impacts and their ability to achieve project objectives. In accordance with CEQA, the EIR will identify an environmentally superior alternative from the alternatives described, based on the number and degree of associated environmental impacts.

Other Required Sections

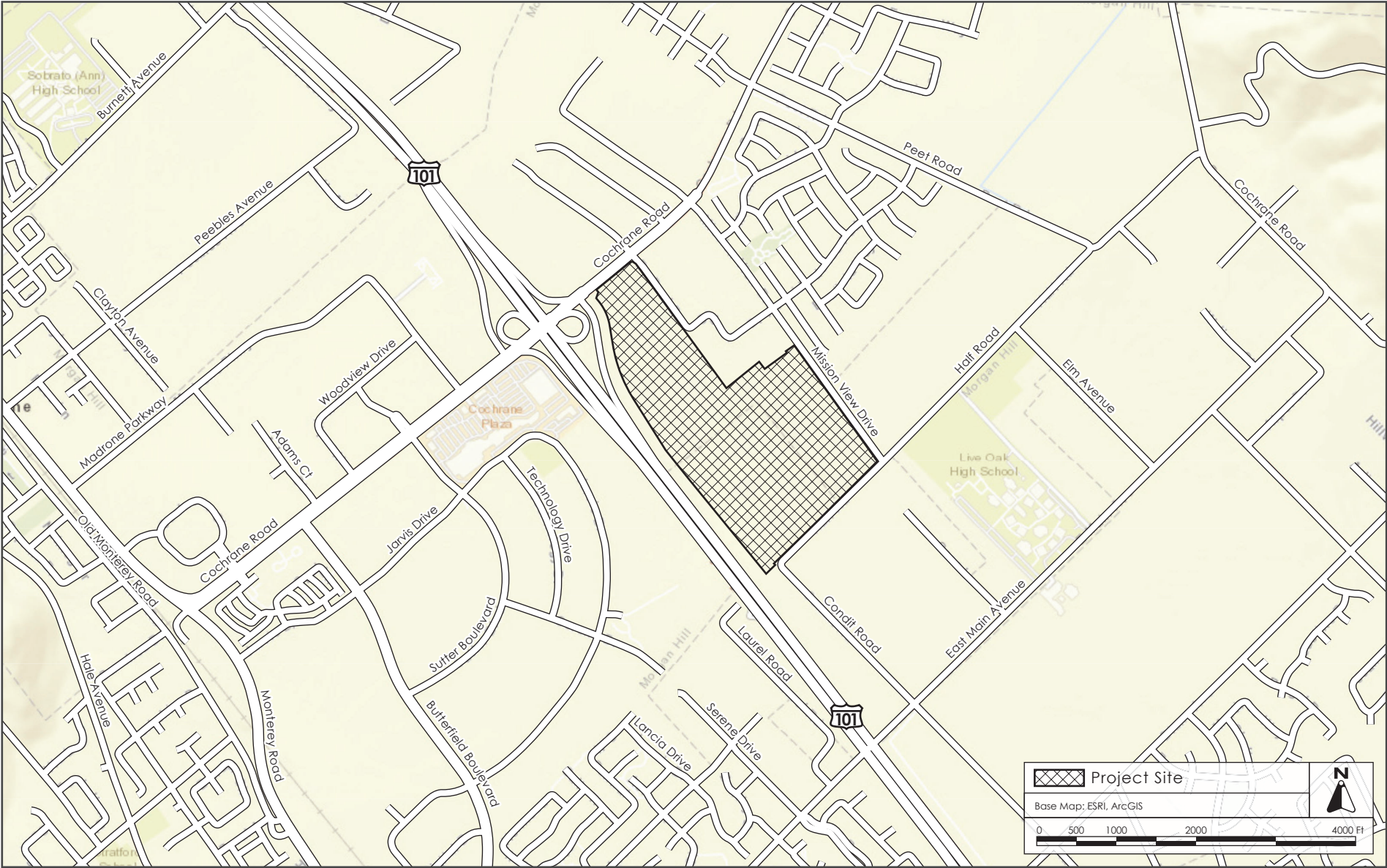
The above discussions identify and highlight the major issues to be addressed in the proposed EIR. In conformance with the CEQA Guidelines, the EIR will also contain other sections, including: 1) Significant Unavoidable Impacts; 2) Growth Inducing Impacts; 3) Significant Irreversible Environmental Changes; 4) EIR References and Organizations & Persons Consulted; and 5) EIR Authors.



