



## **DEVELOPMENT SERVICES CENTER**

**NOTICE IS HEREBY GIVEN THAT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THE CITY OF MORGAN HILL HAS PREPARED A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR) FOR A PROPOSED GENERAL PLAN AMENDMENT AND ZONING AMENDMENT PROJECT FILED UNDER APPLICATIONS EA2021-0010, GPA2021-0004, AND ZA2019-0003: COCHRANE – MORGAN HILL RETAIL VENTURES CENTER. THE PROJECT IS ALSO REFERRED TO AS COCHRANE COMMONS PHASE II.**

The Cochrane Commons Phase II Draft SEIR and associated documents will be available to the public on June 10, 2022.

The purpose of a Subsequent 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 SEIR process is used when there are substantial or major changes in the project, in the circumstances of the project or when new environmental information is discovered. In this case, the SEIR (1) provides information sufficient to evaluate the changes to the approved project and its potential for significant impacts on the environment; (2) examines methods (e.g., project-specific mitigations, uniformly applied development regulations) for avoiding or reducing significant impacts; and (3) considers alternatives to the proposed project.

### **PROJECT LOCATION**

Northwest corner of Cochrane Road and future Mission View Drive (Assessor's Parcel Numbers: 728-37-024 thru 026, 028, 042 thru 052, and 067 thru 068)

### **PROPOSED PROJECT**

The project would involve construction of Phase II of the Cochrane Commons development on the undeveloped site adjacent to the completed Phase I. The Phase II project currently proposed is different from the originally proposed Phase II that was analyzed in the 2005 EIR. The project would consist of 498 residential units, consisting of a mix of homes, townhomes, condos, and apartments; 135,000 square feet of retail space; a 140-room hotel; and amending the zoning and General Plan designation to Mixed Use Flex (MUF) for the Phase II development area. The residential uses would be located in the northern and middle portion of the project site and the hotel and commercial retail would be located in the southern portion. The project would also provide various on-site amenities for residents. A courtyard with outdoor open space would be provided near the proposed apartment units. A clubhouse, recreation hall, and swimming pool would also be provided for on-site residents. The project would include 1,367 parking spaces.

Required Project Approvals include a General Plan Amendment and Planned Development Amendment (Zoning Amendment).

### **ENVIRONMENTAL REVIEW FINDINGS**

The Draft SEIR identifies significant impacts to the following California Environmental Quality Act (CEQA) environmental issue area: transportation. As described in the Draft SEIR, Vehicle Miles Traveled (VMT) impacts can be mitigated, but the project would not fall below the applicable residential VMT per capita threshold and would be considered significant and unavoidable. All other subject area impacts were determined to be no impact or less than significant with the implementation of mitigation measures.

The proposed Cochrane Commons Phase II Project is hereafter referred to as the "proposed project" or "project." The project would involve construction of Phase II of the Cochrane Commons development, which was

previously analyzed in the Cochrane Road Planned Unit Development Project 2005 EIR (2005 EIR, State Clearinghouse Number 2004112060) on the undeveloped site adjacent to the completed Phase I.

The 2005 EIR identified that significant and unavoidable impacts to agriculture, air quality, noise, and transportation would result from the previously approved project. The previously approved project and the current version of the project would both convert prime farmland out of agriculture use, and this impact would remain significant under the current project. The 2005 EIR found that the previously approved project would result in significant operational emissions from mobile air pollutant sources, even with the implementation of mitigation to implement a trip reduction plan. However, updated modeling with more accurate tools taking into account improved vehicle standards show that air quality emissions from the proposed current project would be less than significant. The 2005 EIR identified a short-term significant and unavoidable noise impact to two single-family residential units on the southeast corner of the project site due to increased number of vehicle trips. As these units have since been demolished, this impact would no longer apply for the current project. The 2005 EIR also found that the previously approved project would generate new trips on the segment of US 101 between Tennant Avenue and Dunne Avenue that would exacerbate existing unacceptable level of service (LOS) conditions. Since the 2005 EIR's publication, SB 743 was passed, which prohibits the use of LOS as a metric to analyze transportation impacts under CEQA, so this impact is no longer relevant to the proposed project. The SEIR evaluates the project's impact using vehicle miles traveled (VMT) methodology, and found that impact to be significant and unavoidable, even with the incorporation of mitigation to develop and implement a transportation demand management plan.

## **PUBLIC REVIEW PERIOD**

The City of Morgan Hill is making this Draft SEIR available in accordance with CEQA for a 45-day review and comment period.

### **The Public Review Period begins on June 10, 2022 and ends on July 25, 2022.**

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

- By mail to Attn: Jennifer Carman, Development Services, 17575 Peak Avenue, Morgan Hill, CA 95037
- Through the City's website: <http://www.morgan-hill.ca.gov/2069/Cochrane-Commons>
- By email to [jennifer.carman@morganhill.ca.gov](mailto:jennifer.carman@morganhill.ca.gov) with the subject line "Draft SEIR Comment"

Comments must be received electronically or postmarked on or before July 25, 2022. The City of Morgan Hill will prepare a Final SEIR, which will include responses to comments received during the comment period.

## **COMMUNITY OPEN HOUSE**

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 SEIR.

DATE: Tuesday, July 13, 2022  
TIME: 7:00 p.m.  
LOCATION: Virtual Meeting  
<https://us02web.zoom.us/j/85466113581>  
or by calling in to: 1-669-900-9128 then enter the meeting id: 854 6611 3581#

NOTICE IS ALSO GIVEN, pursuant to Government Code Section 65009, that any challenge of the above referenced SEIR 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 SEIR is governed by the provisions of Section 21167 et seq. of the California Public Resources Code and Section 15112 of the CEQA Guidelines.

Date: June 3, 2022  
Publish: June 10, 2022