



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Draft Memorandum



Date: March 18, 2024



To: Mr. Chris Ghione, City of Morgan Hill



From: At van den Hout
Robert Del Rio



Subject: Morgan Hill Transportation Demand Forecasting Model Update

Hexagon Transportation Consultants, Inc. has completed an update of the City's General Plan Transportation Demand Forecasting (TDF) Model. The purpose of the model update and brief summary of the model components, input data, structure, and uses are presented in this memorandum.



Background



The City's original Travel Demand Forecasting (TDF) model was developed in 2009 as part of the efforts to complete the Circulation Element in 2010 of their General Plan. Over the years, the TDF model was updated several times to reflect current conditions and changes to the General Plan. While the TDF model performed well in simulation traffic conditions within the City, the model is unable to accurately project vehicle miles traveled (VMT), as required by CEQA, for trips with origins and destinations outside of City limits since it lacks a detailed representation of land uses and roadway network within Santa Clara County as a whole. Therefore, a new Morgan Hill TDF model (MH model) was developed, which is built on VTA's Bi-County TDF Model (VTA model). The new MH model is a refinement of the VTA model and provides more analytical detail and a higher level of accuracy of simulated travel in Morgan Hill. The work associated with this update involved:



1. Refining the existing VTA-modeled network to include many more zones and roadways in Morgan Hill
2. Converting the City's land use data that is expressed in square feet of commercial land development uses into jobs
3. Validate the MH model against existing (2023) observed traffic counts
4. Calculate VMT per resident and VMT per job to establish a new baseline to measure VMT transportation impacts.



Description of MH Model



The MH model is a computerized representation of travel patterns of 14 counties within the larger Bay Area: the nine Bay Area counties, the County of Santa Cruz, the County of San Benito, the County of Monterey, the County of San Joaquin, and County of Stanislaus. As mentioned earlier, the MH model is a refinement of the VTA model and has the following four model components:



Trip Generation: In this initial step, the model estimates the number of trips generated by different areas in the modeled area. The areas are defined as Traffic Analysis Zones (TAZs) and include residential dwelling units, shopping centers, hospitals, office buildings, etc.). Land use elements

such as the number of households, employed residents, population, and types of employment are essential factors in determining trip generation.

Trip Distribution: Based on the number of trips generated, the distribution model distributes these trips between the different TAZs. The distribution model considers factors like travel distance, the transportation network, and travel patterns. The distribution model determines where the trips start (origins) and are likely to go (destinations).

Mode Choice: In the third step, the model looks at the various transportation modes available (e.g., car, bus, train, walking, cycling) and predicts how travelers choose between them. Factors influencing mode choice include travel time, cost, convenience, auto availability, and personal preferences.

Trip Assignment: In the final step, trips are assigned to specific routes based on the transportation network. This involves determining which roads, highways, or public transit lines the trips will take. The vehicle trip assignment process considers factors like congestion, roadway capacity, travel time, and personal preference. Transit trips are assigned to available bus routes and rail services. Factors influencing the choice of transit modes include transit fares, frequency of service, distance to a bus stop or rail station, and travel time.

Model Input Assumptions

The main inputs to the MH model are the City's General Plan land use data and the transportation network. Each of these primary model components are discussed below.

Land Use

A primary input to the model is the land use data. This data is instrumental in estimating daily and peak-hour trip generation. The basis of the land use data input for the model is the planned development growth adopted as part of the Morgan Hill 2035 General Plan (GP), December 2017, that identified anticipated development growth for a Horizon Year of 2035 (see table below). The City's previous GP TDF model utilized a Base Year of 2015. Therefore, the old GP model reflected anticipated growth throughout the City for a 20-year period.

The development of the new MH model included a process of reviewing and updating the land use data contained within the old GP model to reflect current conditions in terms of existing traffic on roadways, developments that have been approved since 2015, and known pipeline development projects. The review and update process included the following:

- Review and correction of Year 2015 existing land use data
- Identification of development that has been completed and occupied between 2015 and 2023
- Identification of development that has been approved but not yet occupied since 2015 along with known pending development projects. City Planning staff provided a list of approved and pending development projects along with their status (see attachments).

Hexagon, in coordination with City staff, reviewed and adjusted the existing and future GP land use data for each TAZ within Morgan Hill. Table 1 below provides a comparison summary of the adjusted land use for the City. As indicated in the table, the updated GP land use data reflects:

Table 1
Morgan Hill Land Use Data Comparison

Categories	Final GP EIR		2015 GP TDF Model		Adjusted Land Use		Adjusted LU - 2015 GP TDF Model	
	2015	2035	2015	2035	2023	2035	2023	2035
Residential Uses								
Housing Units	14,969	22,400	15,701	23,132	16,742	25,013	1,041	1,881
Non-Residential Uses								
Retail & Service (s.f.)	2,729,825	3,902,930	2,744,825	3,920,177	2,825,326	4,349,913	80,501	429,736
Office (s.f.)	521,788	1,150,486	521,788	1,150,486	521,788	959,845	0	-190,641
Industrial (s.f.)	5,935,000	7,712,385	5,935,478	7,712,863	6,700,813	8,896,897	765,335	1,184,033
Public Facilities (s.f.)	463,000	750,377	458,159	750,535	458,159	732,282	0	-18,253

- An additional 1,881 residential units
- An additional 430,000 s.f. of retail/service space
- A reduction of 191,000 s.f. of office space
- An additional 1,184,000 s.f. of industrial space
- A reduction of 18,000 s.f. of public facilities

The continued refinement of the new MH model will require that the City complete a review of the adjusted GP growth and reallocate planned growth to align with the total citywide planned GP development growth. The reallocation process will involve reducing growth in TAZs throughout the City to account for the additional residential units and/or building square footage outlined above.

The residential land use input categories used in the model include single-family, multi-family, and retirement dwelling units. The old GP model land use types of commercial services are expressed in square feet of building size for various land use types, such as medical offices, hotels, motels, R&D, auto dealerships, and others. The new MH model uses employment (number of jobs) to reflect commercial land uses. The square footage of commercial services was converted into jobs using conversion factors to match the input requirements of the new MH model. For some TAZs, the update process resulted in a greater amount of development than coded within the old GP model. Figure 1 indicates those TAZs at which an increase in development are now coded in the new model and included in the attachments. A detailed tabular breakdown of land use adjustments by TAZ is provided within the attachments.

Transportation Network

Hexagon obtained the most current version of the VTA model from the VTA and updated the TAZ system within the City by subdividing the VTA zones in Morgan Hill into about 700 smaller TAZs. The TAZs within Morgan Hill are equivalent to the TAZs used in the old Morgan Hill model and are shown in Figure 2. Maps indicating the general allocation of households and jobs to each of the TAZs are provided in the attachments.

The network within the City was refined by adding all collector roads and most residential streets to provide additional analytical detail to the transportation system. The transportation network includes roadway characteristics such as distance, free flow speed, number of travel lanes, and lane capacity. The VTA bus routes and Caltrain service in Morgan Hill are also part of the transportation network. The model includes an existing and future transportation network. However, the difference in the existing and future networks is limited to only new roadways or roadway extensions planned

as part of the General Plan roadway network. A table of the General Plan roadway network improvements is provided in Table 2 below.

Table 2
Morgan Hill Land General Plan Roadway Network Improvements

No	2035 Roadway Improvements
1	Extension of Butterfield Blvd as a 2-lane collector between Madrone Pkwy and Cochrane Rd
2	Extension of Hale Ave/Santa Teresa Blvd as a 2-lane multi-modal arterial between Main Ave and Spring Ave
3	Extension of Walnut Grove as a 2-lane collector between Dunne Ave and Diana Ave
4	Tenant Ave widening as a 4-lane arterial between Condit Rd and Murphy Ave
5	Monterey Rd widened to a 4-lane arterial between Cochrane Rd and Old Monterey Rd / Llagas Creek Dr
6	Extension of Llagas Creek Dr as a 2-lane collector between Hale Ave and Monterey Rd
7	Realignment of Old Monterey Rd to intersect with Llagas Creek Dr extension
8	Dunne Ave widened to a 4-lane arterial between Monterey Rd and Del Monte Ave
9	Modifications to intersection control and access at San Pedro Ave and Monterey Rd
10	Realignment of DeWitt Ave as a 2-lane arterial with Sunnyside Ave
11	Extension of Mission View Dr as a 2-lane collector between Cochrane Rd and Vista del Lomas Ave
12	Mission View Dr upgraded to a 2-lane multi-modal arterial between Cochrane Rd and Half Rd
13	Extension of Murphy Ave/Mission View Dr as a 2-lane multi-modal arterial between Half Rd and Diana Ave
14	Cochrane Rd widened to a 6-lane arterial between Monterey Rd and Mission View Dr
15	Main Ave widened to a 4-lane arterial between Depot St and Butterfield Blvd
16	Watsonville Rd widened to a 4-lane arterial between La Alameda and Monterey Rd
17	Extension of Serene Dr as a 2-lane collector between Jarvis Dr and Central Ave
18	Extension of McKevly Lane as a 2-lane collector between West Edmundson Ave and La Crosse Dr
19	Tenant Ave widened to a 6-lane arterial between US 101 and Butterfield Blvd
20	Extension of Hill Rd/Peet Rd as a 2-lane collector between Half Rd and Main Ave

Source: City of Morgan Hill General Plan Circulation Element Network and Policy Revisions Transportation Impact Analysis, prepared by Fehr & Peers Transportation Consultants, July 2009.

Model Applications

The MH model is an effective tool for predicting future travel patterns based on current travel behavior. The model helps estimate the city's transportation needs by analyzing data related to travel demand. Examples of model applications are:

- Long-range planning transportation planning studies
- Circulation Elements of General Plans and Specific Plans
- Corridor studies to determine appropriate modes and sizing of facilities.
- Impact fee studies to determine the proportional use of transportation facilities by different types of development.
- Intersection turning movements (adjusted) to determine future levels of service.
- Vehicle Miles Traveled computation and analysis as required by SB 743.
- Transportation impact analysis of large land use development proposals.

