



**Regular Meeting Agenda  
Planning Commission**

*JAMES WILSON - CHAIR*  
*MOHAMMAD HABIB - VICE-CHAIR*  
*PAUL LAKE - PLANNING COMMISSIONER*  
*JOSEPH MUELLER - PLANNING COMMISSIONER*  
*WAYNE TANDA - PLANNING COMMISSIONER*  
*DAVID LOVATO - PLANNING COMMISSIONER*  
*LIAM DOWNEY - PLANNING COMMISSIONER*

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**Tuesday, October 14, 2025  
7:00 PM**

**Council Chamber Building  
17555 Peak Avenue, Morgan Hill, CA 95037**

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Vice Chair Habib will be participating remotely as follows:

5215 Oakton Street  
Skokie, IL 60077

Public comment shall be allowed from this location.

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Morgan Hill Planning Commission meetings are held in person with the option for the public to attend in-person or participate by teleconference/video conference. Information on how the public may observe and participate in the meeting is below.

**MEETING PARTICIPATION**

The community can participate by attending in person, joining via Zoom (video/teleconference). The meetings are also live-streamed on the City's website and Facebook page.

Those wishing to participate in the meetings remotely must register in advance at <https://bit.ly/PlanningCommissionMtg>. Additionally, Zoom participants must be running the latest version or will be required to update to the latest version before being able to join the meeting remotely.

Remote participation is also available by calling (669) 900-9128 and entering webinar id: 862 0324 6251#. Dial \*9 to raise your hand, and be called upon to speak for up to 3 minutes. Dial \*6 to unmute.

As a courtesy, and technology permitting, for members who attend online, the City cannot guarantee that the public's access to online technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue despite technical difficulties for participants using the online option.

### **PUBLIC COMMENT**

Public comment may be offered verbally at the meeting or in writing before the meeting.

Those attending remotely may only offer public comment for items on the agenda in any of these three categories:

- Consent Calendar
- Other Business
- Public Hearings

Public comment will be heard from those attending in person first with the submission of a speaker card. Once that is complete, we will move to those on Zoom that have their hand raised. Following public comment from Zoom, we will close the public comment period for that item.

Remote public comment for items not on the agenda will not be accepted.

Written public comment may be submitted to the Planning Office:

- In person at the Planning Commission Meeting;
- Via email to [pcpubliccomment@morganhill.ca.gov](mailto:pcpubliccomment@morganhill.ca.gov); or
- Hand delivered or mailed to the Planning Division at 17575 Peak Avenue, Morgan Hill, CA 95037

Please email your comments to the Planning Office no later than 3:00 p.m. on Monday (the day before the Planning Commission meeting) so that your comments can be submitted to the members of the Planning Commission with sufficient time to review them. You may continue to provide written comments up to noon on Tuesday (the day of the meeting), although Planning Commissioners may not have sufficient time to review them before the meeting. Public comments submitted to the Planning Division after noon (12:00 p.m.) the day of the meeting will be provided to the Planning Commission as time allows.

Written comments WILL NOT be read aloud during the Planning Commission Meeting. Please note that written comments are posted on the City's website. It is recommended that you do not include any personal information that you do not want to be posted on the web. Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law.

Communications will NOT be edited for redactions and will be printed/posted as submitted.

### **AMERICANS WITH DISABILITIES ACT (ADA)**

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the Planning Office at (408) 310-4709 or by email at [planning@morganhill.ca.gov](mailto:planning@morganhill.ca.gov). Requests must be made as early as possible and at least two full business days before the start of the meeting.

### **CALL TO ORDER**

### **ROLL CALL ATTENDANCE**

### **DECLARATION OF POSTING**

Pursuant to Government Code Section 54954.2

### **PLEDGE OF ALLEGIANCE**

### **PUBLIC COMMENT**

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

### **ORDERS OF THE DAY**

### **MINUTES APPROVAL**

#### **1. AUGUST 12, 2025 MEETING MINUTES**

Recommendation:

1. Accept Meeting Minutes

#### **2. SEPTEMBER 9, 2025 MEETING MINUTES**

Recommendation:

1. Accept Meeting Minutes

### **PUBLIC HEARINGS**

3. **AAE2025-0003: TENNANT - TENNANT STATION PUD: AMENDMENT TO THE TENNANT STATION PLANNED DEVELOPMENT (PUD) TO MODIFY THE MAXIMUM SQUARE FOOTAGE ALLOWED FOR THE EXISTING FITNESS USE AND ADD AN ADMINISTRATIVE FUNCTION TO MAKE MINOR CHANGES TO SQUARE FOOTAGES IN THE FUTURE. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 817-06-041, 817-06-055, 817-06-056, 817-06-057, AND 817-06-058, IS LOCATED ON THE SOUTHEAST CORNER OF MONTEREY ROAD AND TENNANT AVENUE. CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15061(B)(3) COMMON SENSE EXEMPTION.**

Recommendation:

1. Open/close public hearing; and
2. Adopt Resolution recommending City Council approval of the Zoning Amendment AAE2025-0003 Tennant Station PD.

### **OTHER BUSINESS**

4. **HEALTHY NEIGHBORHOODS FOR ALL WORKSHOP**

Recommendation:

Review and discuss the City of Morgan Hill draft Healthy Neighborhoods for All Element.

### **DIRECTOR'S REPORT/ANNOUNCEMENTS**

### **ADJOURNMENT**

#### **NOTICE**

Any documents produced by the City and distributed to the majority of the Planning Commission less than 72 hours prior to an open meeting, will be made available for public inspection at the front counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

#### **PUBLIC COMMENT**

Members of the Public are entitled to directly address the Planning Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Planning Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers and deliver it to the Minutes Clerk prior to discussion of the item.

You are not required to give your name on the speaker card in order to speak to the Planning Commission, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Planning Commission.

Persons interested in proposing an item for the Planning Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Planning's action, your request may be placed on the next appropriate agenda. Planning Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email [cityclerk@morganhill.ca.gov](mailto:cityclerk@morganhill.ca.gov).



**Meeting Minutes  
Planning Commission**

*LIAM DOWNEY - CHAIR  
PAUL LAKE - VICE-CHAIR  
MOHAMMAD HABIB - PLANNING COMMISSIONER  
DAVID LAVATO - PLANNING COMMISSIONER  
JAMES WILSON - PLANNING COMMISSIONER  
JOSEPH MUELLER - PLANNING COMMISSIONER  
WAYNE TANDA - PLANNING COMMISSIONER*

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**Tuesday, August 12, 2025  
7:00 PM**

**Council Chambers  
17555 Peak Avenue, Morgan Hill, CA 95037**

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**CALL TO ORDER**

Chair Wilson called the meeting to order at 7:03 p.m.

**ROLL CALL ATTENDANCE**

Minutes Clerk Luna called the roll at 7:03 p.m.

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| <b>PRESENT</b> | James Wilson, Mohammad Habib, Paul Lake, Wayne Tanda, Joseph Mueller, David Lovato, Liam Downey |
| <b>ABSENT</b>  | None                                                                                            |

**DECLARATION Of POSTING**

Minutes Clerk Luna declared the posting of the agenda 7:03 p.m.

**PLEDGE OF ALLEGIANCE**

Planning Commissioner Downey led the Pledge of Allegiance at 7:03 p.m.

### **PUBLIC COMMENT**

Chair Wilson opened the public comment period at 7:03 p.m. Hearing no requests to speak, the public comment period was closed.

### **ORDERS OF THE DAY**

There were no changes made.

