



COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov

**ENVIRONMENTAL
ASSESSMENT**

In accordance with the California Environmental Quality Act, all project applications are evaluated for potential impact on the environment. Environmental review applications are completed by a private environmental firm which results in a faster and more efficient environmental review process.

INSTRUCTIONS

Applicant is responsible to complete all requested information in PART ONE.
Be sure to include all required attachments and photographs.

Responses should be concise and legible. INCOMPLETE, INACCURATE OR
ILLEGIBLE RESPONSES MAY DELAY PROCESSING OF THE INITIAL STUDY.

Completed Environment Assessment Applications must be accompanied by

- filing fee payable to the City of Morgan Hill (see filing schedule attached to Uniform Application)

STAFF USE ONLY

File No. _____ Cross-File _____

Fee Paid () Yes Receipt _____ Accepted by _____

PART 1
ENVIRONMENTAL ASSESSMENT APPLICATION

INSTRUCTIONS:

This is to be completed by the applicant; please answer ALL questions.
Please PRINT or TYPE your responses; illegible answers may cause processing delays.

GENERAL INFORMATION

- 1) Name of Proponent: TC MORGAN HILL VENTURE LLC

- 2) Address and telephone number of Proponent: (Include ZIP code):
Attn: Tom Jodry; 415 Mission Street, 45th Floor

San Francisco, CA 94105 () 415-772-0399

- 3) Name, address and telephone number of person to be contacted concerning this project (if other than #2 above):
See above

()

- 4) Name of Project (if applicable) Morgan Hill Technology Center

- 5) List all related permits and public approvals required for this project, including those required by city, regional, state and federal authorities.
Zoning plan amendment, general plan amendment and PD combining district master plan

PROJECT DESCRIPTION

Geographic Location of Site Southwest corner of Cochrane Road and De Paul Drive
Assessor's Parcel Number Book _____ Page _____ Parcel 728-30-006, 009;
728-31-014, 015, 016
Existing Zoning PUD(CH), CO and PUD (IL) Proposed Zoning PUD(HC), PD
General Plan Land Use Designation Commercial, Commercial/Industrial

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Existing Land Use: Commercial nursery

Project Site () IS () IS NOT within Morgan Hill Urban Service Area Boundaries.

Project Site Area (Acres) 59.70 +/- acres gross (Sq. Feet) 2,600,532 sf +/- acres gross

Project Bldg. Area (Sq. Ft. existing) _____

(Sq. Ft. new construction) 1.1 mil sf

Number of Floors of Construction: 1

Parking Spaces Provided: (Total) 765 (HC) _____ (Cmpt) _____

Project Scheduling: (Begin Construction) _____

(Anticipated Completion) _____

Proposed Project Land Use:

() RESIDENTIAL

Total Number of Units: (Proposed) _____ (Existing) _____

Schedule of Unit Sizes: (Studio) _____ (1 Br) _____ (2 Br) _____ (3 Br) _____ (4 Br) _____

Remarks: _____

() COMMERCIAL

Proposed Activities: (i.e. Retail, Medical Office, Food Service) _____

commercial and industrial uses

Estimated Total Employment: TBD

Project Service Area: () Neighborhood () Citywide () Regional _____

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Remarks: _____

() INDUSTRIAL

Proposed Activity: (i.e. Manufacturing, Distribution, etc.)
broad range of commercial use including advanced manufacturing, technology development lab, industrial testing, general manufacturing, and distribution.

Proposed Manufacturing Processes to be Conducted: (i.e. machine tooling, electroplating, chemical manufacturing, optical coating, etc.) _____

TBD

Description of Hazardous Substances to be stored or used within project boundaries:

TBD

Total Estimated Employment: TBD

Remarks: _____

() INSTITUTIONAL

Proposed Activities: (i.e. Convalescent Care, Public Library, etc.) _____

Total Estimated Employment: _____

Total Estimated Occupancy (i.e. Patient beds, etc.) _____

Remarks: _____

ENVIRONMENTAL SETTING

Describe the project site as it exists before the project, including information on topography, soils stability, and any cultural, historical or scenic aspects. Describe any structures on the site, and indicate presence of any significant vegetation.