Figure 1
TAZs with Adjusted Land Use Exceeding Planned GP Land Use

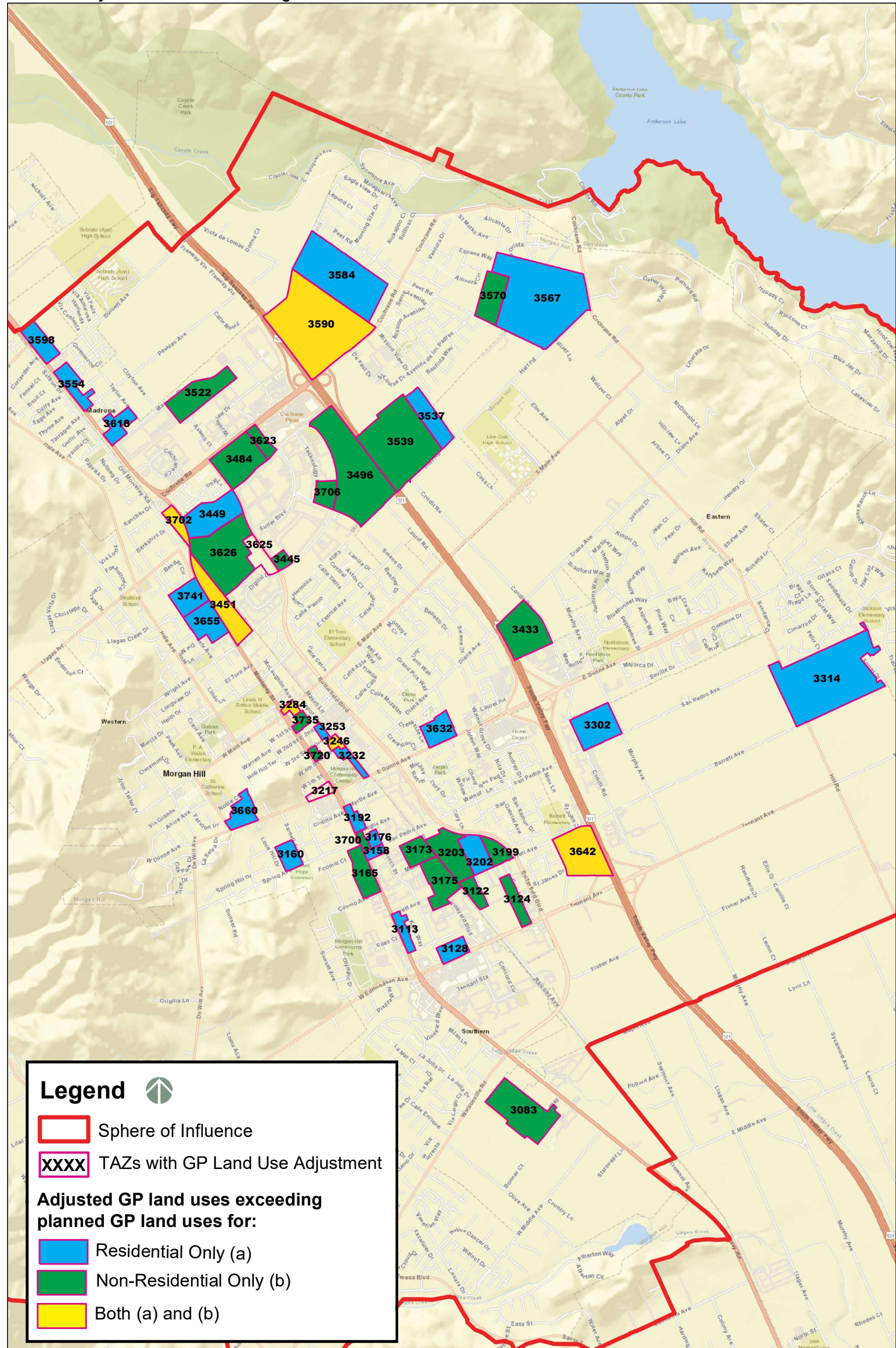
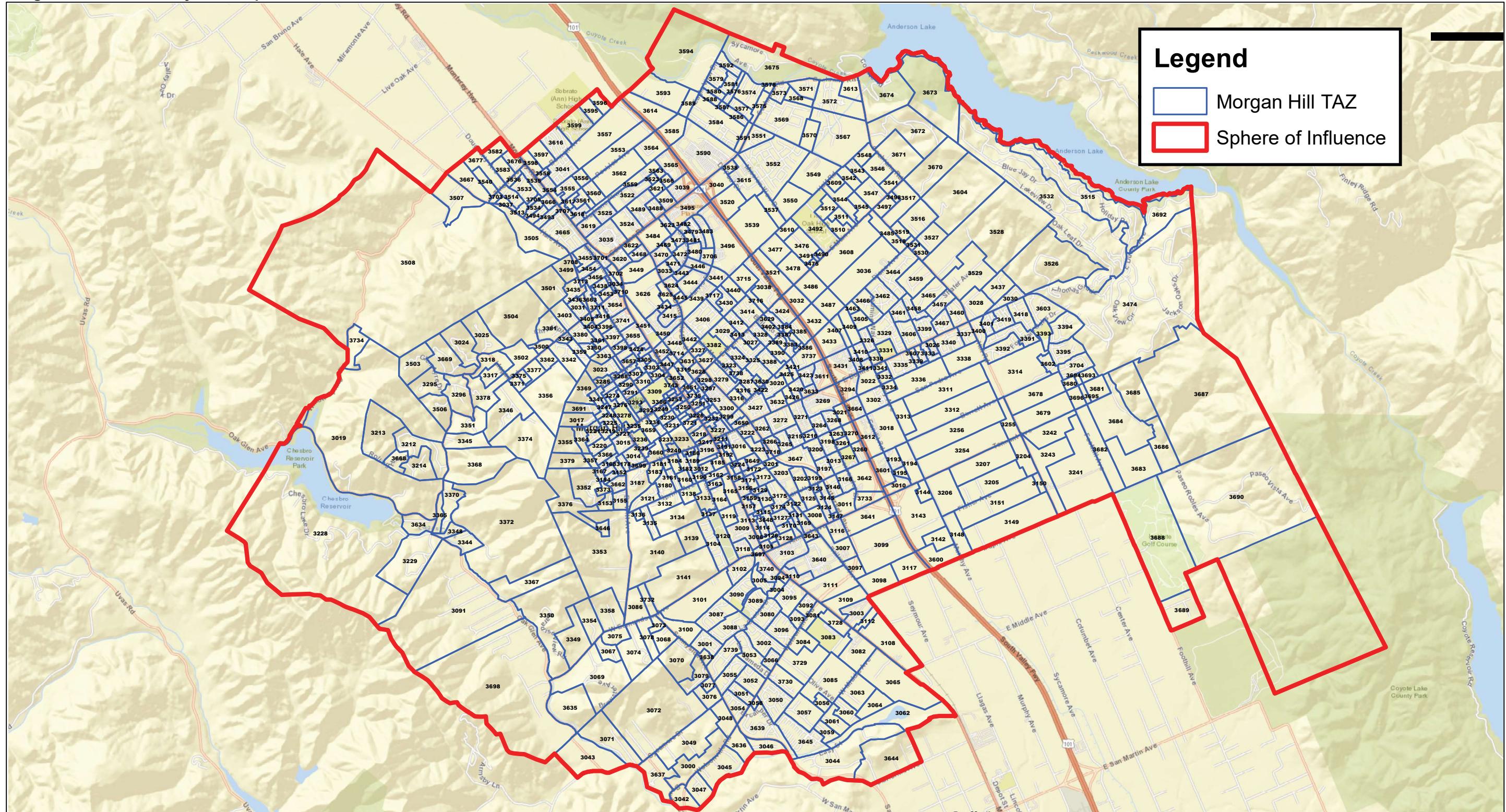


Figure 2
Morgan Hill Model TAZ System Map



Attachments

Project Lists Received from the City of Morgan Hill

FY 15-16 Monitoring and Conformance Report
Attachment B

LAND-USE MONITORING WORKSHEET

Member Agency: City of Morgan Hill

Monitoring Period: July 1, 2015 to June 30, 2016

APN*	PROJECT DATA	TAZ**	LAND USE***	WERE JOBS LOST?	NUMBER OF DWELLING UNITS			NUMBER OF COMMERCIAL/INDUSTRIAL SQUARE FEET		
					Number	Class	Y/N	Approved	Removed	Net
	(Address/Intersection/Crossstreets)									
72614070	17500 Depot Street	341	C4	N					4,303	
72614028	17490 Monterey Road (hotel and market hall)	341	C6/C4	N	60				67,940	20,595
72620053	605 E. Main Ave	327	R (Single Family)	N	12	1	11			
76411003	betw. Monterey Rd and Del Monte Ave (Solera Ranch)	343	R (Single Family)	N	76					
81703003	e/s Monterey Rd and w/s Keith Way, north of Edmundson Ave	345	R (Multi Family)/C1	N	19				1,000	
76709029	sw/c Ciolino Ave and Monterey Rd	346	R (Multi Family)	N	8					
81701031	s/s E. Dunne Ave, betw. Monterey Rd and Church St	345	R (Multi Family)	N	14					
72855017	s/s Altimira Cir., ely. Of Mission Avenida	333	R (Single Family)	N	7					
72837077	Cochrane Commons Shopping Center (Dick's Sporting Goods)	334	C3	N					35,000	8,649
72614001	nw/c E Third St and Depot St (mixed-use)	341	R (Multi Family)/C4	Y	29				8,464	20,050
72836013	n/s Cochrane Rd, nly of north terminus of Mission View Dr	334	R (Single Family)	N	135					
72613028	se/c Monterey Rd and Third St	341	C4	N					12,025	2,002
72918016	16325 Jackson Oaks Dr	353	R (Single Family)	N	1					
81701001	nw/c Church St and San Pedro Ave	345	R (Single Family)	N	12					
72614059	e/s Depot St. south of Main Ave	341	C4	N					2,532	2,532
72635030	18890 Butterfield Bl (mini-storage)	332	M3	N					45,820	

Project Lists Received from the City of Morgan Hill

FY 16-17 Monitoring and Conformance Report
Attachment B

LAND-USE MONITORING WORKSHEET

Member Agency: City of Morgan Hill

Monitoring Period: July 1, 2016 to June 30, 2017

APN*	PROJECT DATA	TAZ**	LAND USE***	WERE JOBS LOST?	NUMBER OF DWELLING UNITS			NUMBER OF COMMERCIAL/INDUSTRIAL SQUARE FEET		
					Approved	Removed	Net	Approved	Removed	Net
	(Address/Intersection/Crossstreets)	Number	Class	Y/N	Approved	Removed	Net	Approved	Removed	Net
726-07-089 and -021	Southeast corner of Diana and Walnut Grove	358	R	N						
same as above	same as above	same	M2	N						
817-02-050	191 Mast St.	349	M1	N				22,530	0	22,530
817-01-005 and -006	16770 Monterey Rd	345	C1	N				3,012	0	3,012
728-11-026	Dunne Avenue and Hill Road	352	R (Single Family)	N	7	0	7			
726-23-008	Monterey-Gunter (17620 Monterey Rd)	340	R (12 Single Family, 3 Multi Family)	N	15	0	15			
same as above	same as above	same	C1	N				6,000	0	6,000
773-08-064	Dewitt-VanDaele (16855 Dewitt Ave)	344	R (Single Family)	N	4	1	3			
728-37-024	Cochrane-Browman (1107 Cochrane Rd)	334	C3	N				4,990	0	4,990
817-19-044	Dunne-Busk (1390 E. Dunne Ave at Murphy Ave)	347	R (Single Family)	N	14	2	12			
726-25-062 & 063	North east corner of Butterfield Blvd and Jarvis Dr.	336	M3	N				92,181		
767-03-017	17090 Peak Ave	325	Residential Care Facility	N	47					
817-57-049	Butterfield Blvd, North of Barrett Ave.	348	Residential Care Facility	N	67		67			
726-13-044; -032, -054	Depot/3rd & 4th Street	341	R (Multi Family)	N	83	0	83			
same as above	same as above	same	C4	N				8,051		
same as above	same as above	same	C5	N					340	
same as above	same as above	same	M3	N						12,500

Project Lists Received from the City of Morgan Hill

FY 16-17 Monitoring and Conformance Report
Attachment B

APN*	PROJECT DATA	TAZ**	LAND USE***	WERE JOBS LOST?	NUMBER OF DWELLING UNITS			NUMBER OF COMMERCIAL/INDUSTRIAL SQUARE FEET		
					Y/N	Approved	Removed	Net	Approved	Removed
	(Address/Intersection/Crossstreets)	Number	Class							
767-08-035 through -038	35 through 59 W. Dunne Ave	342	R (Single Family)	N	14	2	12			
817-12-009	NW corner of Murphy Ave & San Pedro Dr	347	R (Single Family)	N	74	0	74			
817-12-006	NE corner of San Pedro Ave & Condit Rd	347	R (Multi Family)	N	182	0	182			
767-07-047	17395 Monterey Road	342	C4	N				10,000	4,200	10,000
726-14-013, 726-14-014	SE corner of Monterey Rd & 2nd St	342	C4	N				3,258		3,258