### **CONTINUED PUBLIC HEARING**

1. **ZA2024-0001/EA2024-0009: DEWITT-WEST HILLS CHURCH: REQUEST FOR A PLANNED DEVELOPMENT WITH MASTER PLAN OF A 5.75-ACRE PARCEL FOR THE REMODEL AND EXPANSION OF AN EXISTING RELIGIOUS FACILITY. THE PLAN INCLUDES DEMOLITION OF THE TEMPORARY CLASSROOM FACILITIES AND THE CONSTRUCTION OF PERMANENT CLASSROOM FACILITIES, AND THE REMODEL AND EXPANSION OF THE EXISTING SANCTUARY WITH ASSOCIATED SITE IMPROVEMENTS.**

Recommendation:

1. Open/Close the public hearing;
2. Adopt a Resolution recommending the City Council approve the Negative Declaration; and
3. Adopt a resolution recommending approval of a Planned Development with Master Plan.

Senior Planner Tiffany Brown presented the Staff Report at 7:04 p.m.

Chair Wilson opened the Public Hearing at 7:42 p.m. The following individuals were called to speak:

- David Fredrick

The Planning Commission meeting recessed at 8:00 p.m.

The Planning Commission meeting reconvened at 8:08 p.m.

Chair Wilson resumed with the open Public Hearing. Hearing no further requests to speak, the Public Hearing was closed.

### **MOTION:**

Adopt a resolution recommending that the City Council approve the Negative Declaration.

|                |        |
|----------------|--------|
| <b>RESULT:</b> | Passed |
|----------------|--------|

|                  |                                                                                                                                                                                    |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MOVER:</b>    | Planning Commissioner Mueller                                                                                                                                                      |
| <b>SECONDER:</b> | Planning Commissioner Tanda                                                                                                                                                        |
| <b>AYES:</b>     | Chair Wilson, Vice Chair Habib, Planning Commissioner Lake, Planning Commissioner Mueller, Planning Commissioner Tanda, Planning Commissioner Lovato, Planning Commissioner Downey |
| <b>NAYS:</b>     | None                                                                                                                                                                               |
| <b>ABSTAIN:</b>  | None                                                                                                                                                                               |
| <b>ABSENT:</b>   | None                                                                                                                                                                               |

**MOTION:**

Adopt a resolution recommending approval of a Planned Development with Master Plan.

|                  |                                                                                                                                                                                    |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | Passed                                                                                                                                                                             |
| <b>MOVER:</b>    | Planning Commissioner Mueller                                                                                                                                                      |
| <b>SECONDER:</b> | Planning Commissioner Lake                                                                                                                                                         |
| <b>AYES:</b>     | Chair Wilson, Vice Chair Habib, Planning Commissioner Lake, Planning Commissioner Mueller, Planning Commissioner Tanda, Planning Commissioner Lovato, Planning Commissioner Downey |
| <b>NAYS:</b>     | None                                                                                                                                                                               |
| <b>ABSTAIN:</b>  | None                                                                                                                                                                               |
| <b>ABSENT:</b>   | None                                                                                                                                                                               |

**DIRECTOR'S REPORT/ANNOUNCEMENTS**

Principal Planner Adam Paszkowski made an announcement at 8:17 p.m.  
Development Director Jennifer Carman made an announcement at 8:18 p.m.

**ADJOURNMENT**

There being no further business to discuss, Chair Wilson adjourned the meeting at 8:30 p.m.

MINUTES PREPARED BY:  
Jenna Luna, Minutes Clerk



**Meeting Minutes  
Planning Commission**

*JAMES WILSON - CHAIR  
MOHAMMAD HABIB - VICE-CHAIR  
PAUL LAKE - PLANNING COMMISSIONER  
JOSEPH MUELLER - PLANNING COMMISSIONER  
WAYNE TANDA - PLANNING COMMISSIONER  
DAVID LOVATO - PLANNING COMMISSIONER  
LIAM DOWNEY - PLANNING COMMISSIONER*

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**Tuesday, September 9, 2025  
7:00 PM**

**Council Chambers  
17555 Peak Avenue, Morgan Hill, CA 95037**

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**CALL TO ORDER**

Vice Chair Habib called the meeting to order at 7:00 p.m.

**ROLL CALL ATTENDANCE**

Minutes Clerk Luna called the roll at 7:01 p.m.

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| <b>PRESENT</b> | Mohammad Habib, Paul Lake, Joseph Mueller, Wayne Tanda, David Lovato, Liam Downey |
| <b>EXCUSED</b> | James Wilson                                                                      |

**DECLARATION Of POSTING**

Minutes Clerk Luna Declared the Posting of the Agenda at 7:01 p.m.

**PLEDGE OF ALLEGIANCE**

Planning Commissioner Mueller led the Pledge of Allegiance at 7:01 p.m.

## **PUBLIC COMMENT**

Vice Chair Habib opened the Public Comment Period at 7:02 p.m. Hearing no requests to speak. The Public Comment Period was closed.

## **ORDERS OF THE DAY**

There were no changes made.

## **PUBLIC HEARINGS**

None.

## **OTHER BUSINESS**

### **1. ECONOMIC DEVELOPMENT OUTLOOK**

Recommendation:

1. Receive Presentation

Economic Development Director Matt Mahood gave the presentation at 7:04 p.m.

The Planning Commission asked questions of staff during the presentation at 7:15p.m.

The Planning Commission meeting recessed at 7:59 p.m.

The Planning Commission meeting reconvened at 8:02 p.m.

Housing and Economic Mobility Director John Lang answered Planning Commissioners' questions at 8:10 p.m.

Vice Chair Habib opened the Public Comment Period at 8:22 p.m. The following individuals were called to speak:

- Doug Mhiuirhead

Hearing no further requests to speak, the Public Comment period was closed.

### **MOTION:**

No action was taken. The Planning Commission discussed the item and provided feedback to staff.

### **2. HOUSING AND HOMELESSNESS**

Recommendation:

1. Receive Presentation

The Planning Commission meeting recessed at 8:27 p.m.  
The Planning Commission meeting reconvened at 8:33 p.m.

Housing and Economic Mobility Director John Lang gave the presentation at 8:33 p.m.

The Planning Commission asked clarification questions of staff at 8:55 p.m.

Vice Chair Habib opened the Public Comment Period at 9:27 p.m. The following individuals were called to speak:

- Doug Miurhead

Hearing no further requests to speak, the Public Comment Period was closed.

Assistant City Manager for Community Development Edith Ramirez addressed the Planning Commissioners at 9:31 p.m.

The Planning Commissioner provided feedback to staff at 9:42 p.m.

**MOTION:**

No action was taken. The Planning Commission discussed the item and provided feedback to staff.

**DIRECTOR'S REPORT/ANNOUNCEMENTS**

Principal Planner Adam Paszkowski made an announcement at 9:56 p.m.  
Development Director Jennifer Carman made an announcement at 9:57 p.m.

**ADJOURNMENT**

There being no further business to discuss, Vice Chair Habib adjourned the meeting at 10:01 p.m.