See Attachment 1

Describe the surrounding properties, including information on land use, significant vegetation, cultural or historic distinctions, the scale of existing development, etc.

See Attachment 1

PROJECT SITE PHOTOGRAPHS

(Attach pictures of the project site as it currently exists and surrounding properties)

See Attachment 1

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ATTACHMENTS (if provided as part of a larger application, the following is not required)

For projects that are going through the Environmental Assessment process only:

-1 SET, Preliminary Project Site Plan and Elevations

-1 COPY, Vicinity Map Depicting Project Location

CERTIFICATION

I hereby certify that the statements furnished above and in the attached materials depict the data and information required for this Initial Study. The facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: _____ Print Name: _____

Signature: _____

ATTACHMENT 1 ENVIRONMENTAL SETTING

Describe the project site as it exists before the project, including information on topography, soils stability, and any cultural, historical or scenic aspects. Describe any structures on the site and indicate presence of any significant vegetation.

The northern portion of the site is currently used as a nursery to store mature trees and the southern portion of the site is used to cultivate and grow hay. The site is relatively flat with elevations ranging between elevation 384 and 386 feet NAVD 88, except an area once used as a detention pond in the western portion of the site that is at elevation 380 feet. A house with storage shed were previously constructed at the northern end of the site. The Madrone Channel parallels U.S. Highway 101 between the site and the highway. Geotechnical studies indicate the site is not within an earthquake fault zone, liquefaction zone, or an earthquake-induced landslide zone. Prior site disturbances such as filling and agricultural activities limit the potential for cultural or archaeological resources. No notable scenic corridors or significant vegetation is present. Vegetation consists of nursery stock, agricultural plants used for hay production, and a variety of primarily non-native grasses and herbaceous plants comprising ruderal habitats.

Describe the surrounding properties, including information on land use, significant vegetation, cultural or historic distinction, the scale of existing development, etc.

U.S. Highway 101 and the Madrone Channel are found along the western border of the site. Highway commercial land uses occur to the north of the site across Cochrane Road. The SSM Health DePaul Hospital-St. Louis is found to the east of the western portion of the site across DePaul Drive, and agricultural uses are found to the east of the southern portion of the site. Agricultural uses also occur to the south of the site. The only areas of significant vegetation would be wetland vegetation found within the Madrone Channel parallel to the western border of the site. No areas of historic or cultural distinction can be found in the immediate vicinity of the site.

Site Photographs. Representative site photographs are provided on the following pages.