Project Lists Received from the City of Morgan Hill

FY 17-18 Monitoring and Conformance Report
Attachment B

LAND-USE MONITORING WORKSHEET

Member Agency: City of Morgan Hill

Monitoring Period: July 1, 2017 to June 30, 2018

APN*	PROJECT DATA	TAZ**	LAND USE***	WERE JOBS LOST?	NUMBER OF DWELLING UNITS			NUMBER OF COMMERCIAL/INDUSTRIAL SQUARE FEET		
					Number	Class	Y/N	Approved	Removed	Net
Notes	(Address/Intersection/Crossstreets)									
1	726-35-029 Butterfield Blvd/Madrone Parkway	332	M4	N	0	0	0	31,172	0	31,172
2	817-36-032 & -033	16800 - 16840 Monterey Rd at Bisceglia Ave	345	R (Multi Family)	N	39	5	34	0	0
3	728-37-074	1027 Cochrane Commons	334	C2	N	0	0	0	10,000	0
4	817-34-034	16695 Condit Rd	347	M3	N	0	0	0	4,900	0
5	726-23-008 17620 Monterey Rd	340	R	N	15	0	15	3,000	0	3,000
6	817-05-065	16250 Vineyard Bl	349	M3	N	0	0	0	17,587	0
7	767-13-032, 044, 054 90 E. Third/91 E. Fourth St.	341	R	N	82	0	0	8,051	0	8,051
8	767-03-017	17090 Peak Ave	325	P2	N	0	0	0	23,531	0
9	728-34-008	northwesterly of Peet Rd, betw. Half Rd and Mission Avenida	333	M3	N	0	0	0	21,600	0
10	773-32-013 1110 Llagas Road	356	R	N	3	0	3	0	0	0
11	726-02-014	505 E. Dunne Avenue	358	R (Single Family)	N	32	1	31	0	0
12	726-14-070 17500 Depot St.	344	C4	N	0	0	0	5,214	0	0
13	767-23-030 new e Monterey Rd and Watsonville Rd	337	R	N	37	0	0	0	0	0
14	767-07-057	17535 Monterey Rd	342	C4	N	0	0	0	1,414	0
15	779-04-073	105 John Wilson Way	351	P1	N	0	0	0	56,650	0

Notes: Project Manager / File No. / Approval Date

- 1 Joey D. SR2018-0015. [Approved 7/10/18. Save for next annual report](#)
- 2 Sheldon AS. SR2017-0016 approved 3/13/18
- 3 Rick S. SR2017-0013 approved 11/8/17
- 4 Rich B. SR2018-0002 approved 4/10/18. Maintenance Building associated with Pan Pacific RV. Unsure about Land Use Class.
- 5 Rick S. SD2017-0001, approved on 8/2/2017. Associated Design Permit SR2016-0017 [approved 6/8/17; reported in previous annual report](#).
- 6 Rick S. SR2016-0023 approved 7/26/17. Mostly warehouse; some office.
- 7 Terry L. SR2017-0004, [approved 3/28/17. Sunsweet Mixed-Use. Reported in previous annual report](#).
- 8 Jim R. SR-15-04 approved 9/21/17. 84-bed residential care facility. Unsure about Land Use Class.
- 9 Jim R. SR2016-0018 approved 10/5/17. Warehouse building for SCVWD facility
- 10 Tiffany B. SD2017-0002 [approved 11/7/2018. Save for next annual report](#).
- 11 Terry L. SD2016-0009 approved 3/27/18 / SR2018-0001 approved 5/3/18. Kyono/Los Colinas residential subdivision.
- 12 Tiffany B. SR2018-0014, [approved on 11/2/18. Save for next annual report](#).
- 13 Rick S. SR2016-0019, [approved on 7/5/18. Save for next annual report](#).
- 14 Terry L. SR2018-0007 approved on 6/21/18. Legalize addition to existing restaurant.
- 15 Rick S. SR2017-0009, approved on 1/30/18. 21,000sf gynasium and 35,650sf liberal arts building associated with Oakwood School.

Project Lists Received from the City of Morgan Hill

FY18-19 Monitoring and Conformance Report
Attachment B

LAND-USE MONITORING WORKSHEET

Member Agency: City of Morgan Hill

Monitoring Period: July 1, 2018 to June 30, 2019

APN*	PROJECT DATA	TAZ**	LAND USE***	WERE JOBS LOST?	NUMBER OF DWELLING UNITS			NUMBER OF COMMERCIAL/INDUSTRIAL SQUARE FEET		
					Class	Y/N	Approved	Removed	Net	Approved
	(Address/Intersection/Crossstreets)	Number								Removed
728-17-034	Condit Rd/Diana Av/E Dunne Ave	338	C3	N	0	0	0	36,662	0	36,662
764-10-008	18625 Monterey Rd	335	C1	N	0	0	0	3,000	0	3,000
764-09-004	280 Tilton Av	335	R (Single Family)	N	1	0	1	0	0	0
726-30-012	755 Jarvis Dr	336	M3	N	0	0	0	503,400	0	503,400
726-14-070	17500 Depot St	341	C4	N	0	0	0	5,211	0	5,211
726-35-029	Butterfield Blvd/Madrone Parkway	332	M1	N	0	0	0	31,172	0	31,172
726-44-005	18210 Butterfield Bl	336	M3	N	0	0	0	40,000	0	40,000
767-180-25	171 W Edmundson Av	346	O2	N	0	0	0	3,640	0	3,640
817-29-027	16015 Caputo Dr	348	C1	N	0	0	0	5,370	0	5,370
726-31-038	18420 Technology Dr	340	M3	N	0	0	0	47,000	0	47,000
773-32-013	1110 Llagas Rd	356	R (Single Family)	N	3	0	3	0	0	0
767-23-030	nw/c Monterey Rd and Watsonville Rd	337	R (Single Family)	N	37	0	37	0	0	0
764-24-061	18755 Old Monterey Rd	335	R (Single Family)	N	6	0	6	0	0	0

Project Lists Received from the City of Morgan Hill

FY19-20 and FY20-21 Monitoring and Conformance Report

Attachment B

LAND-USE MONITORING WORKSHEET

Member Agency: City of Morgan Hill

Monitoring Period: July 1, 2019 to June 30, 2021

APN*	PROJECT DATA	TAZ**	LAND USE***	WERE JOBS LOST?	NUMBER OF DWELLING UNITS			NUMBER OF COMMERCIAL/INDUSTRIAL SQUARE FEET		
					Class	Y/N	Approved	Removed	Net	Approved
726-34-016 & 726	(Address/Intersection/Crossstreets)	Number								
726-34-016 & 726	440 & 480 Cochrane CL	332	M1	N	0	0	0	53,000	0	53,000
767-17-047	Cosmo Av/Monterey St	346	P1	N	0	0	0	28,547	0	28,547
817-32-057	16290 Railroad Av	348	M1	N	0	0	0	70,226	0	70,226
817-58-002	16500 Railroad Av	348	M3	N	0	0	0	20,400	0	20,400
726-25-046, -047,	Monterey Rd/Butterfield Blvd	336	M1	N	0	0	0	410,000	0	410,000
767-07-047	17395 Monterey Rd	342	C2	N	0	0	0	6,600	0	6,600
728-30-006 & 728	1065 Half Rd	333	M1	N	0	0	0	501,314	0	501,314
767-04-010	17400 Peak Av	325	P4	N	0	0	0	1,575	0	1,575
817-02-001 & -025	16685 Church St	345	R (Senior Housing)	N	82	0	82	0	0	0
817-04-059	215 Tenant Av	349	R (Single Family)	N	16	0	16	0	0	0
764-32-025	18200 Christeph Dr	344	R (Single Family)	N	1	0	1	0	0	0
726-09-024	761 Dakota Dr	358	R (Single Family)	N	3	0	3	0	0	0
817-09-039	16130 Juan Hernandez Dr	348	R & P3	N	n/a	n/a	n/a	n/a	n/a	n/a
Same as above	Same as above	348	C1	N	n/a	n/a	n/a	n/a	n/a	n/a

Project Lists Received from the City of Morgan Hill

FY 21-22 Monitoring and Conformance Report
Attachment B

LAND-USE MONITORING WORKSHEET

Member Agency: City of Morgan Hill

Monitoring Period: July 1, 2021 to June 30, 2022

APN*	PROJECT DATA	TAZ**	LAND USE***	WERE JOBS LOST?	NUMBER OF DWELLING UNITS			NUMBER OF COMMERCIAL/INDUSTRIAL SQUARE FEET			
					Number	Class	Y/N	Approved	Removed	Net	Approved
764-19-020	17705 Hale Ave	344	P3	N	0	0	0	0	4,912	0	4,912
726-36-059	1110 Monterey Rd	332	R (Multi Family)	N	249	0	249	0	0	0	0
767-11-030	335 Spring Ave	346	R (Single Family)	N	22	0	22	0	0	0	0
764-12-006	17965 Monterey Rd	343	R (Multi Family)	N	66	0	66	0	0	0	0
728-34-030	VIA ORISTA/VIA SEBASTIAN	333	R (Single Family)	N	139	0	139	0	0	0	0
726-58-004	18595 Skipper Ln	336	C2	N	0	0	0	2,328	0	0	2,328
817-06-059	RAILROAD AVE/TENNANT AVE	354	M2	N	0	0	0	4,500	0	0	4,500
728-34-001	18300 Peet Rd	333	C5	N	0	0	0	3,901	0	0	3,901
817-09-041	BARRETT AVE/JUAN HERNANDEZ DR	348	R (Single Family)	N	120	0	120	0	0	0	0

Project Lists Received from the City of Morgan Hill

FY 22-23 Monitoring and Conformance Report
Attachment B

LAND-USE MONITORING WORKSHEET

Member Agency: City of Morgan Hill

Monitoring Period: July 1, 2022 to June 30, 2023

APN*	PROJECT DATA	TAZ**	LAND USE***	WERE JOBS LOST?	NUMBER OF DWELLING UNITS			NUMBER OF COMMERCIAL/INDUSTRIAL SQUARE FEET		
					Class	Y/N	Approved	Removed	Net	Approved
	(Address/Intersection/Crossstreets)	Number								Removed
817-11-077	810 East Dunne Ave	348	C1	N	0	0	0	10,458	8,000	2,458
728-30-001	1105 Half Road	333	R (Single Family)	N	269	1	268	0	0	0
728-30-002	same as above	same	R (Single Family)	N	0	0	0	0	0	0
728-30-004	same as above	same	R (Single Family)	N	0	0	0	0	0	0
728-30-014	same as above	same	R (Single Family)	N	0	0	0	0	0	0
726-42-001	19380 Monterey Rd	332	R (Single Family)	Y	93	0	93	0	9,000	-9,000
726-42-002	same as above	same	R (Single Family)	Y	0	0	0	0	0	0
729-24-018	15860 Jackson Oaks Dr	353	R (Single Family)	N	3	0	3	0	0	0
767-16-044	16625 Del Monte Ave	346	R (Single Family)	N	2	1	1	0	0	0
726-34-016	440 Cochrane Circle	332	C5	N	0	0	0	7,705	0	7,705
817-30-080	Northwest corner of Barrett Avenue and Butterfield Blvd	348	P1	N	0	0	0	8,420	0	8,420
773-08-016	16775 De Witt Ave	344	R (Single Family)	N	1	0	1	0	0	0