MINUTES PREPARED BY:  
Jenna Luna, Minutes Clerk

## PLANNING COMMISSION STAFF REPORT

### MEETING DATE: October 14, 2025

PREPARED BY:

Jennifer Carman, Development Services Director

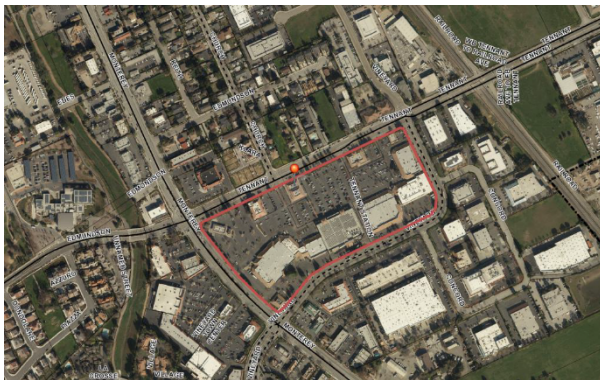
APPROVED BY: Jennifer Carman

**AAE2025-0003: TENNANT - TENNANT STATION PUD: AMENDMENT TO THE TENNANT STATION PLANNED DEVELOPMENT (PUD) TO MODIFY THE MAXIMUM SQUARE FOOTAGE ALLOWED FOR THE EXISTING FITNESS USE AND ADD AN ADMINISTRATIVE FUNCTION TO MAKE MINOR CHANGES TO SQUARE FOOTAGES IN THE FUTURE. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 817-06-041, 817-06-055, 817-06-056, 817-06-057, AND 817-06-058, IS LOCATED ON THE SOUTHEAST CORNER OF MONTEREY ROAD AND TENNANT AVENUE. CEQA: CATEGORICALLY EXEMPT PURSUANT TO SECTION 15061(B)(3) COMMON SENSE EXEMPTION.**

### RECOMMENDATION(S)

1. Open/close public hearing; and
2. Adopt Resolution recommending City Council approval of the Zoning Amendment AAE2025-0003 Tennant Station PD.

### LOCATION MAP/PROJECT INFORMATION:



1. Location: Southeast corner of Monterey Road and Tennant Avenue (APN: 817-06-041, -055, -056, -057, and -058)
2. Site Area: 21.88 acres
3. General Plan: Commercial
4. Zoning: General Commercial (CG) and Planned Development (PUD)

### BACKGROUND:

On January 3, 1973, the City Council adopted Ordinance No. 336 N.S., rezoning 75 acres of property located at the southeast corner of Tennant Avenue and Monterey Road to Planned Unit Development (PUD). The City Council adopted Ordinance No. 1039 N.S. on August 7, 1991, incorporating a detailed development plan for 21-acres of the site. The City Council adopted Ordinance No. 1546 N.S. on May 15, 2002, establishing design guidelines for the PUD and

amending the precise development plan for the site. Other various amendments have been approved for the PUD over the years. The language in the original PUD included strict square footage limits for three of the larger uses in the shopping center - fitness center, movie theater, and bowling alley.

## **PROJECT DESCRIPTION:**

G2 Design/Build Inc. submitted an application to amend the PUD to allow for the current fitness use, Fitness 19, to expand their square footage maximum in order to expand into a vacant portion of their building. The current PUD includes the following language that limits the square footage to three uses as follows:

### **II. ALLOWED USES/GENERAL PROVISIONS**

*2. The following existing uses shall be allowed in specific locations and sizes shown on Figure 1. Any enlargement or relocation of the following uses will require amendment to the PUD.*

*Bowling Alley 26,525 sq. ft.  
Movie Theater 23,009 sq. ft.  
Fitness Center 24,708 sq. ft.*

After reviewing the request, staff raised concerns regarding the restrictive nature of this language and the resulting lack of flexibility and costly time and expense to modify the PUD within Tennant Station with every change related to these uses. As such, staff is proposing the following edits to the original language:

### **II. ALLOWED USES/GENERAL PROVISIONS**

*2. The following existing uses shall be allowed in specific locations ~~and sizes shown on Figure 1.~~ Any enlargement or relocation of the following uses shall be reviewed by the Development Services Director for master plan consistency and potential impacts to the center. ~~will require amendment to the PUD.~~*

*Bowling Alley 26,525 sq. ft.  
Movie Theater 23,009 sq. ft.  
Fitness Center 24,708 sq. ft.*

If an increase in size of the above uses results in impacts to the center, the appropriate permitting process would be required.

## **PROJECT ANALYSIS AND FINDINGS:**

### **ANALYSIS**

The proposed project was analyzed with respect to conformance with: 1) Morgan Hill 2035 General Plan; 2) Zoning Ordinance 3) Findings and 4) California Environmental Quality Act

#### **1. General Plan Land Use Consistency**

The proposed zoning amendment is consistent with the City's General Plan, as it supports commercial development in alignment with the existing Commercial land use designation. This designation is intended to accommodate a broad range of retail and service-oriented uses.

#### **2. Zoning Ordinance Consistency**

The purpose of the Zoning Code is to implement the General Plan and to protect the public's health, safety, and welfare. The City may approve a Zoning Amendment only if the following findings are made:

a. The proposed amendment is consistent with the General Plan and any applicable specific plan as provided by Government Code Section 65860.

Consistent

The proposed zoning amendments are consistent with the City's General Plan, as they support commercial development in alignment with the site's existing Commercial land use designation.

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

Consistent

The amendment supports the purpose of the Zoning Code—to implement the General Plan and protect public health, safety, and welfare.

c. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and general plan and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

Consistent

The affected site is an existing shopping center and the proposed PUD amendment does not change the use, orientation or size of the center. Future development proposals will be subject to the appropriate level of design review to ensure compliance with the PUD and City guidelines.

**CONCLUSION:**

The proposed Tennant Station PUD update will support the improvement and expansion of existing major uses within the shopping center and eliminate the need for an expensive and complicated PUD amendment when the major uses in the shopping center have an opportunity to expand.

**CEQA (California Environmental Quality Act):**

This ordinance is categorically exempt from environmental review under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The proposed text amendments are covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**COMMUNITY ENGAGEMENT:**

A 20-day public hearing notice was published in the Friday, September 19, 2025, edition of the Morgan Hill Times pursuant to Government Code Section 65090-65096. A notice was also mailed to property owners within 300 feet of the project site.

**ATTACHMENTS:**

1. Planning Commission Resolution No. 25-14
2. Exhibit A to PC Resolution
3. Tennant Station PUD Ordinance 1546ns

**RESOLUTION NO. 25-14**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF A ZONING AMENDMENT FOR AN ORDINANCE AMENDING THE TENNANT STATION SHOPPING CENTER PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONE ON A 21.88 ACRE SITE ON THE SOUTHEAST CORNER OF MONTEREY ROAD AND TENNANT AVENUE (AAE2025-0003 TENNANT-TENNANT STATION PD) APN'S: 817-06-041, 055, 056, 057, and 058.**

**WHEREAS:** this proposed Ordinance (Zoning Amendment AAE2025-0003) was considered by the Planning Commission of the City of Morgan Hill at its regular meeting of October 14, 2025;

**WHEREAS:** the Planning Commission has reviewed recommendations contained in the October 14, 2025, staff report on this item;

**WHEREAS,** the amendments proposed by this Ordinance are necessary to allow square footage flexibility for larger uses within the Center.

**WHEREAS,** this ordinance is categorically exempt from environmental review under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The proposed text amendments are covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

**WHEREAS,** testimony received at a duly noticed public hearing, along with exhibits and other materials have been considered in the review process.

**NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:**

**SECTION 1.** The proposed zoning amendment is consistent with the General Plan and any applicable specific plan as provided by Government Code Section 65860.

The proposed zoning amendments are consistent with the City's General Plan, as they support commercial development in alignment with the site's

existing Commercial land use designation.

**SECTION 2.** The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The amendments support the purpose of the Zoning Code—to implement the General Plan and protect public health, safety, and welfare.

**SECTION 3.** The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and general plan and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

The affected site is an existing shopping center and the proposed PUD amendment does not change the use, orientation or size of the center. Future development proposals will be subject to the appropriate level of design review to ensure compliance with the PUD and City guidelines.

**SECTION 4.** The Planning Commission hereby recommends approval of Zoning Amendment application AAE2025-0003 to amend the Tennant Station PUD as shown in the attached ordinance.

