



PLANNING DIVISION

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MITIGATED NEGATIVE DECLARATION

I. DESCRIPTION OF PROJECT:

Date: January 17, 2020

Application: SR2019-0023: Cochrane-Monument Land Co.

APNs: 726-34-016 and -017

Project Title: Techcon Project and Monterey Road/Cochrane Road Intersection Improvements

Project Location: 480 Cochrane Circle, Morgan Hill, California, 95037

Monterey Road/Cochrane Road Intersection, Morgan Hill, California, 95037

Project Proponent: Techcon Construction
16200 Vineyard Boulevard, Suite 100
Morgan Hill, CA 95037

Project Description: The Initial Study evaluates two separate but related projects. The first project includes proposed commercial office buildings and an equipment yard for Techcon Construction, and the second consists of City-initiated improvements to the adjacent intersection of Cochrane Road and Monterey Road, located to the south of the Techcon project site. A discussion of the proposed development components and City-initiated intersection improvements is provided below.

Proposed Techcon Development

The proposed project would include development of a two-story commercial office building for Techcon Construction, as well as a yard, barn, and 148 surface parking stalls. Total building square footage would be approximately 55,000 square feet (sf). The main office building would be located in the central portion of the site and have a total height of approximately 50 feet. The first floor of the building would include 16,369 sf of manufacturing space, a reception area, a break room, office space, storage areas, two restroom areas, and an elevator and stairwell to allow access to the second floor. The second floor would include office space and restrooms, as well as a library, two conference rooms, an event room with an attached kitchen, and ample deck space.

The barn, located within the northwest portion of the site, would be developed with a mezzanine and approximately 2,599 sf of storage space. In addition, the barn would include 4,374 sf of area designated as workshop space. The yard would be located in the southwest portion of the site, south of the barn.

Water and sewer service for the proposed project would be provided by the City through connections to existing infrastructure located in the site vicinity. On-site stormwater runoff from impervious surfaces would be collected by a series of drain inlets along the internal parking areas, drive aisles, and paved walkways. The runoff would then be transported, through new underground piping, to a series of proposed landscape swales on the site perimeter. Stormwater would infiltrate underlying soil materials within the swales, which would provide for preliminary treatment of pollutants. Partially treated runoff would be captured by perforated underdrains that would route stormwater, by way of existing stormwater lines, to the existing stormwater detention basin located on the parcel north of the Monterey Road and Cochrane Circle intersection.

City-Initiated Cochrane and Monterey Road Intersection Improvements

Separately, the City is proposing to redesign the northeast corner of Cochrane Road and Monterey Road, directly south of the project site. The sidewalk and landscaping improvements required of the proposed Techcon project present the City with an opportunity to share the cost of the intersection modifications. The intersection would be redesigned to allow the street to be converted to a conventional intersection by vacating the 14,148-sf of excess right-of-way on Cochrane Road. By vacating the excess right-of-way, the operations at the intersection would improve and the high-speed right turn would be eliminated.

For the westbound direction, one through lane would be provided on Cochrane Road, as well as one right-turn-only lane, two left-turn-only lanes, and a bike lane. The two lanes that currently exist on northbound Monterey Road would not be altered with implementation of the intersection improvements. Additionally, two new eight-foot crosswalks would be installed along the north and east legs of the intersection to allow pedestrians to safely cross Monterey Road and Cochrane Road. The efficiency of the existing traffic signal would also improve by allowing the intersection to operate in an eight-phase configuration, rather than the current six-phase configuration. Construction activities associated with the intersection improvements would require demolition of approximately 22,454 sf of materials, as well as clearing and grubbing of the area.

Requested/Required Entitlements

The overall project requires the City's approval of the following entitlements:

- Adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program;
- Design Review; and
- Street Vacation.

II. DETERMINATION

In accordance with the City of Morgan Hill procedures for compliance with the California Environmental Quality Act (CEQA), the City has completed an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, the City makes the following determination:

- Although the project, as proposed, could have had a significant effect on the environment, there will not be a significant effect in this case because mitigation measures will be included in the project, and, therefore, this **MITIGATED NEGATIVE DECLARATION** has been prepared.