Project Lists Received from the City of Morgan Hill

Residential Approved and Pending Projects

Project Name	File Reference Number	Status	Date of Approval	Land Use Type	# of Units	Project Size	TIA?	Traffic MM?	Trip Gen	AM	PM	Links
Borello Ranch, Phase 3 & 4	SR2021-011; EA2021-0005	Under Construction	1/24/22	Residential - SF Mixed Use (Commercial MF)	114	122 acres	Yes	No	3255	248	324	https://www.morganhill.ca.gov/2187/Borello-Ranch-Estates-Cochrane-Toll-Bro
Cochrane Commons Phase 2	GPA2021-0004, ZA2019-0003, EA2021-0010 SD2020-0003; SR2020-0010;	Approved	11/2/23	Residential - SF & Residential - SF & MF)	498	135,000 sf of retail, 140 room hotel	Yes	Yes	12048	221	993	https://www.morganhill.ca.gov/2069/Cochrane-Commons-Phase-2
Crosswinds (Half - Dividend) DeNova Homes (Monterey - Kerley)	EA2020-0007 SR201-0014; SD2021-0004; EA2021-0012 SD2022-0001; SR2022-0001;	Approved	6/21/23	Residential - SF	269	31 acres	Yes	Yes	2539	199	98	https://www.morganhill.ca.gov/2042/Crosswinds-Half-Dividend
Under Construction	2/16/22	Residential - SF	93	4.6 acres	Yes	No	68	90	https://www.morganhill.ca.gov/2263/DeNova-Homes-Monterey-Kerley			
Edes - Alcini (TTLG Morgan Hill)	EA2022-0001	Approved	9/12/23	Residential - SF Mixed Use	21	1.1 acres	Yes	No	114	8	9	https://www.morganhill.ca.gov/2418/Edes-Alcini-TTLG-Morgan-Hill
The Gates (Monterey - City Ventures)	SD2021-0006; SR2023-0010; EA2021-0016	Approved	10/24/23	(Commercial/Reside ntial - SF) Mixed Use	454 (49 res, 5 com)	3.82 acres; 4000 sf of commercial	Yes	No	55	92	https://www.morganhill.ca.gov/2260/The-Gates-Monterey-City-Ventures	
Jasper (Monterey-Trumark) Jemcor (Monterey-Miner)	SD2019-0004, SR2020-0026, EA2019-0019 SR2020-0027, EA2020-002C GP2018-0005, ZA2018-0004, SD2018-0007, SR2019-0003, EA2018-0013	Under Construction Under Construction	3/18/20 10/26/21	(Commercial/Reside ntial - MF) Residential - SF Mixed Use	101 249	5.67 acres; 2400 sf commercial 7.5 acres	Yes	Yes	1094	77	106	https://www.morganhill.ca.gov/1978/Jasper-Monterey-Trumark
The Lumberyard (Depot-Latala) Magnolias (Monterey-First Community Housing)	SD2021-0005, UP2021-0006, EA2021-0005 SD2020-0007, SR2020-0017, EA2020-0014	Under Construction Processing Entitlements	10/2/19	(Commercial/Reside ntial - MF)	49	5000 sf commercial office	Yes	Yes	320	25	32	https://www.morganhill.ca.gov/2230/The-Lumberyard-Depot-Latala
Manzanita Park Morgan Hill Senior Housing Monterey-Posada (AMG-SB35)	SR2020-005, EA2020-0003 SR2022-0022 N/A	Approved Under Construction Processing	3/22/22 9/22/20 N/A	Residential - SF Residential - MF Residential - MF	67 82 199	5.83 acres 1.89 acres 1.89 acres	Yes Yes N/A	Yes No N/A	52 16 N/A	69 21 N/A	https://www.morganhill.ca.gov/2074/Manzanita-Park https://www.morganhill.ca.gov/2016/Morgan-Hill-Senior-Housing https://www.morganhill.ca.gov/2114/Monterey-Posada-AMG-SB35	
New Horizons (Hill-Morgan Hill Devco, LLC)	ZA2021-0001, SD2021-0003, EA2018-0016	Processing Entitlements	N/A	Residential - SF	320	69.43 acres	Yes	N/A	3174	248	330	https://www.morganhill.ca.gov/2041/New-Horizons-Hill-Morgan-Hill-Devco-LLC
Rosewood (Lillian Commons)- Residential	SD2021-0005, SR2022-0002, VAR2022-0003	Under Construction	6/22/22	Residential - SF	120	19.67 acres	Yes	Yes	3884	313	327	https://www.morganhill.ca.gov/2318/Rosewood-Lillian-Commons-Residential
Royal Oak Village (Watsonville- Hordness)	SD2020-0008, SR2020-0023, EA2020-0016 AAE2020-0001 (SD2017-0002),	Under Construction	8/24/21	Residential - MF	73	7.64 acres	Yes	Yes		25	33	https://www.morganhill.ca.gov/2082/Royal-Oak-Village-Watsonville-Hordness
Sabini Court	SR2018-0025, EA2017-0016	Under Construction	6/16/20	Residential - SF	4	4.48 acres	No	No	N/A	N/A	N/A	https://www.morganhill.ca.gov/2020/Sabini-Court
Spring-Giancola	SD2020-0010, SR2020-0028 SD2020-0005, EA2020-0011, SR2020-0014	Processing Building Permits	10/12/21	Residential - SF	23	2.7 acres	No	No	N/A	N/A	N/A	https://www.morganhill.ca.gov/2228/Spring-Giancola
Tenant Square (Tenant-Osito) Vida (Butterfield Village Apartments)	SR2019-0015, DA2017-0002, ZA- 15-12 UP2020-0009, SR2020-0026,	Processing Building Permits	4/13/21	Residential - SF	16	0.99 acres	No	No	N/A	N/A	N/A	https://www.morganhill.ca.gov/2066/Tenant-Square-Tenant-Osito
Peak Avenue Residential Care Facility	EA2020-0018	Approved	7/25/2023	Residential - MF	54	18,700 sf	No	No	N/A	N/A	N/A	https://www.morganhill.ca.gov/2319/Peak-Avenue-Residential-Care-Facility-Pe

Project Lists Received from the City of Morgan Hill

Commercial/Industrial/Public Facilities Approved and Pending Projects

Project Name	File Reference Number	Status	Date of Approval	Land Use Type	Project Acreage	Project Size	TIA?	Traffic MM?	Trip Gen	AM	PM	Links
AU Energy Gas Station	SR2018-0012, AAE2019-0001, EA2019-0007	Processing Building Permits	3/28/2023	Commercial	1.07	5,007-square-foot (sf) convenience store, a 2,789-sf fueling canopy featuring four fuel dispensers to serve eight vehicles, a 1,733-sf car wash tunnel, a 250-sf car wash equipment room, and a 679-sf storage area	Yes	No	903	62	86	https://www.morganhill.ca.gov/2364/AU-Energy-Gas-Station
Catalyst Kids	SR2022-0017, VAR2022-0005	Processing Building Permits	6/14/2022	Commercial	0.57	8420 sf	Yes	No	78	79	201	https://www.morganhill.ca.gov/2310/Catalyst-Kids
Chick-fil-A	UP2022-0007/SR2022-0024	Approved	11/15/2023	Commercial	1.63	5000 sf	Yes	No	1822	101	201	https://www.morganhill.ca.gov/2350/Chick-fil-A
Cochrane Commons (Phase 2)	GPA2021-0004, ZA2019-0003, EA2021-0010	Approved	11/7/2022	Commercial/Residential Mixed Use - Commercial/Industrial	33.5	135,000 square feet of retail space; a 140-room hotel	Yes	Yes	12048	221	993	https://www.morganhill.ca.gov/2069/Cochrane-Commons-Phase-2
Cochrane Tech (Redwood Tech at 101)	SR2020-0029 through SR2020-0033, SD2020-0011	Under Construction	6/23/2021	Commercial	29	501,314 square feet of flexible industrial/commercial space	No	No	N/A	N/A	N/A	https://www.morganhill.ca.gov/2128/Cochrane-Tech-Redwood-Tech-at-101
Edes Gallery (Monterey-McCrane)	SR2020-0024 and EA2020-0017	Under Construction	12/16/2020	Commercial	0.11	6,600 sf	No	No	N/A	N/A	N/A	https://www.morganhill.ca.gov/2083/Edes-Gallery-Monterey-McCrane
Holiday Inn Express	SR2019-0020 and AAE2022-0006	Processing Building Permits	4/25/2023	Commercial	2.21	5-story, 114-room hotel totaling 67,070 square feet	Yes	Yes	10064	666	758	https://www.morganhill.ca.gov/2388/Holiday-Inn-Express
Hotel MOHI	ZA2022-0004, EA2022-0010, AAE2022-0004 (SR-16-01)	Under Construction	11/16/2022	Commercial Mixed Use - Commercial/Medical	1.09	73 room 67,940 square foot commercial building with restaurant, retail and hotel	Yes	No	104			https://www.morganhill.ca.gov/2336/Hotel-MOHI
Rosewood (Lillian Commons)-Medical	EA2022-0011	Processing Entitlements		Industrial	9.61	275,000 sf	Yes					https://www.morganhill.ca.gov/1961/Rosewood-Lillian-Commons-Medical-Mixed-Use
Shoe Palace Headquarters	SR2018 - 0013	Complete	12/18/2018	Industrial - Office	38.06	503,400 sf	Yes	No	205	195		https://www.morganhill.ca.gov/1960/Shoe-Palace-Headquarters
Silos Craft Cocktail Lounge/Restaurant	UP2023-0004	Approved	1/14/2023	Commercial	1.11	1464 sf	No	No	N/A	N/A	N/A	https://www.morganhill.ca.gov/2455/Silos-Craft-Cocktail-LoungeRestaurant
Techcon Headquarters	EA2019-0017	Under Construction	12/20/2022	Industrial - Office	3.34	53000 sf	Yes	Yes	16	16		https://www.morganhill.ca.gov/1963/Techcon-Headquarters
Voices Charter School	AAE2023-0001, SR2019-0032, EA2018-0024	Under Construction	5/9/2023	Public Facilities - School	2.02	28450 sf	Yes	Yes	593	340		https://www.morganhill.ca.gov/1962/Voices-Charter-School
West Hills Community Church	ZA2021-0003	Processing Entitlements		Public Facilities - Church	5.75	25325 sf						https://www.morganhill.ca.gov/2141/West-Hills-Community-Church
World Oil Gas Station	UP2021-0002, SR2021-0001, EA2021-0001	Processing Entitlements	12/5/2023	Commercial	0.5	2115 sf	Yes	No	286	150	168	https://www.morganhill.ca.gov/2225/World-Oil-Gas-Station
Zip Thru Express Car Wash (Caputo - Huang)	AAE2019-0006 (UP2017-0015), EA2017-0013	Under Construction	2019	Commercial	1.45	5370 sf	Yes	No	34	58		https://www.morganhill.ca.gov/1688/Zip-Thru-Express-Car-Wash-Caputo---Huang
Aerobee Systems (Concord-Cox)	SR2021-0013/EA2021-0011	Processing Building Permits	5/17/2022	Industrial	1.41	4000 sf	No	No	N/A	N/A		https://www.morganhill.ca.gov/2298/Aerobee-Systems-Concord-Cox
Butterfield Technology Park	SR2020-18 through SR2020-22	Under Construction	12/8/2020	Industrial	25	410000 sf	Yes	Yes	2727	209	254	https://www.morganhill.ca.gov/2087/Butterfield-Technology-Park
Railroad-Goyal	UP2019-0005, UP2020-0005	Processing Building Permits	5/26/2020	Industrial	2.66	21000 sf	No	No	15.6			https://www.morganhill.ca.gov/2018/Railroad-Goyal

