



DEVELOPMENT SERVICES CENTER

NOTICE IS HEREBY GIVEN THAT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THE CITY OF MORGAN HILL HAS PREPARED AN ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED GENERAL PLAN AMENDMENT AND ZONING AMENDMENT PROJECT FILED UNDER APPLICATION EA2019-0009, GPA2019-0002, AND ZA2019-0005: DE PAUL – TC MORGAN HILL VENTURES. THE PROJECT IS ALSO REFERRED TO AS THE MORGAN HILL TECHNOLOGY PARK AND RESIDENTIAL MIXED-USE DEVELOPMENT.

The De Paul – TC Morgan Hill Ventures Draft EIR and associated documents will be available to the public on May 15, 2020.

The De Paul – TC Morgan Hill Ventures Draft EIR is available online in PDF at the City's website (<https://www.morgan-hill.ca.gov/1765/Morgan-Hill-Technology-Park-EIR>) or you can request an electronic or hard copy to be mailed to you by calling (408) 767-6404 or e-mailing general@morganhill.ca.gov. Questions regarding the project may be addressed by calling (408) 310-4635 or e-mailing adam.paszkowski@morganhill.ca.gov.

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.

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).

PROPOSED PROJECT

The Commercial and Industrial components of the project are currently configured in six parcels on the west side of De Paul Drive totaling approximately 61 acres, with Commercial and Commercial/Industrial General Plan land use 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 eight legal lots (one commercial, six commercial/industrial parcels controlled by the applicant, and one existing commercial/industrial parcel not controlled by the applicant); amending the General Plan land use designation of the site to consist of 2.9± acres of Commercial and 57± acres of Commercial/Industrial 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 on the east side of De Paul Drive with an existing General Plan land use designation of Residential Attached Low (6-16 du/ac). 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 319 single-family detached and attached units.

The project proposes a mix of industrial, commercial, and residential uses on the 89-acre site. The industrial and commercial portions of the project would be located on approximately 61 acres on the western half of the site. The project would develop 1.04 million square feet of light industrial uses contained in six buildings on a 57.8-acre area of the site west of De Paul Drive, 45,000 square feet of industrial office in one building situated between the industrial buildings on a 2.31-acre parcel, and 50,000 square feet of retail/commercial on a 2.92-acre parcel fronting on Cochrane Road. The residential portion of the project east of De Paul Drive would consist of approximately 319 residential units on 28 acres in the eastern and southern portion of the site. DePaul Drive would be widened and improved to provide a minimum width of 72 feet and extended south from the existing reach to the right-of-way of Half Road. Pursuant to CEQA Guidelines Section 15087(c)(6), the subject site is **not** listed on any of the lists of sites compiled under Section 65962.5 of the Government Code concerning hazardous waste or hazardous waste disposal.

PUBLIC REVIEW PERIOD

The City of Morgan Hill is making this Draft EIR available in accordance with CEQA for a 60-day review and comment period.

The Public Review Period begins on May 15, 2020 and ends on July 14, 2020.

During the comment period, written comments may be submitted in the following ways:

- By mail to Attn: Adam Paszkowski, Development Services, 17575 Peak Avenue, Morgan Hill, CA 95037
- Through the City's website: <https://www.morgan-hill.ca.gov/1765/Morgan-Hill-Technology-Park-EIR>
- By email to adam.paszkowski@morganhill.ca.gov with the subject line "Draft EIR Comment"

Comments must be received electronically or postmarked on or before July 14, 2020. The City of Morgan Hill will prepare a Final EIR, which will include responses to comments received during the comment period.

COMMUNITY OPEN HOUSE

COVID-19 UPDATE

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Members of the public may NOT physically attend meetings at the Morgan Hill City Council Chamber. Those members of the public wishing to participate remotely may do so via the electronic meeting at: <https://bit.ly/DePaulTC-EIRCommunityMeeting> or by calling in to: 1-669-900-9128 then enter the meeting id: 891 5582 5963#

The City of Morgan Hill invites you to participate in a community open house to provide an opportunity for the public to submit verbal comments on the Draft EIR.

DATE: Tuesday, June 30, 2020
TIME: 7:00 p.m.
LOCATION: Virtual Meeting
<https://bit.ly/DePaulTC-EIRCommunityMeeting>
or by calling in to: 1-669-900-9128 then enter the meeting id: 891 5582 5963#

NOTICE IS ALSO GIVEN, pursuant to Government Code Section 65009, that any challenge of the above referenced EIR in court may be limited to issues raised during this public review period or prior to the public hearing on this matter. The time within which judicial review must be sought of the action by the City Council on this EIR is governed by the provisions of Section 21167 et seq. of the California Public Resources Code and Section 15112 of the CEQA Guidelines.

Date: May 5, 2020
Publish: May 15, 2020