III. MITIGATION AND AVOIDANCE MEASURES

A. Biological Resources

IV-1. *If construction is proposed during breeding season (February 1 to August 31), a pre-construction nesting survey for raptors and other protected migratory birds shall be conducted by a qualified biologist and submitted to the City of Morgan Hill Development Services Department for review no more than 14 days prior to the start of construction. Pre-construction surveys during the non-breeding season (September 1 to January 31) are not necessary for birds, including roosting raptors, as they are expected to abandon their roosts during construction. If these species are deemed absent from the area, construction may occur within 14 days following the survey during the early nesting season (February to May) and within 30 days following the survey during the late nesting season (June to August).*

If nesting raptors are detected on or adjacent to the site during the survey, a suitable construction-free buffer shall be established around all active nests. The precise dimension of the buffer (250-foot minimum for certain raptors) shall be determined by the qualified biologist at that time and may vary depending on location, topography, type of construction activity, and species. The buffer areas shall be enclosed with temporary fencing, and construction equipment and workers shall not enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

IV-2. *The project applicant shall mitigate for the removal of the trees located within the project site, as identified in the tree survey prepared for the proposed project, by providing an on-site replacement planting at a minimum 1:1 ratio with 15-gallon minimum size trees.*

For the Ordinance Sized Trees to be preserved as part of the project, the project applicant shall retain a certified arborist to prepare a tree protection plan, subject to review and approval by the Development Services Department. The plan shall demonstrate how any retained trees are to be protected during and after construction. The tree protection plan may include, but not be limited to, the following:

- *Locate structures, grade changes, etc. as far as feasible from the 'dripline' area of the tree.*
- *Avoid root damage through grading, trenching, compaction, etc., at least within an area 1.5 times the 'dripline' area of trees. Where root damage cannot be avoided, roots encountered (over one inch in diameter) should be exposed approximately 12 inches beyond the area to be disturbed (towards tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw, and immediately back-filled with soil.*
- *Tearing, or otherwise disturbing the portion of the root(s) to remain, shall be avoided.*
- *A temporary fence shall be constructed as far from the tree stem (trunk) as possible, completely surrounding the tree, and six to eight feet in height. 'No parking or storage' signs shall be posted outside/on the fencing. Postings shall not be attached to the main stem of the tree.*

- *Vehicles, equipment, pedestrian traffic, building materials, debris storage, and/or disposal of toxic or other materials shall not be permitted inside of the fenced off area.*
- *The project applicant shall avoid pruning immediately before, during, or immediately after construction impact. Perform only that pruning which is unavoidable due to conflicts with proposed development. Aesthetic pruning should not be performed for at least one to two years following completion of construction.*
- *Trees that will be impacted by construction may benefit from fertilization, ideally performed in the fall, and preferably prior to any construction activities, with not more than six pounds of actual nitrogen per 1,000 square feet of accessible 'drip line' area or beyond.*
- *The 'rooting' area shall be mulched with an acidic, organic compost or mulch.*
- *The project applicant shall arrange for periodic (Biannual/Quarterly) inspection of tree's condition, and treatment of damaging conditions (insects, diseases, nutrient deficiencies, etc.) as such conditions occur, or as appropriate.*
- *Subject to the discretion of the Development Services Department, individual trees likely to suffer significant impacts may require specific, more extensive efforts and/or a more detailed specification than those contained within the above general guidelines.*

B. Noise

XIII-1. Noise-generating construction activities associated with the proposed project and intersection improvements shall not occur within the hours identified in Municipal Code Section 8.28.040(D). The above language shall be included on final project improvement plans prior to approval by the City of Morgan Hill Development Services Department.

XIII-2. To the maximum extent practical, the following measures should be implemented during project construction:

- *All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition;*
- *All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, State, or local agency shall comply with such regulations while in the course of project construction;*
- *Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible;*
- *Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors;*
- *Project area and site access road speed limits shall be established and enforced during the construction period; and*
- *Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.*

The above requirements shall be included via notation on project grading plans, subject to review and approval by the Development Services Department.

XIII-3. During construction activities associated with the proposed project, any compaction required within 26 feet of existing structures adjacent to the project site shall be accomplished by using static drum rollers rather than vibratory compactors. The above requirement shall be included via notation on any grading plans approved for the project to the satisfaction of the City of Morgan Hill Development Services Department.

C. Transportation

XVII-1. Prior to initiation of construction activities, the project applicant shall prepare a Construction Traffic Management Plan for review and approval by the City of Morgan Hill. The plan shall include the following:

- A project staging plan to maximize on-site storage of materials and equipment;*
- A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes;*
- Provisions for maintaining adequate emergency access to the project site;*
- Permitted construction hours;*
- Designated locations for construction staging areas;*
- Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; and*
- Provisions for street sweeping to remove construction-related debris on public streets.*

III. FINDING

The City of Morgan Hill hereby finds that the proposed project could have a significant effect on the environment; however, there would not be a significant effect in this case because mitigation measures summarized above and described in the initial study will reduce the impacts to a less-than-significant level.

Terry Linder, Senior Planner

Date