Morgan Hill General Plan Land Use Adjustments

#	TAZ	APN	Project Data (Project Name/Address/Intersection/Cross Streets)	Occupied/Approved/Pending Projects						Planned General Plan						Adjusted General Plan						Net (Adjusted - Planned) General Plan Land Use Adjustment										
				Residential Land Uses	Housing Units	Non-Residential Land Uses	1,000 Square Feet/Rooms/ Students	Status	Housing Units ¹	Retail & Service (ksf) ²	Office (ksf)	Industrial (ksf) ³	Public Facilities ⁴ (ksf)	Housing Units ¹	Retail & Service (ksf) ⁶	Office (ksf)	Industrial ³ (ksf)	Public Facilities ⁴ (ksf)	Housing Units ¹	Retail & Service (ksf) ⁶	Office (ksf)	Industrial ³ (ksf)	Public Facilities ⁴ (ksf)									
1	3083	779-04-073	105 John Wilson Way			Educational	303	Occupied		35																						
2	3113	81703003	e/s Monterey Rd and w/s Keith Way, north of Edmundson Ave	Multi Family	19	Neighborhood, community retail	1	Occupied		19	33	7						20	33	6					1		-1					
3	3122	817-32-057	16290 Railroad Av			Manufacturing	70	Occupied					1	24							84						-1	60				
4	3124	817-29-027	Zip Thru Express Car Wash (1 stall)			Neighborhood, community retail	5	Approved/Pending					117						5		117					5						
5	3128	817-04-059	215 Tenant Av (Tenant Square)	Single Family	16				Approved/Pending		38			20							20						16					
6	3158	817-02-001 & -025	16685 Church St (Morgan Hill Senior Housing)	Senior Housing	82				Approved/Pending		21	2	1						82	1						61	-1	-1				
7	3160	767-11-030	335 Spring Ave	Single Family	23				Approved/Pending		38								61							23						
8	3165	767-17-047	Cosmo Av/Monterey St (504 Students)			Educational	504	Approved/Pending		77	10	2						77	10	2												
9	3173	81702050	191 Mast St.			Manufacturing	23	Occupied					1	50							67							-1	17			
10	3175	817-05-065	16250 Vineyard Bl			Non-manufacturing	18	Occupied					2	84						2	88								4			
11	3176	81701001	nw/c Church St and San Pedro Ave	Single Family	12				Occupied		11								14							3						
12	3192	817-36-032 & -033	16800 - 16840 Monterey Rd at Bisceglia Ave	Multi Family	34				Occupied		23	7						36	7						13							
13	3199	817-30-080	Catalyst Kids			Educational	100	Approved/Pending		137								137														
14	3202	81757049	Butterfield Blvd, North of Barrett Ave.	Senior Housing	67				Occupied		23	16	22					67	23	16	22				67							
15	3203	817-58-002	16500 Railroad Av			Non-manufacturing	21	Approved/Pending		24		1	115					24		1	126						11					
16	3217	76708035 through 038	35 through 59 W. Dunne Ave	Single Family	12				Occupied		34	2	3					16	2	3						-18						
17	3232	72613049	The Lumberyard (Depot-Latala)	Multi Family	48	Neighborhood, community retail	3	Approved/Pending		40	6	2						61	6						21	1	-2					
18	3246	72613044; 032, 054	Depot/3rd & 4th Street	Multi Family	83	Downtown retail	8	Occupied		23	2	1	7					83	8		7				60	6	-1					
19	3253	72614001	nw/c E Third St and Depot St (mixed-use)	Multi Family	29	Downtown retail	-12	Occupied		14	20							29	8						15	-12						
20	3284	72623008	Monterey-Gunter (17620 Monterey Rd)	Single Family	15	Neighborhood, community retail	6	Approved/Pending		10	10							17	16						7	6						
21	3302	81712009	NW corner of Murphy Ave & San Pedro Dr	Single Family	74				Occupied		169							256							87							
21	3302	81712006	NE corner of San Pedro Ave & Condit Rd	Single Family	182				Occupied																							
22	3314	817-20-031	New Horizons (Hill-Morgan Hill Devco, LLC)	Single Family	364				Approved/Pending		142							367							225							
23	3433	728-17-034	Condit Rd/Diana Av/E Dunne Ave			Regional retail center	37	Occupied		22	15							39	15						16							
24	3445	726-44-005	18210 Butterfield Bl			Non-manufacturing	40	Approved/Pending					2	19						40							-2	21				
25	3449	726-25-061	Vida (Butterfield Village Apartments)	Multi Family	389				Approved/Pending		245		16	144				389		16	144				144							
26	3451	726-25-006	Jasper (Monterey-Trumark) - Monterey Gateway	Multi Family	50				Occupied		129	5	4	4	18			301	4		4				172	-1	-4	-18				
26	3451	726-25-006	Jasper (Monterey-Trumark) - Monterey Gateway	Multi Family	51	Neighborhood, community retail	4	Approved/Pending																								
26	3451	726-25-001	Monterey-Posada (AMG-SB35)	Senior Housing	199				Approved/Pending																							
27	3484	726-58-006	Holiday Inn Express			Hotel/Motel	114	Approved/Pending		93	62							151	62						57							
28	3496	726-30-012	755 Jarvis Dr			Non-manufacturing	503	Occupied		46	8	424						46	8	854								430				
29	3522	72635030	18890 Butterfield Bl (mini-storage)			Warehouse	46	Occupied					4	321							362								-4	41		
29	3																															

Morgan Hill General Plan Land Use Adjustments

			Occupied/Approved/Pending Projects							Planned General Plan					Adjusted General Plan					Net (Adjusted - Planned) General Plan Land Use Adjustment						
			#	TAZ	APN	Project Data (Project Name/Address/Intersection/Cross Streets)	Residential Land Uses	Housing Units	Non-Residential Land Uses	1,000 Square Feet/Rooms/ Students	Status	Housing Units ¹	Retail & Service (ksf) ²	Office (ksf) ³	Industrial (ksf) ³	Public Facilities ⁴	Housing Units ¹	Retail & Service (ksf) ⁶	Office (ksf)	Industrial ³ (ksf)	Public Facilities ⁴	Housing Units ¹	Retail & Service (ksf) ⁶	Office (ksf)	Industrial ³ (ksf)	Public Facilities ⁴
Unadjusted TAZ																										
52	3211	81701031	s/s E. Dunne Ave, betw. Monterey Rd and Church St	Multi Family	14					Occupied		23	5				23	5								
53	3092	767-23-030	nw/c Monterey Rd and Watsonville Rd	Single Family	37					Occupied		45					45									
54	3035	726-34-016 & 726-34-017	440 & 480 Cochrane CL			Manufacturing			53	Occupied			7	134					7	134						
55	3341	81719044	Dunne-Busk (1390 E. Dunne Ave at Murphy Ave)	Single Family	12					Approved/Pending		15					15									
56	3009	767-18-046	Edes - Alcini (TTLG Morgan Hill)	Multi Family	21					Approved/Pending		55	77	27			55	77	27							
57	3081	779-04-075	Royal Oak Village (Watsonville-Hordness)	Multi Family	73					Approved/Pending		92	6	5			92	6	5							
			Total (Occupied + Approved and Pending Projects)				157		53		230	88	39	134	0		230	88	39	134	0		0	0	0	0

Notes:

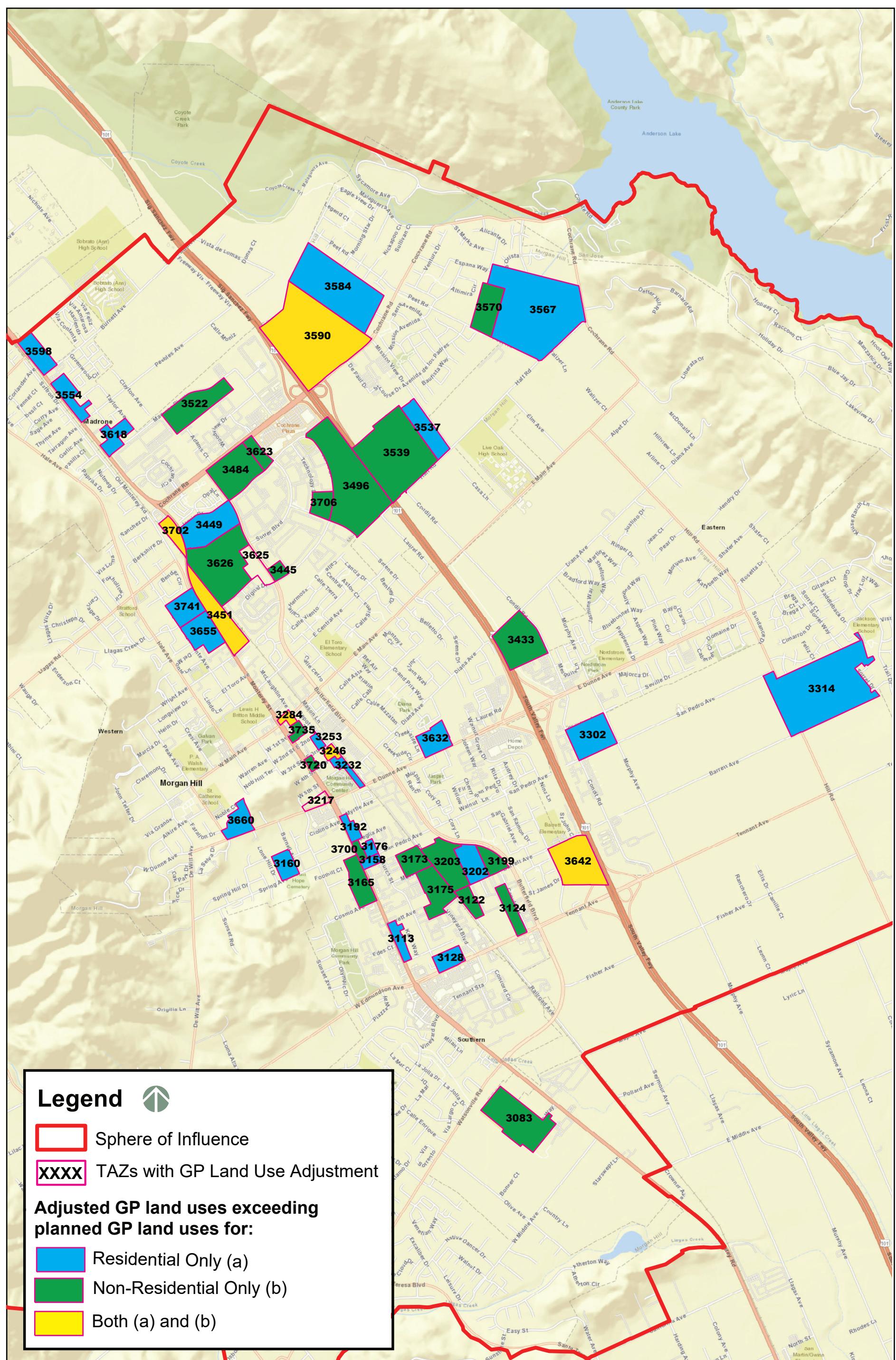
¹Include single-family, multi-family, and senior housing units

²Include retail, service commercial, and medical office space and hotel rooms assuming approximately 504 square feet per hotel room.

³Include industrial/research & development, automobile, and warehouse space

⁴Include public facilities with low and high trip generation.