REGIONAL MAP

FIGURE 1

Attachment: Notice of Preparation (NOP) (2290 : Scoping Meeting)



VICINITY MAP

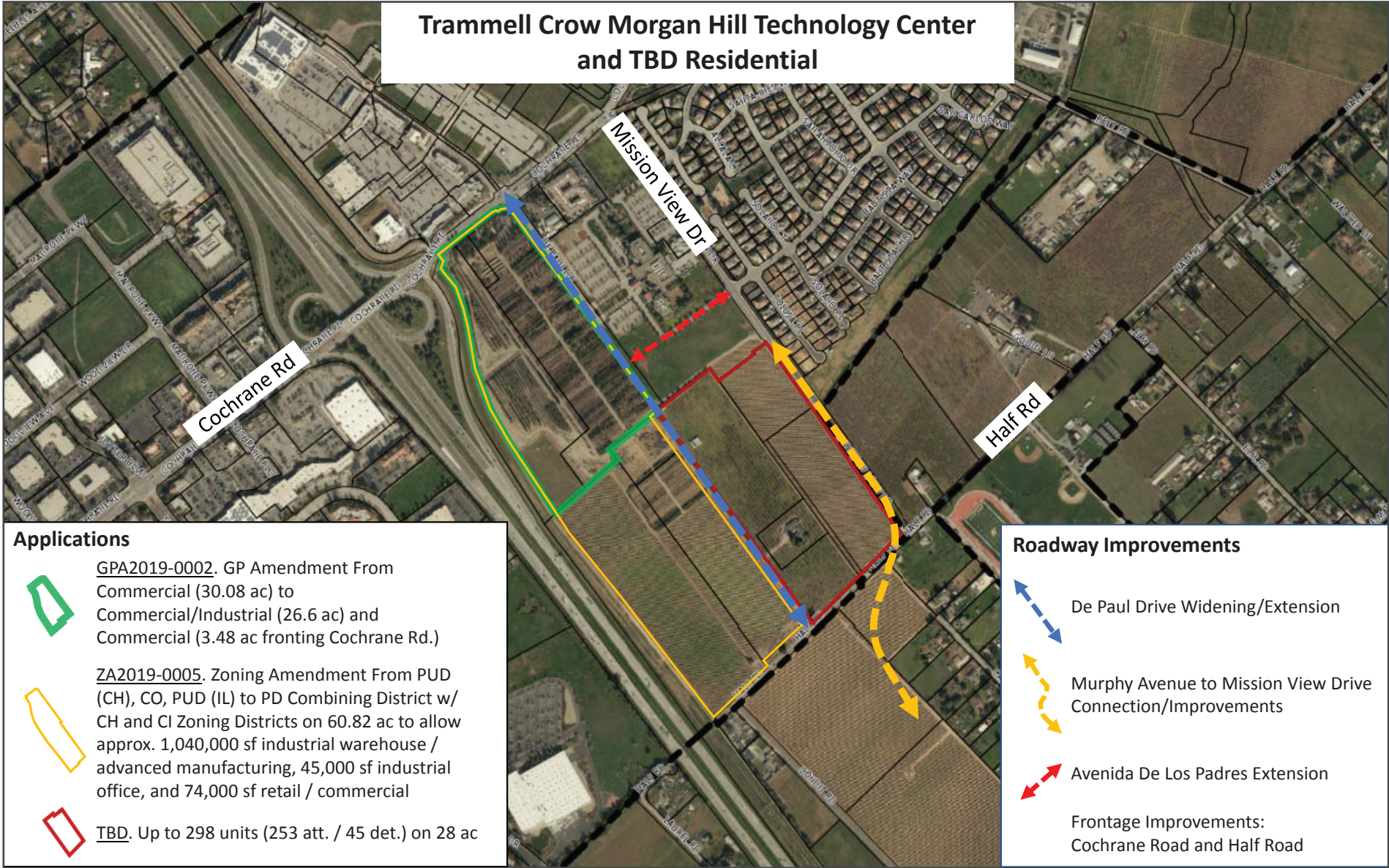
FIGURE 2

Attachment: Notice of Preparation (NOP) (2290 : Scoping Meeting)