**PASSED AND ADOPTED THIS 14TH DAY OF OCTOBER 2025, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:**

**AYES: COMMISSIONERS:**

**NOES: COMMISSIONERS:**

**ABSTAIN: COMMISSIONERS:**

**ABSENT: COMMISSIONERS:**

**ATTEST:**

**APPROVED:**

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**JENNA LUNA, Deputy City Clerk**

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**JAMES WILSON, Chair**

**(DRAFT) ORDINANCE NO. \_\_\_\_\_, NEW SERIES**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL AMENDING THE TENNANT STATION SHOPPING CENTER PLANNED UNIT DEVELOPMENT (PUD) ON A 21.88 ACRE SITE ON THE SOUTHEAST CORNER OF MONTEREY ROAD AND TENNANT AVENUE (AAE2025-0003 TENNANT-STATION PD) APN'S: 817-06-041, 055, 056, 057, and 058.**

**WHEREAS.** On August 7, 1991, the City Council adopted Ordinance No. 1039, N.S., incorporating a detailed development plan for Tennant Station.

**WHEREAS.** On May 15, 2002, the City Council adopted Ordinance No 1546 establishing design guidelines for the PUD and amending the precise development plan for the site as shown in EXHIBIT A.

THE CITY COUNCIL OF THE CITY OF MORGAN HILL DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1.** The proposed zoning amendment is consistent with the General Plan and any applicable specific plan as provided by Government Code Section 65860.

The proposed zoning amendments are consistent with the City's General Plan, as they support commercial development in alignment with the site's existing Commercial land use designation.

**SECTION 2.** The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The amendments support the purpose of the Zoning Code—to implement the General Plan and protect public health, safety, and welfare.

**SECTION 3.** The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and general plan and contribute to the health,

safety, and welfare of the property, surrounding properties, and the community at large.

The affected site is an existing shopping center and the proposed PUD amendment does not change the use, orientation or size of the center. Future development proposals will be subject to the appropriate level of design review to ensure compliance with the PUD and City guidelines.

**SECTION 4.** This ordinance is categorically exempt from environmental review under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The proposed text amendments are covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**SECTION 5.** The City Council hereby amends the Section II of the subject Planned Unit Development (PUD) overlay zone as follows:

***II. ALLOWED USES/GENERAL PROVISIONS***

*2. The following existing uses shall be allowed in specific locations and sizes shown on Figure 1. Any enlargement or relocation of the following uses shall be reviewed by the Development Services Director for master plan consistency and potential impacts to the center. ~~will require amendment to the PUD.~~*

*Bowling Alley 26,525 sq. ft.*

*Movie Theater 23,009 sq. ft.*

*Fitness Center 24,708 sq. ft.*

**SECTION 6.** The request was considered by the Planning Commission at its regular meeting of October 14, 2025, at which time the Planning Commission recommended approval of Zoning Amendment application, AAE2025-0003: Tennant – Tennant Station PUD. The City Council accepts the recommendation of the Planning Commission.

**SECTION 7.** Severability. If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

**SECTION 8.** Effective Date; Publication. This Ordinance shall take effect on the 31<sup>st</sup> day following adoption. The City Clerk is hereby directed to publish this ordinance or a summary thereof pursuant to Government Code Section §36933.

THE FOREGOING ORDINANCE WAS INTRODUCED AT A MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_ DAY OF \_\_\_, 2025, AND WAS FINALLY ADOPTED AT A MEETING OF THE

CITY COUNCIL HELD ON THE \_\_\_\_DAY OF \_\_\_\_, 2025, AND SAID ORDINANCE WAS DULY PASSED AND ADOPTED IN ACCORDANCE WITH LAW BY THE FOLLOWING VOTE:

**AYES: COUNCIL MEMBERS:**

**NOES: COUNCIL MEMBERS:**

**ABSTAIN: COUNCIL MEMBERS:**

**ABSENT: COUNCIL MEMBERS:**

**APPROVED:**

**ATTEST:**

---

**MARK TURNER, Mayor**

---

**MICHELLE BIGELOW, City Clerk**

**CERTIFICATE OF THE CITY CLERK**

**I, MICHELLE BIGELOW, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA**, do hereby certify that the foregoing is a true and correct copy of Ordinance No. xxx, New Series, adopted by the City Council of the City of Morgan Hill, California at their regular meeting held on \_\_\_\_day of \_\_\_\_\_, 2025.

**WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.**

DATE:\_\_\_\_\_

---

**MICHELLE BIGELOW, City Clerk**

## **EXHIBIT A**

# TENNANT STATION SITE DATA

## SITE BUILDING AREA SUMMARY

| MAJOR TENANTS:                       | GROSS BUILDING AREA S.Q.F. |
|--------------------------------------|----------------------------|
| SAFEGWAY (THIS APPLICATION)          | 54,799 S.F.                |
| FUEL CENTER KIOSK (THIS APPLICATION) | 400 S.F.                   |
| ROSSO FURNITURE (A-0) (EXISTING)     | 40,428 S.F.                |
| HOUSE OF FABRICS (B-0) (EXISTING)    | 14,720 S.F.                |
| MORGAN HILL BOWL (H-0) (EXISTING)    | 26,525 S.F.                |
| MAJOR (0-0) (EXISTING)               | 19,541 S.F.                |
| CHENMACAL (1-0,1-1,1-2) (EXISTING)   | 23,009 S.F.                |
| 24-HOUR FITNESS (J-0) (EXISTING)     | 24,708 S.F.                |

SUBTOTAL 184,589 S.F.

## SHOPS BUILDINGS:

|                           |             |
|---------------------------|-------------|
| SHOPS (A) (EXISTING)      | 7,275 S.F.  |
| SHOPS (B) (EXISTING)      | 11,811 S.F. |
| SHOPS (C) (TO BE REMOVED) | 7,563 S.F.  |
| SHOPS (D) (TO BE REMOVED) | 4,981 S.F.  |
| SHOPS (E) (TO BE REMOVED) | 7,052 S.F.  |
| SHOPS (F) (TO BE REMOVED) | 15,363 S.F. |
| SHOPS (G) (TO BE REMOVED) | 3,513 S.F.  |
| SHOPS (H) (EXISTING)      | 19,283 S.F. |
| SHOPS (J) (EXISTING)      | 4,137 S.F.  |

SUBTOTAL 42,506 S.F.

## PAD BUILDINGS:

|                                    |            |
|------------------------------------|------------|
| PAD (1) (EXISTING)                 | 4,850 S.F. |
| PAD (2) (EXISTING)                 | 6,000 S.F. |
| PAD (3) (EXISTING INCL. 2ND FLOOR) | 9,252 S.F. |
| PAD (4) (NOT USED)                 | N/A S.F.   |
| PAD (5) (THIS APPLICATION)         | 7,000 S.F. |
| PAD (6) (EXISTING)                 | 2,800 S.F. |

SUBTOTAL 30,002 S.F.

TOTAL BUILDING AREA 257,097 S.F.

## ZONING:

PUD / GENERAL COMMERCIAL ASSessor PARCEL NUMBER: 817-06-039  
817-06-040

## BUILDING AREA:

TOTAL EXISTING FLOOR AREA TO REMAIN 194,898 S.F.  
TOTAL NEW FLOOR AREA 66,299 S.F.  
TOTAL AREA 257,097 S.F.