Morgan Hill Transportation Plan



General Plan Land Use Adjustments for 51 TAZs

Scenario	All TAZs																	Occupied Entire TAZ?	
	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES
(1) - Year 2015	518	166	337	15	331	54	0	25	151	887	83	244	0	0	0	0	681	0	2,457
(2) Occupied Projects	990	661	215	114	81	0	0	0	0	667	0	46	0	0	0	0	303	0	1,096
(3) = Year 2023	1508	827	552	129	412	54	0	25	151	1554	83	290	0	0	0	0	984	0	3553
(4) = Approved + Pending Projects	2597	899	1417	281	181	0	0	275	337	1102	0	0	0	0	0	604	0	0	2,499
(5) = (3) + (4)	4105	1726	1969	410	593	54	0	286	488	2656	83	290	0	0	0	604	984	0	6038
(6) = Planned 2035 GP	2644	605	2024	15	684	86	0	25	151	1680	429	244	0	18	0	0	710	0	4,028
(7) = (5) - (6)	1461	1121	-55	395	-92	-32	0	261	337	976	-346	46	0	-18	0	604	274	0	2,010
(8) = Adjusted 2035 GP	4525	1755	2360	410	703	66	0	286	488	2818	239	290	0	0	0	604	984	0	6478
9) [Diff (Adjusted - Planned GP)] = (8) - (6)	1881	1150	336	395	19	-20	0	261	337	1138	-191	46	0	-18	0	604	274	0	2,450
1 TAZ = 3683																			Occupied Entire TAZ?
Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES
(1) - Year 2015	6	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	447	0	447
(2) Occupied Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	303	0	303
(3) = Year 2023	6	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	750	0	750
(4) = Approved + Pending Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)	6	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	750	0	750
(6) = Planned 2035 GP	35	33	2	0	0	0	0	0	0	0	0	0	0	0	0	0	526	0	526
(7) = (5) - (6)	-29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	224	0	224
(8) = Adjusted 2035 GP	35	33	2	0	0	0	0	0	0	0	0	0	0	0	0	0	750	0	750
9) [Diff (Adjusted - Planned GP)] = (8) - (6)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	224	0	224
2 TAZ = 3113																			Occupied Entire TAZ?
Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES
(1) - Year 2015	1	1	0	0	8	0	0	2	44	0	6	0	0	0	0	0	0	60	--
(2) Occupied Projects	19	0	19	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	--
(3) = Year 2023	20	1	19	0	9	0	0	2	44	0	6	0	0	0	0	0	0	61	--
(4) = Approved + Pending Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)	20	1	19	0	9	0	0	2	44	0	6	0	0	0	0	0	61	YES	
(6) = Planned 2035 GP	19	1	18	0	9	0	0	2	44	0	7	0	0	0	0	0	61	--	
(7) = (5) - (6)	1	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	
(8) = Adjusted 2035 GP	20	1	19	0	9	0	0	2	44	0	6	0	0	0	0	0	61	--	
9) [Diff (Adjusted - Planned GP)] = (8) - (6)	1	0	1	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	
3 TAZ = 3122																			Occupied Entire TAZ?
Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES
(1) - Year 2015	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	14	--
(2) Occupied Projects	0	0	0	0	0	0	0	0	0	70	0	0	0	0	0	0	0	70	--
(3) = Year 2023	0	0	0	0	0	0	0	0	0	84	0	0	0	0	0	0	0	84	--
(4) = Approved + Pending Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)	0	0	0	0	0	0	0	0	0	84	0	0	0	0	0	0	0	84	YES
(6) = Planned 2035 GP	0	0	0	0	0	0	0	0	0	24	1	0	0	0	0	0	0	26	--
(7) = (5) - (6)	0	0	0	0	0	0	0	0	0	60	-1	0	0	0	0	0	0	59	--
(8) = Adjusted 2035 GP	0	0	0	0	0	0	0	0	0	84	0	0	0	0	0	0	0	84	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)	0	0	0	0	0	0	0	0	0	60	-1	0	0	0	0	0	0	59	--
4 TAZ = 3124																			Occupied Entire TAZ?
Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES
(1) - Year 2015	0	0	0	0	0	0	0	0	0	117	0	0	0	0	0	0	0	117	--
(2) Occupied Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023	0	0	0	0	0	0	0	0	0	117	0	0	0	0	0	0	0	117	--
(4) = Approved + Pending Projects	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	--
(5) = (3) + (4)	0	0	0	0	5	0	0	0	0	117	0	0	0	0	0	0	0	122	YES
(6) = Planned 2035 GP	0	0	0	0	0	0	0	0	0	117	0	0	0	0	0	0	0	117	--
(7) = (5) - (6)	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	--
(8) = Adjusted 2035 GP	0	0	0	0	5	0	0	0	0	117	0	0	0	0	0	0	0	122	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	--
5 TAZ = 3128																			Occupied Entire TAZ?
Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES
(1) - Year 2015	24	2	22	0	0	0	0	0	0	20	0	0	0	0	0	0	0	20	--
(2) Occupied Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023	24	2	22	0	0	0	0	0	0	20	0	0	0	0	0	0	0	20	--
(4) = Approved + Pending Projects	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)	40	18	22	0	0	0	0	0	0	20	0	0	0	0	0	0	0	20	NO
(6) = Planned 2035 GP	38	2	36	0	0	0	0	0	0	20	0	0	0	0	0	0	0	20	--
(7) = (5) - (6)	2	16	-14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(8) = Adjusted 2035 GP	54	18	36	0	0	0	0	0	0	20	0	0	0	0	0	0	0	20	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
6 TAZ = 3166																			Occupied Entire TAZ?
Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES
(1) - Year 2015	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	--
(2) Occupied Projects	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	--
(4) = Approved + Pending Projects	82	0	0	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)	82	0	0	82	1	0	0	0	0	0	0	0	0	0	0	0	0	1	YES
(6) = Planned 2035 GP	21	0	21	0	2	0	0	0	0	0	0	1	0	0	0	0	0	4	--
(7) = (5) - (6)	61	0	-21	82															

General Plan Land Use Adjustments for 51 TAZs

General Plan Land Use Adjustments for 51 TAZs

14		TAZ = 3202																	Occupied Entire TAZ?				
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES		
(1) - Year 2015		0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	13	--	
(2) Occupied Projects		67	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
(3) = Year 2023		67	0	0	67	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	13	--	
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
(5) = (3) + (4)		67	0	0	67	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	13	NO	
(6) = Planned 2035 GP		0	0	0	0	21	2	0	0	0	0	22	16	0	0	0	0	0	0	0	62	--	
(7) = (5) - (6)		67	0	0	67	-21	-2	0	0	0	0	-9	-16	0	0	0	0	0	0	0	-49	--	
(8) = Adjusted 2035 GP		67	0	0	67	21	2	0	0	0	0	22	16	0	0	0	0	0	0	0	62	--	
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		67	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
15		TAZ = 3203																	Occupied Entire TAZ?				
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES		
(1) - Year 2015		24	24	0	0	0	0	0	0	0	0	40	0	65	0	0	0	0	0	0	105	--	
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
(3) = Year 2023		24	24	0	0	0	0	0	0	0	0	40	0	65	0	0	0	0	0	0	105	--	
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	21	--	
(5) = (3) + (4)		24	24	0	0	0	0	0	0	0	0	61	0	65	0	0	0	0	0	0	126	NO	
(6) = Planned 2035 GP		24	24	0	0	0	0	0	0	0	0	50	1	65	0	0	0	0	0	0	116	--	
(7) = (5) - (6)		0	0	0	0	0	0	0	0	0	0	11	-1	0	0	0	0	0	0	0	10	--	
(8) = Adjusted 2035 GP		24	24	0	0	0	0	0	0	0	0	61	1	65	0	0	0	0	0	0	127	--	
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		0	0	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	11	--	
16		TAZ = 3217																	Occupied Entire TAZ?				
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES		
(1) - Year 2015		4	4	0	0	0	0	2	0	0	0	0	3	0	0	0	0	0	0	0	5	--	
(2) Occupied Projects		12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
(3) = Year 2023		16	16	0	0	0	0	2	0	0	0	0	3	0	0	0	0	0	0	0	5	--	
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
(5) = (3) + (4)		16	16	0	0	0	0	2	0	0	0	0	3	0	0	0	0	0	0	0	5	YES	
(6) = Planned 2035 GP		34	0	34	0	0	0	2	0	0	0	0	3	0	0	0	0	0	0	0	5	--	
(7) = (5) - (6)		-18	16	-34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
(8) = Adjusted 2035 GP		16	16	0	0	0	0	2	0	0	0	0	3	0	0	0	0	0	0	0	5	--	
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		-18	16	-34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
17		TAZ = 3222																	Occupied Entire TAZ?				
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES		
(1) - Year 2015		13	0	13	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	--	
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
(3) = Year 2023		13	0	13	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	--	
(4) = Approved + Pending Projects		48	0	48	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	--	
(5) = (3) + (4)		61	0	61	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	YES	
(6) = Planned 2035 GP		40	0	40	0	5	0	0	0	0	0	0	0	2	0	0	0	0	0	0	8	--	
(7) = (5) - (6)		21	0	21	0	1	0	0	0	0	0	0	0	-2	0	0	0	0	0	0	-1	--	
(8) = Adjusted 2035 GP		61	0	61	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	--	
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		21	0	21	0	1	0	0	0	0	0	0	0	-2	0	0	0	0	0	0	-1	--	
18		TAZ = 3246																	Occupied Entire TAZ?				
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES		
(1) - Year 2015		0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	7	--
(2) Occupied Projects		83	0	83	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	--	
(3) = Year 2023		83	0	83	0	8	0	0	0	0	0	0	7	0	0	0	0	0	0	0	15	--	
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
(5) = (3) + (4)		83	0	83	0	8	0	0	0	0	0	0	0	7	0	0	0	0	0	0	15	YES	
(6) = Planned 2035 GP		23	0	23	0	1	0	0	0	0	0	0	1	7	0	0	0	0	0	0	10	--	
(7) = (5) - (6)		60	0	60	0	7	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	5	--	
(8) = Adjusted 2035 GP		83	0	83	0	8	0	0	0	0	0	0	0	7	0	0	0	0	0	0	15	--	
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		60	0	60	0	7	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	5	--	
19		TAZ = 3255																	Occupied Entire TAZ?				
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES		
(1) - Year 2015		0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	--	
(2) Occupied Projects		29	0	29	0	-12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-12	--	
(3) = Year 2023		29	0	29	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	--	
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--	
(5) = (3) + (4)		29	0	29	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	YES	
(6) = Planned 2035 GP		14	0	14	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	--	
(7) = (5) - (6)		15	0	15	0	-12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-12	--	
(8) = Adjusted 2035 GP		29	0	29	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	--	
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		15	0	15	0	-12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-12	--	
20		TAZ = 3264																	Occupied Entire TAZ?				
		Scenario	TOTHH	SF_DU																			