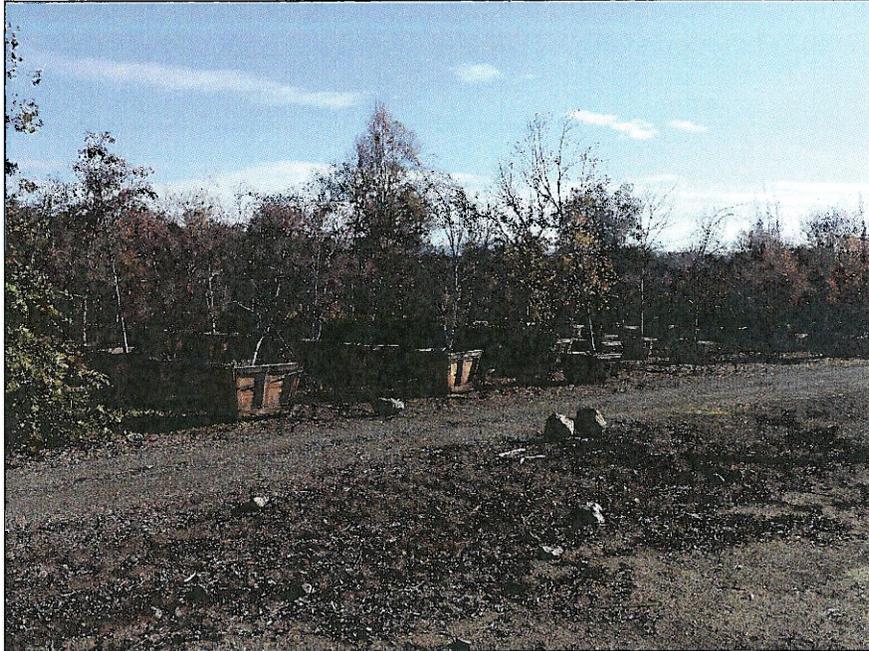


Photo 1. Representative view of proposed Morgan Hill Technology Project site currently in use as a commercial nursery. Photo dated December 6, 2018.

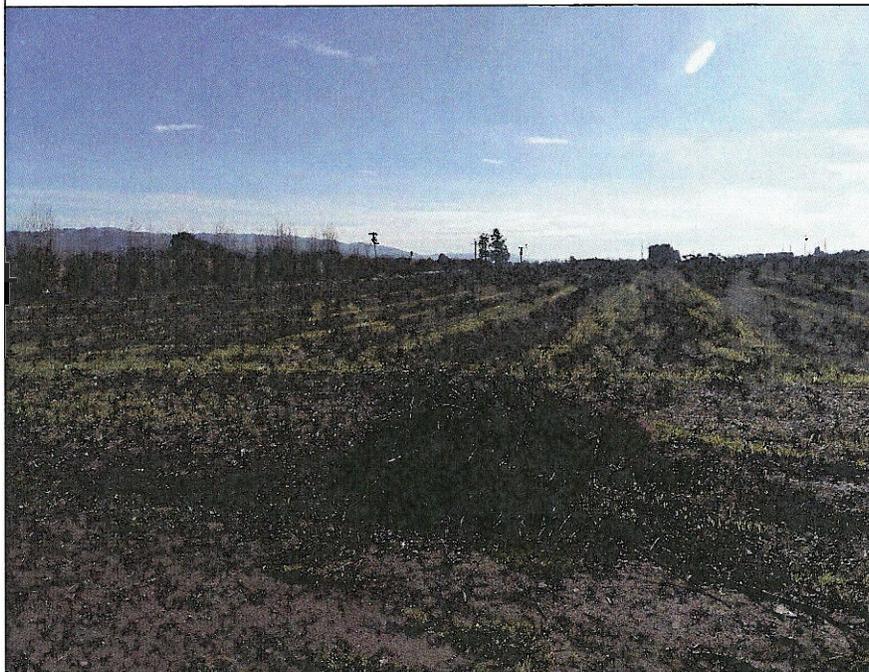


Photo 2. Representative view of proposed Morgan Hill Technology Project site currently in agriculture use for crop production. Photo dated December 6, 2018.