## SITE AREA INFORMATION:

TOTAL SITE AREA: 929,489 SQ. FT. / 21.34 ACRES  
FLOOR AREA RATIO: 21%

## PARKING DATA:

PARKING REQUIRED:  
BUILDING AREA / 250 = No. OF STALLS REQUIRED  
257,097 S.F. / 250 = 1,056 STALLS REQUIRED

|                  | REQUIRED            | PROVIDED     |
|------------------|---------------------|--------------|
| STANDARD STALLS: | 718 STALLS          | 923 STALLS   |
| COMPACT STALLS:  | 317 STALLS 30% MAX. | 148 STALLS   |
| HANDICAP STALLS: | 21 STALLS 2% TOTAL  | 27 STALLS    |
| TOTAL:           | 1,056 STALLS        | 1,096 STALLS |

FULL SIZE STALLS: 9' x 19.8'(60') / 9' x 15'(90')  
COMPACT STALLS: 8' x 16' (80') / 8' x 15'(90')

PROVIDED AISLE WIDTH FOR 60' STANDARD PARKING: 16'

PROVIDED AISLE WIDTH FOR 90' STANDARD PARKING: 16'

PROVIDED AISLE WIDTH FOR 90' COMPACT PARKING: 25'

PROVIDED AISLE WIDTH FOR 90' COMPACT PARKING: 25'

# SAFEGWAY SITE DATA

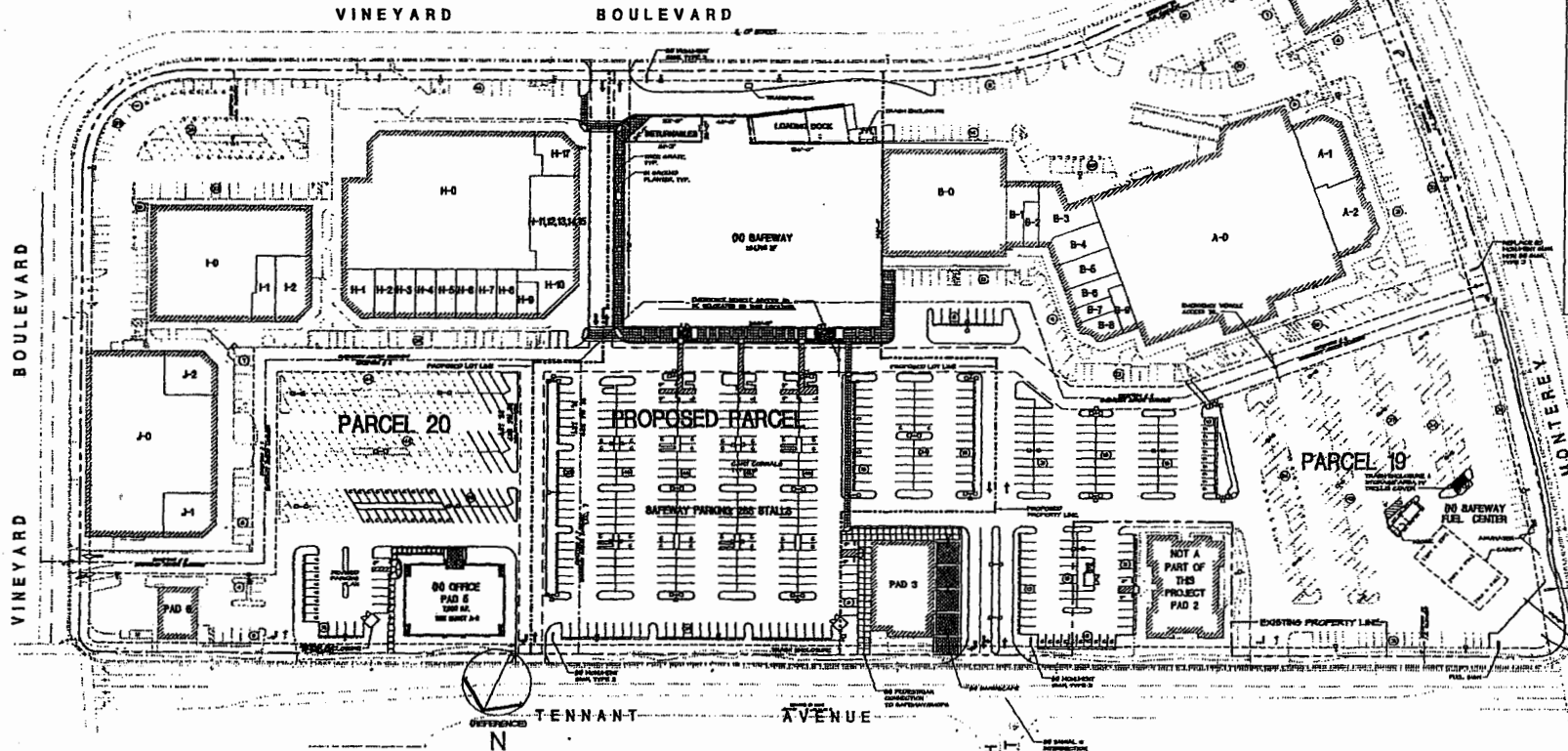
## SITE DATA

BUILDING AREA = 54,799 S.F. (NOT INCL. FUEL CENTER KIOSK)  
PROPOSED PARCEL = 216,925 S.F. (4.97AC)  
FLOOR AREA RATIO = 54,799 S.F. / 216,925 S.F. (4.97 A.C.)  
FLOOR AREA RATIO = 25%

## PARKING DATA

PARKING REQUIRED:  
BUILDING AREA / 250 = No. OF STALLS REQUIRED  
54,799 S.F. / 250 = 219 STALLS REQUIRED

|                  | REQUIRED           | PROVIDED   |
|------------------|--------------------|------------|
| STANDARD STALLS: | 149 STALLS         | 249 STALLS |
| COMPACT STALLS:  | 66 STALLS 30% MAX. | 30 STALLS  |
| HANDICAP STALLS: | 4 STALLS           | 7 STALLS   |
| TOTAL:           | 219 STALLS         | 286 STALLS |



**ORDINANCE NO. 1546, NEW SERIES**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING A ZONING AMENDMENT TO AMEND THE PRECISE DEVELOPMENT PLAN FOR THE TENNANT STATION SHOPPING CENTER AND ESTABLISHING DESIGN GUIDELINES FOR THE PUD DISTRICT LOCATED ON THE SOUTH EAST CORNER OF THE INTERSECTION OF MONTEREY ROAD AND TENNANT AVENUE. (APN's 817-06-039, 040 & 41)**

**THE CITY COUNCIL OF THE CITY OF MORGAN HILL DOES HEREBY ORDAINS AS FOLLOWS:**

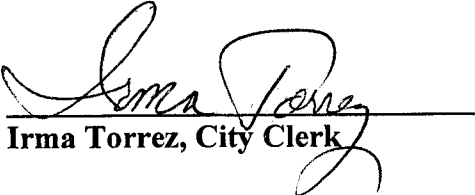
- SECTION 1.** The proposed zoning amendment hereby amends Ordinance No. 1036 New Series and is consistent with the Zoning Ordinance and the General Plan.
- SECTION 2.** The zone change is required in order to serve the public convenience, necessity and general welfare as provided in Section 18.62.050 of the Municipal Code.
- SECTION 3.** The PUD amendment is exempt pursuant to CEQA section 15332-Infill development
- SECTION 4.** The City Council hereby approves development guidelines as contained in Exhibit "A" dated May 1, 2002, entitled *Tennant Station Shopping Center* and hereby approves a precise development plan dated 4-01-02 prepared by Craig and Grant Architect, shown as Figure I within Exhibit A. The precise development plan (Figure I), amended by the Architectural and Site Review approval, illustrates the exact location and dimensions of all proposed buildings, vehicle and pedestrian circulation ways, parking areas, landscape areas and any other purposeful uses on the project and by this reference is incorporated herein. Changes to the PUD which differs substantially from the approved precise development plan shall require an amendment through the public hearing process.
- SECTION 5.** The Council finds that the changes incorporated in this exhibit are necessary to comply with the minimum zoning requirements as set forth in Chapter 18.30 of the Municipal Code (Zoning Code) and Division III, Chapter 18.76 of the Municipal Code (Sign Code).
- SECTION 6.** The precise development plan and the guidelines contained within Exhibit "A" supercede the precise development plan and guidelines adopted as part of Ordinance No. 1036 New Series.
- SECTION 7.** Severability. If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

**SECTION 8.** Effective Date Publication. This ordinance shall take effect from and after thirty (30) days after the date of its adoption. The City Clerk is hereby directed to publish this ordinance pursuant to §36933 of the Government Code.