General Plan Land Use Adjustments for 51 TAZs

General Plan Land Use Adjustments for 51 TAZs

28		TAZ = 3496																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		0	0	0	0	0	0	0	0	92	351	0	0	0	0	0	0	0	0	0	443	--
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	503	0	0	0	0	0	0	0	0	0	503	--
(3) = Year 2023		0	0	0	0	0	0	0	0	92	854	0	0	0	0	0	0	0	0	0	946	--
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)		0	0	0	0	0	0	0	0	0	92	854	0	0	0	0	0	0	0	0	946	NO
(6) = Planned 2035 GP		0	0	0	0	0	0	0	0	0	424	8	0	0	0	0	0	0	0	0	524	--
(7) = (5) - (6)		0	0	0	0	0	0	0	0	0	430	-8	0	0	0	0	0	0	0	0	422	--
(8) = Adjusted 2035 GP		0	0	0	0	0	0	0	0	92	854	8	0	0	0	0	0	0	0	0	955	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		0	0	0	0	0	0	0	0	0	430	0	0	0	0	0	0	0	0	0	430	--
29		TAZ = 3822																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		0	0	0	0	0	0	0	0	0	165	0	120	0	0	0	0	0	0	0	285	--
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	31	0	46	0	0	0	0	0	0	0	77	--
(3) = Year 2023		0	0	0	0	0	0	0	0	0	196	0	166	0	0	0	0	0	0	0	362	--
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)		0	0	0	0	0	0	0	0	0	196	0	166	0	0	0	0	0	0	0	362	YES
(6) = Planned 2035 GP		0	0	0	0	0	0	0	0	0	201	4	120	0	0	0	0	0	0	0	325	--
(7) = (5) - (6)		0	0	0	0	0	0	0	0	0	-5	-4	46	0	0	0	0	0	0	0	37	--
(8) = Adjusted 2035 GP		0	0	0	0	0	0	0	0	0	196	0	166	0	0	0	0	0	0	0	362	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		0	0	0	0	0	0	0	0	0	-5	-4	46	0	0	0	0	0	0	0	37	--
30		TAZ = 3837																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023		0	0	0	0	0	0	0	0	0	196	0	166	0	0	0	0	0	0	0	0	--
(4) = Approved + Pending Projects		268	268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)		268	268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	YES
(6) = Planned 2035 GP		152	0	152	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(7) = (5) - (6)		116	268	-152	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(8) = Adjusted 2035 GP		268	268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		116	268	-152	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
31		TAZ = 3838																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	501	--
(5) = (3) + (4)		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	501	YES
(6) = Planned 2035 GP		193	1	192	0	9	0	0	0	0	0	76	9	0	0	0	0	0	0	0	94	--
(7) = (5) - (6)		-192	0	-192	0	-9	0	0	0	0	0	426	-9	0	0	0	0	0	0	0	407	--
(8) = Adjusted 2035 GP		1	1	0	0	0	0	0	0	0	501	0	0	0	0	0	0	0	0	0	501	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		-192	0	-192	0	-9	0	0	0	0	426	-9	0	0	0	0	0	0	0	0	407	--
32		TAZ = 3854																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		0	0	0	0	0	14	0	0	0	15	0	0	0	0	0	0	0	0	0	29	--
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023		0	0	0	0	0	14	0	0	0	15	0	0	0	0	0	0	0	0	0	29	--
(4) = Approved + Pending Projects		93	93	0	0	0	0	0	0	0	0	0	-9	0	0	0	0	0	0	0	-9	--
(5) = (3) + (4)		93	93	0	0	0	0	14	0	0	15	-9	0	0	0	0	0	0	0	0	20	NO
(6) = Planned 2035 GP		10	0	10	0	1	14	0	0	0	15	0	1	0	0	0	0	0	0	0	30	--
(7) = (5) - (6)		83	93	-10	0	-1	0	0	0	0	0	-9	-1	0	0	0	0	0	0	0	-10	--
(8) = Adjusted 2035 GP		103	93	10	0	1	14	0	0	0	15	0	1	0	0	0	0	0	0	0	30	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		93	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
33		TAZ = 3867																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		65	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(2) Occupied Projects		139	139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023		204	204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)		204	204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	YES
(6) = Planned 2035 GP		95	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(7) = (5) - (6)		109	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(8) = Adjusted 2035 GP		204	204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		109	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
34		TAZ = 3876																	Occupied Entire TAZ?</th			

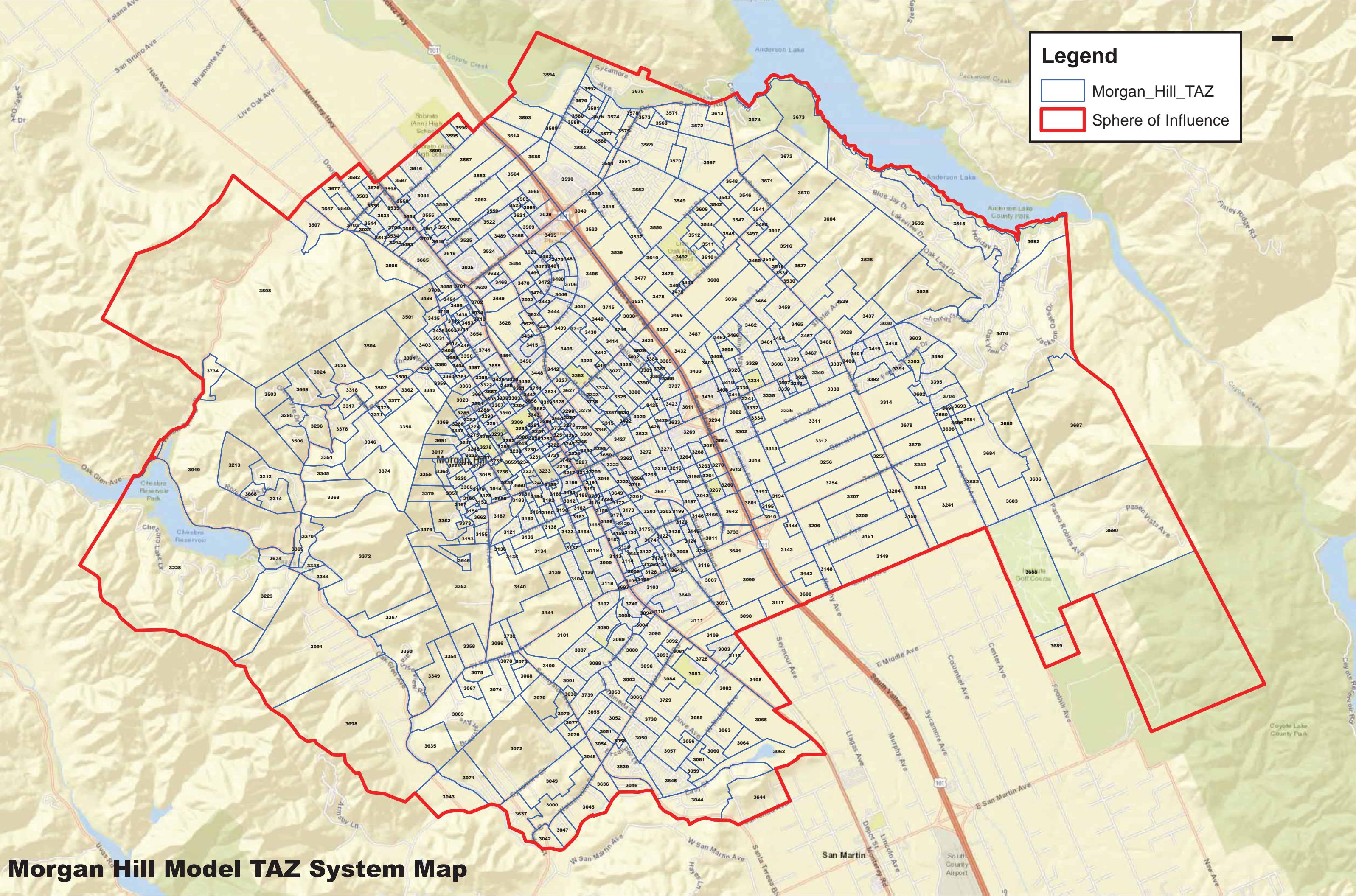
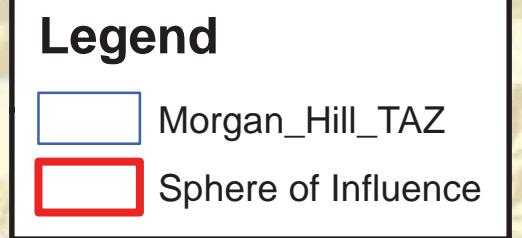
General Plan Land Use Adjustments for 51 TAZs