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

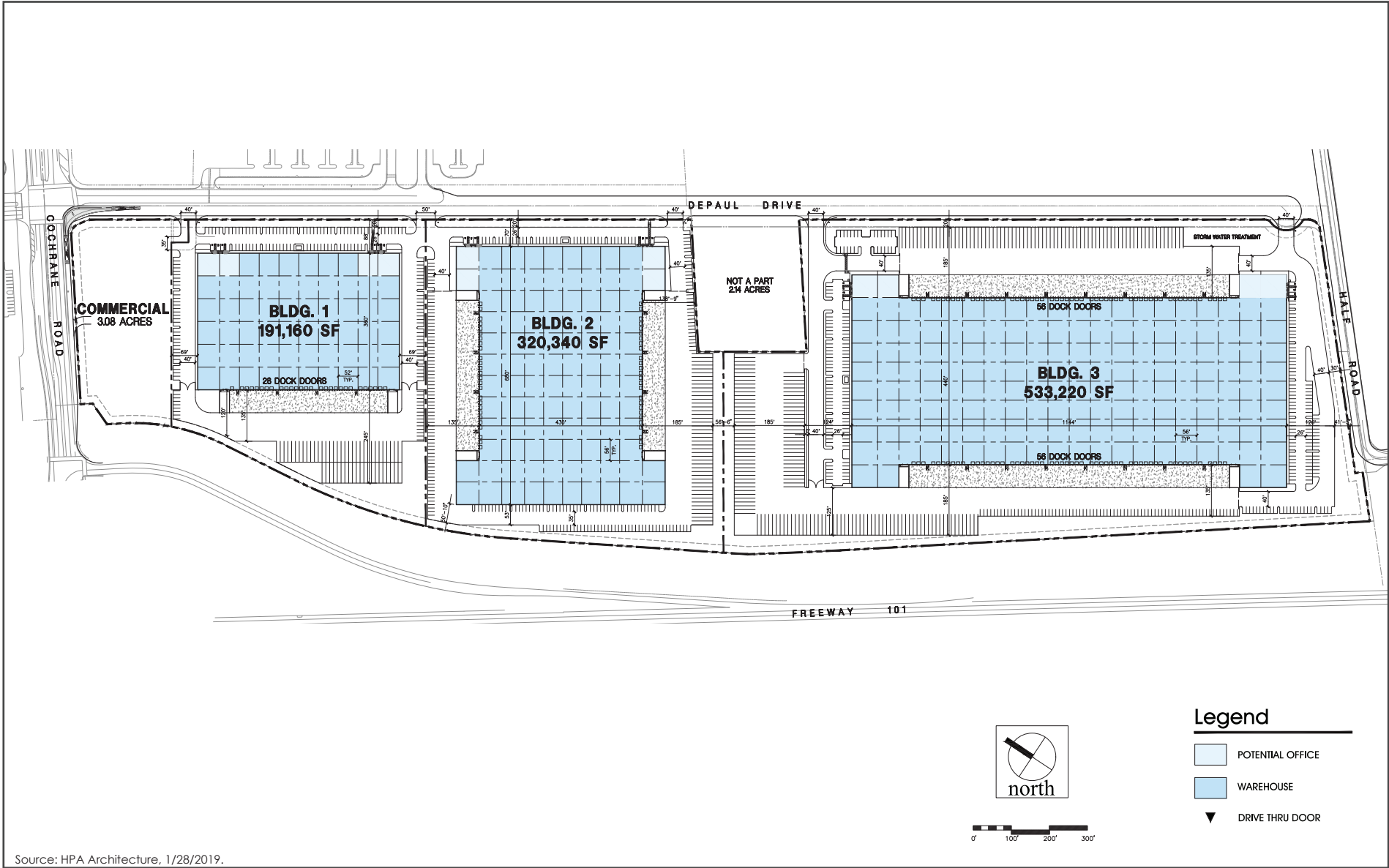
FIGURE 3



89 ACRE SITE

FIGURE 4

Attachment: Notice of Preparation (NOP) (2290 : Scoping Meeting)



SITE PLAN

FIGURE 5

Attachment: Notice of Preparation (NOP) (2290 : Scoping Meeting)