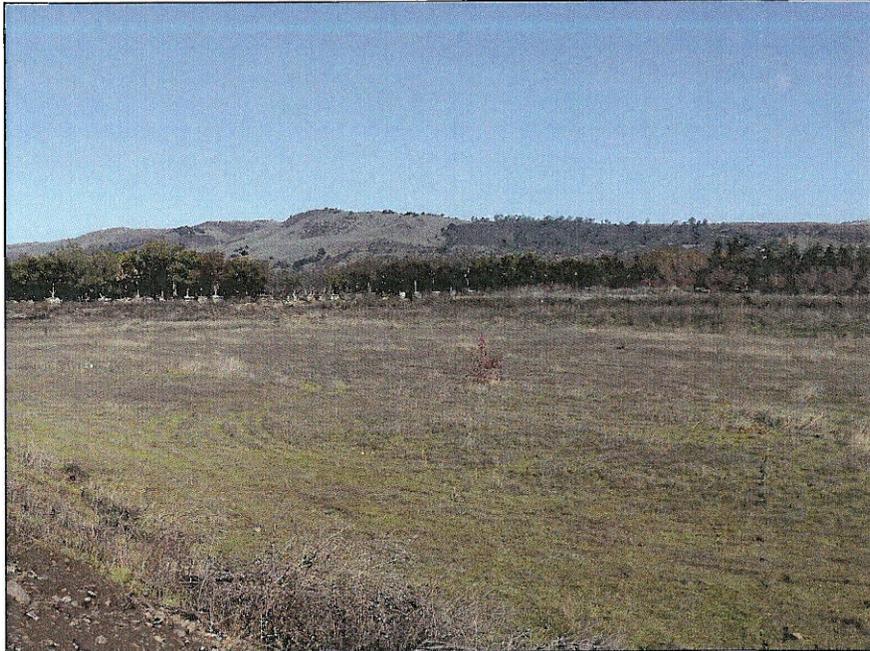


Photo 3. View of Proposed Morgan Hill Technology Project site used as a stormwater detention basin with the commercial nursery area in the background. Photo dated December 6, 2018.



Photo 4. View of Proposed Morgan Hill Technology Project site showing western fenced boundary on left side of fence and adjacent Madrone Channel which parallels the western border of the site. Photo dated December 6, 2018.

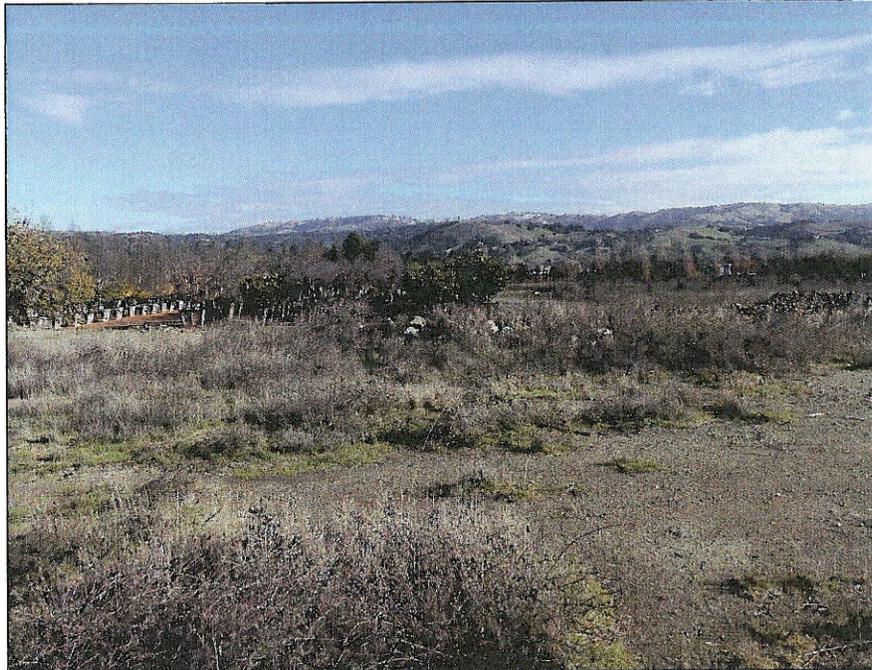
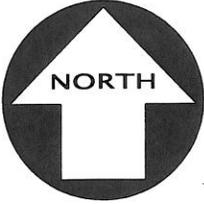


Photo 5. View of Proposed Morgan Hill Technology Project Site showing area between commercial nursery and agricultural areas being used to store commercial nursery materials. Photo dated December 6, 2018.