General Plan Land Use Adjustments for 51 TAZs

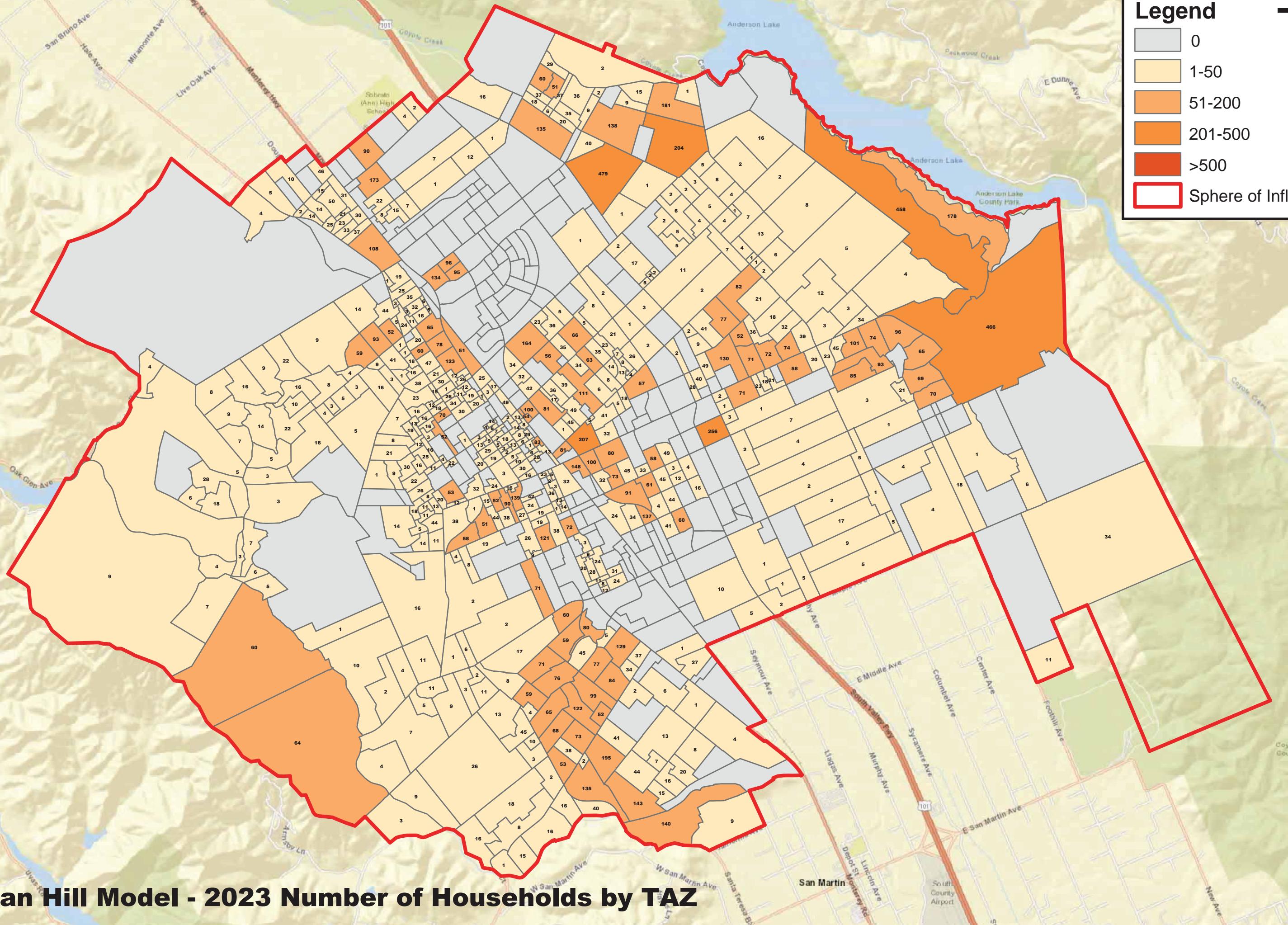
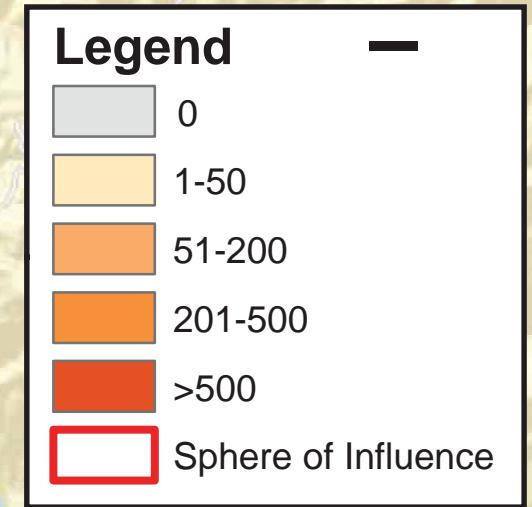
42		TAZ = 3632																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		1	1	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	--
(2) Occupied Projects		31	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023		32	32	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	--
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)		32	32	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	NO
(6) = Planned 2035 GP		137	1	136	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	--
(7) = (5) - (6)		-105	31	-136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(8) = Adjusted 2035 GP		168	32	136	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		31	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
43		TAZ = 3642																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	14	--
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023		0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	14	--
(4) = Approved + Pending Projects		120	120	0	0	0	0	0	0	275	0	0	0	0	0	0	0	0	0	0	275	--
(5) = (3) + (4)		120	120	0	0	0	0	0	0	275	0	0	0	0	0	0	0	0	0	0	275	YES
(6) = Planned 2035 GP		0	0	0	0	82	7	0	14	0	0	60	0	0	0	0	0	0	0	0	163	--
(7) = (5) - (6)		120	120	0	0	-82	-7	0	261	0	0	-60	0	0	0	0	0	0	0	0	112	--
(8) = Adjusted 2035 GP		120	120	0	0	0	0	0	275	0	0	0	0	0	0	0	0	0	0	0	275	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		120	120	0	0	-82	-7	0	261	0	0	-60	0	0	0	0	0	0	0	0	112	--
44		TAZ = 3655																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		123	45	78	0	8	5	0	0	0	0	0	0	49	0	0	0	0	0	0	62	--
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023		123	45	78	0	8	5	0	0	0	0	0	0	49	0	0	0	0	0	0	62	--
(4) = Approved + Pending Projects		68	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)		189	45	144	0	8	5	0	0	0	0	0	0	49	0	0	0	0	0	0	62	YES
(6) = Planned 2035 GP		134	45	89	0	9	5	0	0	0	0	0	1	49	0	0	0	0	0	0	63	--
(7) = (5) - (6)		55	0	55	0	-1	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	-1	--
(8) = Adjusted 2035 GP		189	45	144	0	8	5	0	0	0	0	0	0	49	0	0	0	0	0	0	62	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		55	0	55	0	-1	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	-1	--
45		TAZ = 3660																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		16	1	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(2) Occupied Projects		47	0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023		63	1	0	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(4) = Approved + Pending Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)		63	1	0	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NO
(6) = Planned 2035 GP		44	1	28	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(7) = (5) - (6)		19	0	-28	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(8) = Adjusted 2035 GP		91	1	28	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		47	0	0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
46		TAZ = 3700																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		1	1	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	8	--
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023		1	1	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	8	--	
(4) = Approved + Pending Projects		0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19	--
(5) = (3) + (4)		1	1	0	0	23	4	0	0	0	0	0	0	0	0	0	0	0	0	0	27	YES
(6) = Planned 2035 GP		5	1	4	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	9	--
(7) = (5) - (6)		-4	0	-4	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	--
(8) = Adjusted 2035 GP		1	1	0	0	23	4	0	0	0	0	0	0	0	0	0	0	0	0	0	27	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		-4	0	-4	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	--
47		TAZ = 3702																	Occupied Entire TAZ?			
		Scenario	TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES	
(1) - Year 2015		0	0	0	0	7	0	0	0	0	0	0	0	36	0	0	0	0	0	0	43	--
(2) Occupied Projects		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023		0	0	0	0	7	0	0	0	0	0	0	0	36	0	0	0	0	0	0	43	--
(4) = Approved + Pending Projects		49	0	49	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	--
(5) = (3) + (4)		49	0	49	0	11	0	0	0	0	0	0	0	36	0	0	0	0	0	0	47	YES
(6) = Planned 2035 GP		0	0	0	0	7	0	0	0	0	0	0	0	36	0	0	0	0	0	0	43	--
(7) = (5) - (6)		49	0	49	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	--
(8) = Adjusted 2035 GP		49	0	49	0	11	0	0	0	0	0	0	0	36	0	0	0	0	0	0	47	--
9) [Diff (Adjusted - Planned GP)] = (8) - (6)		49	0	49	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	--
48		TAZ = 3706																	Occupied Entire TAZ?			
		Scenario																				

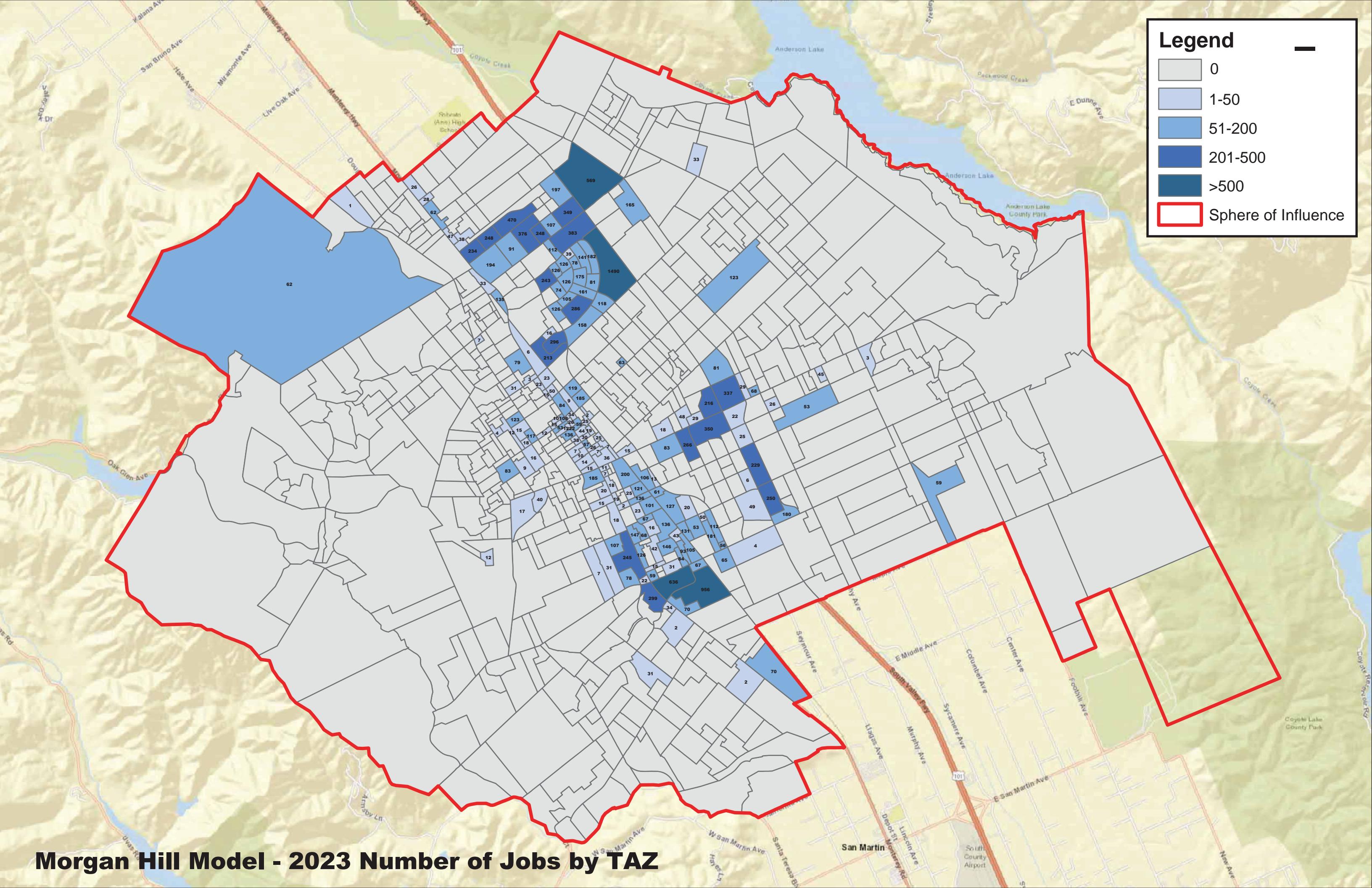
General Plan Land Use Adjustments for 51 TAZs

49		TAZ = 3726																	Occupancy Entire TAZ?	
		TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES
(1) - Year 2015	0	0	0	0	4	0	0	0	0	0	0	8	0	0	0	0	0	0	12	--
(2) Occupied Projects	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	--
(3) = Year 2023	0	0	0	0	14	0	0	0	0	0	0	8	0	0	0	0	0	0	22	--
(4) = Approved + Pending Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)	0	0	0	0	14	0	0	0	0	0	0	8	0	0	0	0	0	0	22	YES
(6) = Planned 2035 GP	14	0	14	0	5	0	0	0	0	0	0	9	0	0	0	0	0	0	14	--
(7) = (5) - (6)	-14	0	-14	0	9	0	0	0	0	0	0	-1	0	0	0	0	0	0	8	--
(8) = Adjusted 2035 GP	0	0	0	0	14	0	0	0	0	0	0	8	0	0	0	0	0	0	22	--
9) [Diff (Adjusted - Planned GP)]= (8) - (6)	-14	0	-14	0	9	0	0	0	0	0	0	-1	0	0	0	0	0	0	8	--
50		TAZ = 3735																	Occupancy Entire TAZ?	
		TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES
(1) - Year 2015	14	2	12	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	27	--
(2) Occupied Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023	14	2	12	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	27	--
(4) = Approved + Pending Projects	0	0	0	0	0	0	0	0	0	73	0	0	0	0	0	0	0	0	73	--
(5) = (3) + (4)	14	2	12	0	27	0	0	0	0	73	0	0	0	0	0	0	0	0	100	YES
(6) = Planned 2035 GP	31	0	31	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	27	--
(7) = (5) - (6)	-17	2	-19	0	0	0	0	0	0	73	0	0	0	0	0	0	0	0	73	--
(8) = Adjusted 2035 GP	14	2	12	0	27	0	0	0	0	73	0	0	0	0	0	0	0	0	100	--
9) [Diff (Adjusted - Planned GP)]= (8) - (6)	-17	2	-19	0	0	0	0	0	0	73	0	0	0	0	0	0	0	0	73	--
51		TAZ = 3741																	Occupancy Entire TAZ?	
		TOTHH	SF_DU	MF_DU	SENIOR_DU	RET_KSF	SER_KSF	AUTO_KSF	MED_KSF	MOTEL_RMS	IND_RD_KSF	OFFICE_KSF	WARE_KSF	LO_PUB_KSF	HI_PUB_KSF	OPEN_ACRE	K8_STU	HIGH_STU	COLL_STU	TOT_NON-RES
(1) - Year 2015	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(2) Occupied Projects	76	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(3) = Year 2023	78	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(4) = Approved + Pending Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(5) = (3) + (4)	78	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	YES
(6) = Planned 2035 GP	77	77	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(7) = (5) - (6)	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
(8) = Adjusted 2035 GP	78	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--
9) [Diff (Adjusted - Planned GP)]= (8) - (6)	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	--



Morgan Hill Model TAZ System Map





Morgan Hill Model - 2023 Number of Jobs by TA

