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## NOTICE OF PREPARATION

Date      **Dec 3, 2021**

**Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report and Scoping Meeting for the Cochrane Commons Phase II Project**

This Notice of Preparation is sent pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines to announce the initiation of the SEIR process and to solicit comments from responsible and trustee agencies and interested parties concerning the scope of issues to be addressed in the SEIR. The Draft SEIR will address the potential physical and environmental effects of the proposed project in accordance with the CEQA. In preparing the Draft SEIR, the City will consider comments on the scope of the Draft SEIR received in response to this Notice of Preparation.

The City of Morgan Hill (City), acting as Lead Agency, will prepare a Draft Supplemental Environmental Impact Report (Draft SEIR) for the **Cochrane Commons Phase II Project** (project) as described below.

Lead Agency: City of Morgan Hill

Project Title: Cochrane Commons Phase II Project

Project Proponent: Morgan Hill Retail Ventures LP, 1556 Parkside Drive, Walnut Creek, California

Project Location: The project site is located at the southwest corner of Mission View Drive and Cochrane Road in the City of Morgan Hill. The site is approximately 33.5 acres and is located just north of Phase I of the Cochrane Commons Shopping Center. It is bounded by Depaul Drive to the south, Cochrane Road to the east, Mission View Drive to the north, and adjacent agriculture, single-family residential, and industrial development to the west. The site is located on the northern edge of the City of Morgan Hill and is approximately 800 feet north of U.S. Highway 101. (Assessor's Parcel Numbers: 728-37-024 thru 026, 028, 042 thru 052, and 067 thru 068)

Project Background: In 2005, an EIR was certified for the Cochrane Commons Shopping Center, a project that included development of 590,100 square feet of retail space, a 12-pump gas station, and a 63,200 square-foot movie theatre. The project was proposed to be built out in two phases, with the first phase covering the southwest portion of the site, and the second phase covering the northeast portion of the site. The 2005 EIR covered both Phase I and Phase II of project construction. Construction of Phase I of the project was completed in 2007, consisting of 262,560 square feet of commercial retail, including a 127,732 square-foot Target store. Two commercial structures were also constructed on the eastern portion of the project site within the Phase II area and are currently occupied by a gas station and fast-food restaurant. In total, 303,429 square feet of retail space has been constructed, along with the gas station.

Project Description:

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).

Potential Impacts of the Project: The Draft SEIR will identify the significant environmental effects anticipated to result from the development and operation of the project as proposed. The SEIR will address the following specific environmental categories as related to the proposed project:

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Transportation

Additional topics may be included based on the results of the scoping process. All other topics included on CEQA Guidelines Appendix G checklist will be discussed in an Initial Study that will be included as an appendix to the SEIR.

Public Review Period: A 30-day public review period will begin on December 3, 2021. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice. Please focus your comments on the project's potential environmental impacts and recommendations for methods of avoiding, reducing, or otherwise mitigating those impacts. If you are a governmental agency with discretionary authority over initial or subsequent aspects of this project, describe that authority and provide comments regarding potential environmental effects that are germane to your agency's area of responsibility. (No responsible or trustee agencies have been identified for this project.) We also respectfully request the name of a contact person for your agency.

**Written comments must be submitted to the Lead Agency by mail, email or in person no later than 5:00 p.m. on January 3, 2022.**

Please submit comments to:

City of Morgan Hill  
Development Services  
Attention: Jennifer Carman, Development Services Director  
17575 Peak Avenue, Morgan Hill, California 95037  
Email: [Jennifer.carman@morganhill.ca.gov](mailto:Jennifer.carman@morganhill.ca.gov)

## **PUBLIC SCOPING MEETING**

A public scoping meeting will be held on Thursday, December 16, 2021 at 6pm via zoom and is open to the public. The scoping meeting gives interested persons the opportunity to submit comments verbally rather than in writing. All interested persons may participate and be heard by joining the meeting at: <https://bit.ly/12162021ScopingMeeting> or by calling into the meeting at (669) 900-9128 and entering in the Webinar ID: 837 8128 4506.

### **SCOPING MEETING**

DATE: Thursday, December 16, 2021

TIME: 6:00 p.m.

LOCATION: Video Conference

Weblink: <https://bit.ly/12162021ScopingMeeting>

Phone: (669) 900-9128 Webinar ID: 837 8128 4506

Due to the March 16, 2020 Santa Clara County Public Health Department Order to shelter in place, the project location, summary description and list of potential environmental effects may be viewed on-line at: <http://www.morgan-hill.ca.gov/2069/Cochrane-Commons> rather than in person. Further details may be obtained from the Development Services Department at telephone number (408) 778-6480 or [planning@morganhill.ca.gov](mailto:planning@morganhill.ca.gov).