



Community Development Agency
Planning Division
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Planning Entitlement Project Information

The City of Morgan Hill has designed this application in order to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

All Projects

Land Use

Is the project site within City limits? Yes No
Is the project site within the Urban Service Area? Yes No

What is the current use of the site? If residential, include the number of residential units and if they are currently occupied. _____

Please list all previous land use(s) of site for the last 10 years. _____

What land use(s) are proposed? _____

What land uses surround the site? Please describe:

North: _____

South: _____

East: _____

West: _____

Are there any easements crossing the site? Yes No

Environmental Assessment/Site Characteristics

Providing the following information regarding the environmental setting is one of the most effective ways to expedite the project's environmental review. If the site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review.

Are there any structure or buildings on the project site? Yes No

If yes, how many? _____

What is the approximate construction date of each structure/building? _____

Current use of existing structure(s)? _____

Proposed use of existing structure(s)? _____

STAFF USE ONLY

Date Received:
File Number(s):
Related File(s):
Notes:

For new construction, will the exterior of the structure be a potential for glare?

Yes No

Are there any Native Trees on the project site?

Yes No

Are there trees proposed to be removed?

Yes No

Does the site contain any natural drainage ways?

Yes No

Does the site contain any wetland areas or areas?
where water pools during the rainy season?

Yes No

Will the project generate any new sources of noise?

Yes No

If so, please describe: _____

Will the project generate a new source of dust,
smoke, odor, or fume?

Yes No

If so, please describe: _____

Will the project use or dispose of any potentially hazardous materials such as: toxic substances, flammables,
or explosives?

Yes No

If so, please describe: _____

Identify any proposed point sources of air or water pollutants.

Is there knowledge of any environmental issues (e.g. underground storage tanks, site contamination, past clean-up activities, etc.)?

Identify any biological or plant species of special concern known to occur on the property.

Have any technical reports been prepared, such as a Phase I ESA, Biological Resources Survey, Noise Analysis, etc?

Yes No If yes, please provide a copy.

Identify whether a portion of the property is located within any of the following:

- a. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178. Yes No
- b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993). Yes No
- c. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. Yes No
- d. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Yes No

Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.

- e. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2. Yes No
- f. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code. Yes No

List any historic or cultural resources known to exist on the property.

Development/Operations

Please provide a brief operational statement of the proposed use(e.g. equipment used, anticipated noise, odors, etc.).

Will the project be developed in phases? Yes No

If so, please describe each phase proposed: _____

	Existing	Proposed
Commercial square footage:	_____	_____
Industrial square footage:	_____	_____
Building Coverage %:	_____	_____
Floor Area Ratio (FAR):	_____	_____
Building Setbacks:		
Front:	_____	_____
Rear:	_____	_____
Interior Side:	_____	_____
Street Side:	_____	_____

What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite? _____

What are the proposed operational time limits?

Months (if seasonal): _____

Days per week: _____

Hours (from _____ to _____): Total Hours per day: _____

How many customers or visitors are expected?

Average number per day: _____

Maximum number per day: _____
What hours will customers/visitors be there? _____

How many employees will there be?
Current: _____
Future: _____
Hours they work: _____
Do any live onsite? If so, in what capacity (i.e. caretaker)? _____

Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development. _____
Will there be any service and delivery vehicles? _____
Number: _____
Type: _____
Frequency: _____

Is new fencing or screening proposed? Yes No
If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

Is new exterior lighting proposed? Yes No
If yes, please describe the location and type of lighting that will be used:

Is there parking onsite? Yes No
If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?
Existing # of stalls: _____ Existing ADA stalls: _____ Existing EVA stalls: _____
Proposed # of stalls: _____ Proposed ADA stalls: _____ Proposed EVA stalls: _____

Is offsite parking proposed? Yes No
If yes, where is it to be located and how many spaces? _____

Are parking waivers requested? Yes No
If yes, how many? _____

Neighborhood Contact

Please describe any contact with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

Related Applications

List any and all other public approvals required for this project. Specify type of permit and approval and issuing agency, telephone number, and contact person.

RESIDENTIAL AND MIXED-USE PROJECTS

Complete the following for new residential and mixed-use projects. For the purpose of this form, mixed-use means the project is proposing both a residential and non-residential uses.

Existing number of lots: _____ Proposed number of lots: _____
Net acreage of site: _____ Gross acreage of site: _____
Dwelling Units Existing: _____ Dwelling Units Proposed: _____
Density/Net Acre: _____

Residential Detached Housing Units:

Identify the number of lots proposed within the specified Zone District.

Residential Estate lots: RE-10 acre lots: _____
RE-2.5 - acre lots: _____
RE-1 acre lots: _____

Residential Detached Low: RDL-20,000 square foot lots: _____
RDL-12,000 square foot lots: _____

Residential Detached Medium: RDM-9,000 square foot lots: _____
RDM-7,000 square foot lots: _____
Duets: _____

Residential Detached High: RDH-4,500 square foot lots: _____
Duets: _____

Number of Accessory Dwelling Units proposed (ADU's): _____ Number ADU's per lot: _____

Residential Attached Housing Units:

Identify the number of lots proposed within the specified Zone District.

Residential Attached Low: RAL-3,500 square foot lots: _____
RAL-3,000 square foot lots: _____

Residential Attached Medium: RAM 6,000 square foot lots: _____
RAM 4,500 square foot lots (corner): _____

Residential Attached High: RAH 6,000 square foot lots: _____
RAH 6,500 square foot lots (corner): _____

Number of Accessory Dwelling Units proposed (ADU's): _____ Number ADU's per lot: _____

Number of duets proposed for project site: _____

Mixed-Use Units:

Identify the number of lots proposed within the specified Zone District.

Mixed-Use Downtown: MU-D 3,500 square foot lots: _____

Mixed-Use Neighborhood: MU-N 6,000 square foot lots: _____

Mixed-Use Flex: MU-F 6,000 square foot lots: _____

Number of Accessory Dwelling Units proposed (ADU's): _____ Number ADU's per lot: _____

Non-residential building square footage: _____

Non-residential lot area: _____

Non-residential use(s) proposed: _____

Inclusionary Housing Units:

Identify the number of proposed Inclusionary housing units and their affordability levels.

Extremely Low/Very Low-Income (does not exceed 50% of AMI for Santa Clara County): _____

Low-Income (between 51 and 80% of AMI for Santa Clara County): _____

Moderate (80 to 120% of AMI for Santa Clara County): _____

Notes: _____

Density Bonus

Identify the number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.

Parking Summary: Yes No

A chart has been provided on the site plans summarizing the proposed parking per unit in accordance with the Municipal Code requirements.

Unit Mixture Summary: Yes No

A chart has been provided on the site plans summarizing how many different floor plans are proposed and identified the number of units with 1, 2, 3, or more bedrooms.

EXCEPTIONS

If the project is requesting any exceptions from the Development Standards within the Municipal Code or Objective Criteria submittal requirements, please list each exception request below with a statement explaining each request.