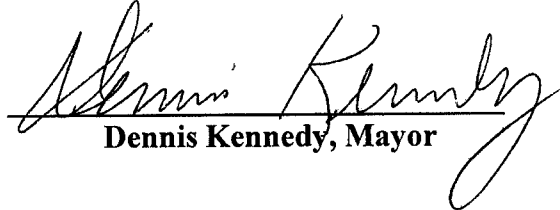
The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Morgan Hill held on the 1<sup>st</sup> day of May, 2002 and was finally adopted at a regular meeting of said Council on the 15<sup>th</sup> day of May, 2002 and said ordinance was duly passed and adopted in accordance with law by the following vote:

|                 |                         |                                                                     |
|-----------------|-------------------------|---------------------------------------------------------------------|
| <b>AYES:</b>    | <b>COUNCIL MEMBERS:</b> | Larry Carr, Hedy L. Chang, Dennis Kennedy, Greg Sellers, Steve Tate |
| <b>NOES:</b>    | <b>COUNCIL MEMBERS:</b> | None                                                                |
| <b>ABSENT:</b>  | <b>COUNCIL MEMBERS:</b> | None                                                                |
| <b>ABSTAIN:</b> | <b>COUNCIL MEMBERS:</b> | None                                                                |

**ATTEST:**

  
Irma Torrez, City Clerk

**APPROVED:**

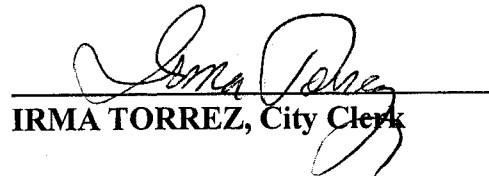
  
Dennis Kennedy, Mayor

🔐 **CERTIFICATE OF THE CITY CLERK** 🔐

I, IRMA TORREZ, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1546, New Series, adopted by the City Council of the City of Morgan Hill, California at their regular meeting held on the 15<sup>th</sup> day of May, 2002.

**WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.**

DATE: June 6, 2002

  
IRMA TORREZ, City Clerk

## **Exhibit A**

# **Tennant Station Shopping Center**

## **PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES**

### **I. PUD SITE PLAN**

- A. The project site for this PUD is illustrated in Figure 1. All new or remodeled development within this delineated area shall be required to meet the standards described herein.
- B. Proposed building foot prints illustrated in Figure 1. may be modified, so long as those modifications meet standard site development requirements.

### **II. ALLOWED USES/GENERAL PROVISIONS**

- A. Permitted uses listed in the General Commercial (CG) Zoning District (Chapter 18.22) shall be allowed in the PUD. Conditional uses listed in the CG zoning district will still be considered conditional uses and would require conditional use permit approval prior to issuance of a business licence.
- B. The following existing uses shall be allowed on specific locations and sizes shown on Figure 1. Any enlargement or relocation of the following uses will require amendment to the PUD.

|                |                |
|----------------|----------------|
| Bowling Alley  | 26,525 sq. ft. |
| Movie Theater  | 23,009 sq. ft. |
| Fitness Center | 24,708 sq. ft. |
- C. In the event that an existing use changes, either through a business license application or through a conditional use permit, the Community Development Department may require a parking utilization study prior to issuance of a permit or license to determine if the site provides adequate parking for the new use.
- D. All plans shall be subject to architectural and site review approval by the City of Morgan Hill Architectural Review Board (ARB).
- E. All public improvements necessary to support the shopping center or a use within the shopping center shall be completed prior to occupancy of the supermarket.
- F. A public restroom(s) shall be provided at the fuel center.
- G. An "Exit Clause" be recorded prior to the issuance of a building permit for the construction of a fuel center. The language for the "Exit Clause" shall be to the review and approval of the City Attorney. The "Exit Clause" shall include some form of surety to guarantee the removal of the fuel center use if abandoned by Safeway and a new

operator is not found within a one year period. The Planning Commission may approve up to two, one-year extensions upon receipt of documentation of a pending agreement with a new operator or other indication of potential sale or reuse.

- H. One year after the opening of the grocery store, a review shall be completed by the Police Department to assess the safety of the Vineyard Boulevard drive aisle. If additional safety improvements are deemed necessary, by the the Planning Commission, after conducting a public hearing, may require the owner to install safety improvements to mitigate the identified safety hazards. Examples of such improvements are speed control devices such as speed bumps or stop signs. Safety improvements would not require any change to the size of the buildings.

### III. DESIGN

#### A. THEME

1. General aesthetic character of the building exteriors shall be architecturally compatible. Exterior materials and colors shall be consistent throughout the center.

#### B. SITE DEVELOPMENT

##### 1. General Information

- a. Site development shall adhere to the following Municipal Code Sections, unless specific deviation is addressed elsewhere in this document
  1. Section 18.22.040, with respect to setbacks, minimum lot size, building coverage, and height restrictions. (Site Development Standards for the CG Zoning District)
  2. PUD, Planned Unit Development District, Chapter 18.30
  3. Flood Damage Prevention, Chapter 18.42
  4. Commercial and Industrial Performance Standards, Chapter 18.48
  5. Off-Street Parking and Paving Standards, Chapter 18.50
  6. Exceptions and Modifications, Chapter 18.56
  7. Design Review, Chapter 18.74
  8. Signs, Chapter 18.76

##### 2. Site Planning

###### a. *Trash Enclosures*

1. Trash enclosures shall be constructed in accordance with design guidelines developed in the Architectural Review Handbook.
2. Trash enclosures shall be located in areas which would minimize visual impact from the public right of way.
3. Shrubs and vine planting shall be provided to screen utilities and trash enclosures.
4. In the event that excessive trash begins to accumulate, the City may require the owner to arrange for additional refuse pick-up.

5. All refuse bins shall be kept within trash enclosures.
6. The trash enclosure at the gas station site shall be moved back behind the kiosk. All trash enclosures shall be located out of public view to the greatest extent possible.
7. A trash enclosure shall be placed on Pad 5 and shall be constructed with a shade trellis.

*b. Fences and Walls*

1. Walls shall be designed to be compatible with the surrounding landscape and architectural concept.
2. Compressors shall be screened by a wall and shall be located below the fascia and/or roof line of the building. Further, they shall be located on the rear or hidden side of the building and shall be painted to match the surface to which attached, if that surface is visible.