0 250 500 1000 1500

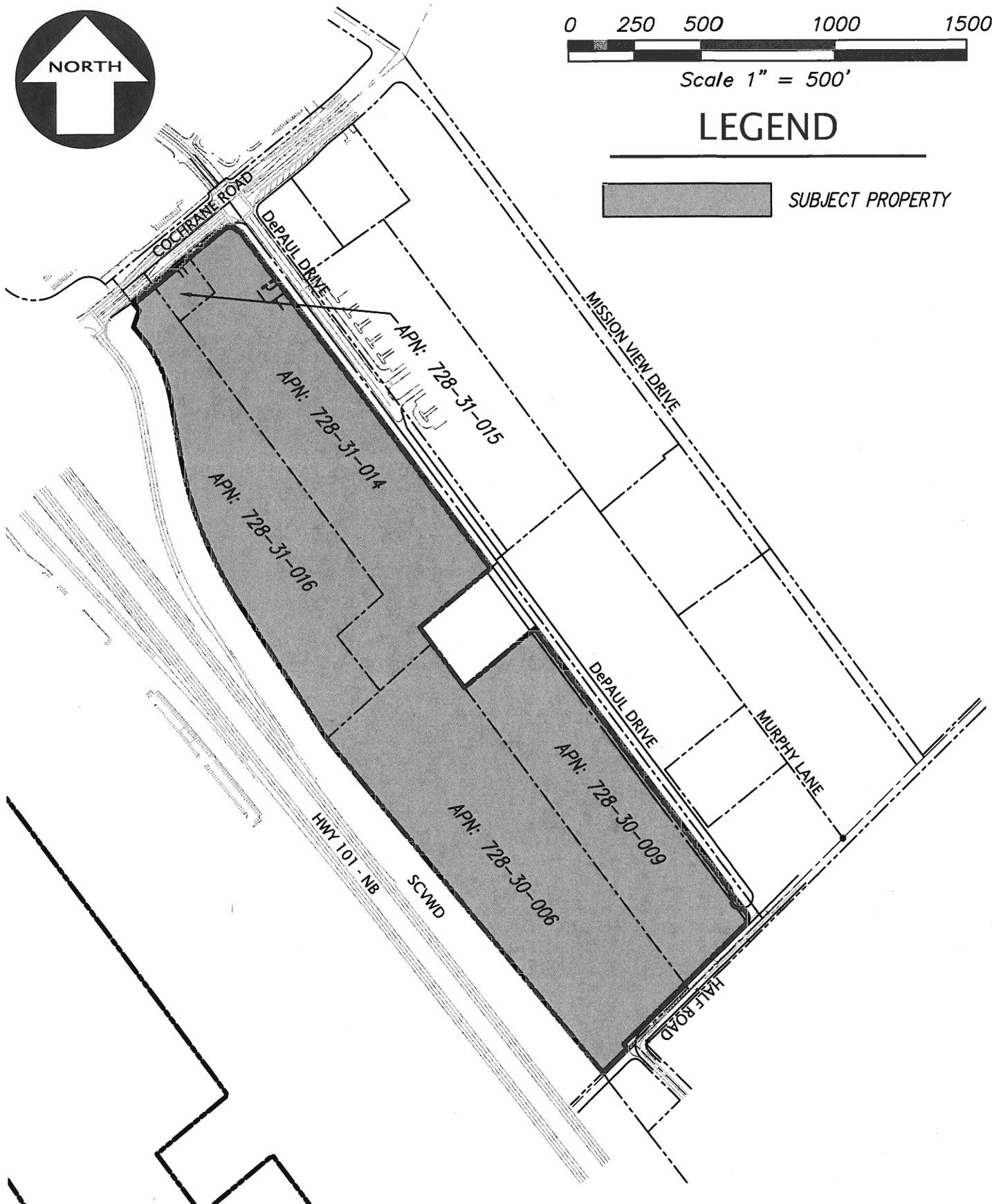


Scale 1" = 500'

LEGEND



SUBJECT PROPERTY



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

VICINITY MAP
MORGAN HILL TECHNOLOGY CENTER
FOR
TRAMMEL CROW
MORGAN HILL, CALIFORNIA

DATE	JAN. 28, 2019
SCALE	1" = 500'
BY	JMB
JOB NO.	A18673
SHEET	1 OF 1