*c. Parking and Loading/Circulation*

1. All parking shall be screened from public view through the use of berming, hedge row planting, shrubs, trees, fences or walls, or any combination thereof. At the time of installation plantings shall be a minimum of 15 gallon trees and 5 gallon shrubs
2. Vertical and horizontal sight lines should be sufficient to ensure safe vehicular, as well as pedestrian movement.
3. Parking shall be screened from roadways.
4. No angled parking or one way drive aisles shall be utilized in new or revised parking lots.
5. Access to the property and circulation thereon should be safe and convenient for pedestrians, cyclists and vehicles.
6. Cross access easements shall be provided throughout the PUD.
7. Dead end drive aisles shall be eliminated and avoided wherever possible.
8. All main drive aisles within the PUD shall be a minimum of 30 ft. in width at the project's entrances/exits
9. Adequate auto stack-up areas of at least 40 ft. shall be designed to permit a minimum of two cars to enter the parking lot area without obstructing either street through traffic or vehicle backup areas within the parking lot.
10. The drive aisles along the Tennant Avenue and Monterey Road frontage (from the first driveway to the corner) shall be reduced to 25 ft. and the excess area added to the perimeter landscaping in order allow for berming within the landscape area. The objective is to add approximately 8ft. to the Monterey Road side and approximately 5 ft. to the Tennant Avenue side.

*d. Walkways*

1. Parking areas shall be designed to include provision for pedestrian walkways to provide access to building entrances.
2. Walkways that cross traffic lanes shall have special design features such as raised and/or textured pavement, narrowed roadway, or combination thereof.

3. Walkways shall be provided through landscaped areas to protect landscaping from foot traffic damage.
4. The overall design of the project shall allow for safe and a free unrestricted flow of vehicular flow and pedestrian traffic from one lot to another.
5. Access to property and circulation shall be safe and convenient for pedestrians and vehicles.
6. Vertical and horizontal sight lines shall be sufficient to ensure safe vehicular and pedestrian movements.
7. In order to facilitate vehicle and pedestrian safety, walkways shall extend a minimum of 5 ft. past a building or architectural feature.

*e. Merchandise Loading and Deliveries*

1. Two (2) off-street loading spaces (each space measuring at least twelve feet wide, forty feet long and fourteen feet high exclusive of necessary area for maneuvering, ingress and egress) shall be provided for the supermarket or any other use that requires frequent or large deliveries.
2. Loading areas shall be screened from view by a solid wall. The wall shall be architecturally treated and screened with landscaping.
3. Loading areas shall not be located adjacent to or visible from a public right of way.

**C. ARCHITECTURE**

**1. General Provisions**

1. No building within the PUD shall exceed 30 feet in height. Exception to the maximum height limitation may be granted through the minor exception process.
2. Materials, textures, colors and details shall be compatible with those used though out the shopping center.
3. All commercial buildings shall be one-story in appearance and shall contain a full roof element.
4. Any outdoor storage of goods, material or equipment shall be limited to 8 ft. in height and screened from view of any roadway or adjacent property. The screening shall be designed as on integral part of the building design and site layout.
5. No franchise architecture shall be permitted.
6. Building design shall be compatible with the immediate environment and provide harmonious transition between various uses.

**2. Roof and Eve Elements**

- a. Roof materials shall be consistent throughout the shopping center.
- b. No visual flat roof lines shall be allowed.
- c. Mechanical and utility equipment shall be located below the roof line or parapet wall and out of public view. Location within the building or at ground level is preferred to roof-mounting. When such equipment cannot be so located, all roof-mounted mechanical equipment or duct work which project vertically above the roof or roof parapet shall be screened by an enclosure which is detailed consistently with the building design.

- d. Compressors shall be screened by a wall or fence and be located below the fascia and/or roof line of the building. Further, they shall be located on the rear or hidden side of the building and shall be painted to match the surface to which attached, if that surface is visible.
- e. No mechanical equipment is to be exposed on the wall surface of a building.

### **3. Elevations and details**

- a. Colors of windows and window frames shall be consistent throughout the center.
- b. All exterior wall elevations visible from and/or facing roadways shall have architectural treatment. No building surface fronting on a street shall have a flat, void surface without architectural treatment.
- c. Structures shall incorporate breaks in horizontal planes by stepping or staggering setbacks and recessing windows and entrances, to provide substance and scale.
- d. Doors and windows shall be enhanced by use of various sizes and shapes, and highlighted by the use of accent trim (e.g., molding, or wood trim).
- e. The design shall be complementary to the existing architectural style of the shopping center.
- f. Gutters and down spouts shall be designed interior to the walls when adjacent to a street or drive aisle frontage. All other gutters and down spouts that are located exterior to the wall shall be treated to blend into the facade to which it is attached.
- g. Facade architectural treatment shall be applied to all building elevations with the same degree of detail as the building entrance.
- h. The Architecture and Site Review Board shall study the possibility of including some kind of public art or mural on the east elevation of the Safeway building.

## **D. LANDSCAPING**

### **1. General Provisions**

- a. Design criteria for landscaping shall be consistent throughout the PUD.
- b. All existing mature landscaping shall be maintained to the greatest extent possible.
- c. Street trees, measuring a minimum of 24-inch box having a minimum height of ten feet and crown diameter of four feet at the time of planting, shall be planted and maintained along the entire shopping center frontage.
- d. A canopy tree shall be planted in the parking lot planter islands to produce shade.
- e. Parking islands shall also include a variety of low ornamental grasses and flowering shrubs.
- f. Existing perimeter landscape setbacks shall not be decreased in size.
- g. Building perimeters shall be landscaped (including trees and planters) adjacent to and around each building, with emphasis placed along the primary building frontage.
- h. Street trees (minimum 24-inch box) shall be provided every 25 ft. on center, within the curb side planter around the entire shopping center.
- i. Landscaping at the entrance of a building shall include box size and/or accent trees to create a focal point to help direct people to the building entrance.
- j. All shrub planting shall be a minimum of 5 gallon size and all tree plantings shall be a minimum of 15 gallon.

- k. Native oaks and field stones shall be incorporated into the landscape plan.
- l. All trees planted within the landscape setback along all street frontages shall be a minimum of 24 inch box shall have a minimum height of ten feet and crown diameter of four feet at the time of planting.
- m. The entrances to the shopping center shall be well landscaped and serve as a focal point.
- n. A large significantly sized specimen tree shall be located and maintained in the landscape area at the corner of Tennant Avenue and Monterey Road.
- o. Landscaping shall be compatible with, and complement the site planning, as well as the architecture of the building. Plantings in parking lots shall help soften and visually tie the buildings to landscaping.
- p. Shrubs and vine planting shall be provided to screen utilities and trash enclosures.
- q. Landscaping shall be added to the existing buildings located along the east side of the Vineyard Boulevard entrance. The landscaping shall be in the form of shrubs and/or container flowers.
- r. All backflow devices, fire risers and check valves shall be screened with landscaping.

## **2. Lighting**

- a. The design of the exterior building lighting and parking lot lighting fixtures shall be compatible with the architecture and the existing fixtures within the shopping center.
- b. The maximum height of all new lighting installed within the shopping center shall be 20 ft. The site lighting shall be high pressure sodium.
- c. All lighting shall be shielded and directed in such a manner so as not to produce harmful effects upon neighboring property.
- d. The lighting for all of the uses within the PUD shall be to the review and approval of the Community Development Director and Police Chief.
- e. Adjustment to the lighting intensity may be requested after the commencement of the use.
- f. Roof top lighting is prohibited.
- g. Landscape up-lighting is acceptable.
- h. Lighting for pedestrian pathways shall be reduced in height and scale, to create a more human-scale feeling and atmosphere.
- i. The lighting throughout the shopping center shall be supplemented with additional fixtures and maintained to meet the Police Department specifications.
- j. Additional lighting shall be added to the existing building on the east side of the Vineyard Boulevard entrance.

## **E. MISCELLANEOUS**

### **1. Signs-General Requirements**

- a. All building attached and freestanding signs shall be consistent with the uniform sign program adopted for the shopping center and shall not exceed the sign height and area limited as set forth in Section 18.76.250 of the Morgan Hill Municipal Code.

- b. Each tenant shall submit 1 set of drawings to the representative of the shopping center for approval of proposed sign before applying for a sign permit with the Community Development Department. Said plans shall accompany a formal sign permit application.
- c. A sign permit must be approved by the City of Morgan Hill's Community Development Department before installation of proposed signs.
- d. Address numbers shall contrast with their background and shall be a minimum of six inches in height. Address numbers shall also occur on the monument sign.
- e. The monument sign located at the corner of Tennant Avenue and Monterey Road shall have a curvilinear design.
- f. The Architectural and Site Review Board shall study the possibility of reducing the number and size of the signs.

## **2. Appurtenant Uses/Devices**

### *a. Shopping Carts*

- 1. Commercial uses providing shopping carts shall provide indoor storage of the carts and shall provide for collection areas consistent with detail "A" attached, throughout the parking lot.
  - 2. If shopping carts are provided the shopping center shall post, in a prominent and conspicuous location near major entrances to the retail establishment, a sign with the following information: "REMOVAL OF SHOPPING CARTS (OR LAUNDRY CARTS) FROM THESE PREMISES IS PROHIBITED BY LAW (CMC SECTION 8.46.0400) AND WILL SUBJECT THE VIOLATOR TO A MINIMUM FINE OF \$100.00."
  - 3. Shopping carts shall be identified with a sign stating the following information in a typeface which is easily readable and in at least fourteen point type: identification of the owner of the cart or the retailer, or both; notification of the procedure to be utilized for authorized removal of the cart from the premises; notification that the unauthorized removal of the cart from the premises or parking area of the retail establishment, or the unauthorized possession of the cart, is a violation of state law and the Municipal Code of the City of Morgan Hill; and listing of a valid telephone number or address for returning the cart removed from the premises or parking area to the owner or retailer.
- b. Vending machines, rides, newspaper racks or any coin operated devices shall not be placed on the exterior of any building.
  - c. No exterior retail displays shall be allowed.

## **3. Utilities**

- a. All backflow devices, fire risers and check valves shall be screened with landscaping.
- b. All future development shall be subject to review by the appropriate utility and public service providers for the City of Morgan Hill.

- c. No utility equipment shall be located within the front setback area unless placed within an underground vault.
- d. All transformers shall be located interior to the site, outside of the front setback area, and shall be screened with landscape material.

# TENNANT STATION SITE DATA

## SITE BUILDING AREA SUMMARY

| MAJOR TENANTS:          |                    | GROSS BUILDING AREA SQ.FT. |
|-------------------------|--------------------|----------------------------|
| SAFeway                 | (THIS APPLICATION) | 54,799 S.F.                |
| FUEL CENTER KIOSK       | (THIS APPLICATION) | 400 S.F.                   |
| ROSSO FURNITURE (A-0)   | (EXISTING)         | 40,428 S.F.                |
| HOUSE OF FABRICS (B-0)  | (EXISTING)         | 14,720 S.F.                |
| MORGAN HILL BOWL (H-0)  | (EXISTING)         | 28,525 S.F.                |
| MAJOR (B-0)             | (EXISTING)         | 19,541 S.F.                |
| CINEMACAL (1-0,1-1,1-2) | (EXISTING)         | 23,009 S.F.                |
| 24-HOUR FITNESS (J-0)   | (EXISTING)         | 24,708 S.F.                |
| <b>SUBTOTAL</b>         |                    | <b>184,589 S.F.</b>        |

| SHOPS BUILDINGS: |                 |                    |
|------------------|-----------------|--------------------|
| SHOPS (A)        | (EXISTING)      | 7,275 S.F.         |
| SHOPS (B)        | (EXISTING)      | 11,811 S.F.        |
| SHOPS (C)        | (TO BE REMOVED) | 7,563 S.F.         |
| SHOPS (D)        | (TO BE REMOVED) | 4,961 S.F.         |
| SHOPS (E)        | (TO BE REMOVED) | 7,052 S.F.         |
| SHOPS (F)        | (TO BE REMOVED) | 15,363 S.F.        |
| SHOPS (G)        | (TO BE REMOVED) | 3,513 S.F.         |
| SHOPS (H)        | (EXISTING)      | 19,283 S.F.        |
| SHOPS (J)        | (EXISTING)      | 4,137 S.F.         |
| <b>SUBTOTAL</b>  |                 | <b>42,506 S.F.</b> |

| PAD BUILDINGS:             |                            |                     |
|----------------------------|----------------------------|---------------------|
| PAD (1)                    | (EXISTING)                 | 4,950 S.F.          |
| PAD (2)                    | (EXISTING)                 | 6,000 S.F.          |
| PAD (3)                    | (EXISTING INCL. 2ND FLOOR) | 9,252 S.F.          |
| PAD (4)                    | (NOT USED)                 | N/A S.F.            |
| PAD (5)                    | (THIS APPLICATION)         | 7,000 S.F.          |
| PAD (6)                    | (EXISTING)                 | 2,800 S.F.          |
| <b>SUBTOTAL</b>            |                            | <b>30,002 S.F.</b>  |
| <b>TOTAL BUILDING AREA</b> |                            | <b>257,097 S.F.</b> |

## ZONING:

PUD / GENERAL COMMERCIAL ASSESSOR PARCEL NUMBER: 817-06-039  
817-06-040

## BUILDING AREA:

|                                     |                     |
|-------------------------------------|---------------------|
| TOTAL EXISTING FLOOR AREA TO REMAIN | 194,898 S.F.        |
| TOTAL NEW FLOOR AREA                | 66,299 S.F.         |
| <b>TOTAL AREA</b>                   | <b>257,097 S.F.</b> |

## SITE AREA INFORMATION:

|                   |                               |
|-------------------|-------------------------------|
| TOTAL SITE AREA:  | 929,489 SQ. FT. / 21.34 ACRES |
| FLOOR AREA RATIO: | 21%                           |

## PARKING DATA:

|                                                                                                                 |                           |                     |
|-----------------------------------------------------------------------------------------------------------------|---------------------------|---------------------|
| PARKING REQUIRED:<br>BUILDING AREA / 250 = No. OF STALLS REQUIRED<br>257,097 S.F. / 250 = 1,056 STALLS REQUIRED |                           |                     |
| STANDARD STALLS:                                                                                                | REQUIRED                  | PROVIDED            |
| COMPACT STALLS:                                                                                                 | 718 STALLS                | 923 STALLS          |
| HANDICAP STALLS:                                                                                                | 317 STALLS 30% MAX.       | 146 STALLS          |
| <b>TOTAL:</b>                                                                                                   | <b>21 STALLS 2% TOTAL</b> | <b>27 STALLS</b>    |
|                                                                                                                 | <b>1,056 STALLS</b>       | <b>1,096 STALLS</b> |

FULL SIZE STALLS: 9' x 19.8'(60') / 9' x 18'(90')  
COMPACT STALLS: 8' x 16' (60') / 8' x 16'(90')

PROVIDED AISLE WIDTH FOR 60' STANDARD PARKING: 16'  
COMPACT PARKING: 16'  
PROVIDED AISLE WIDTH FOR 90' STANDARD PARKING: 25'  
COMPACT PARKING: 25'

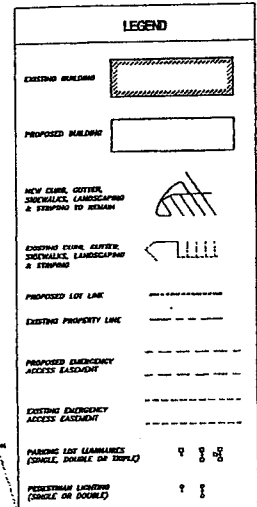
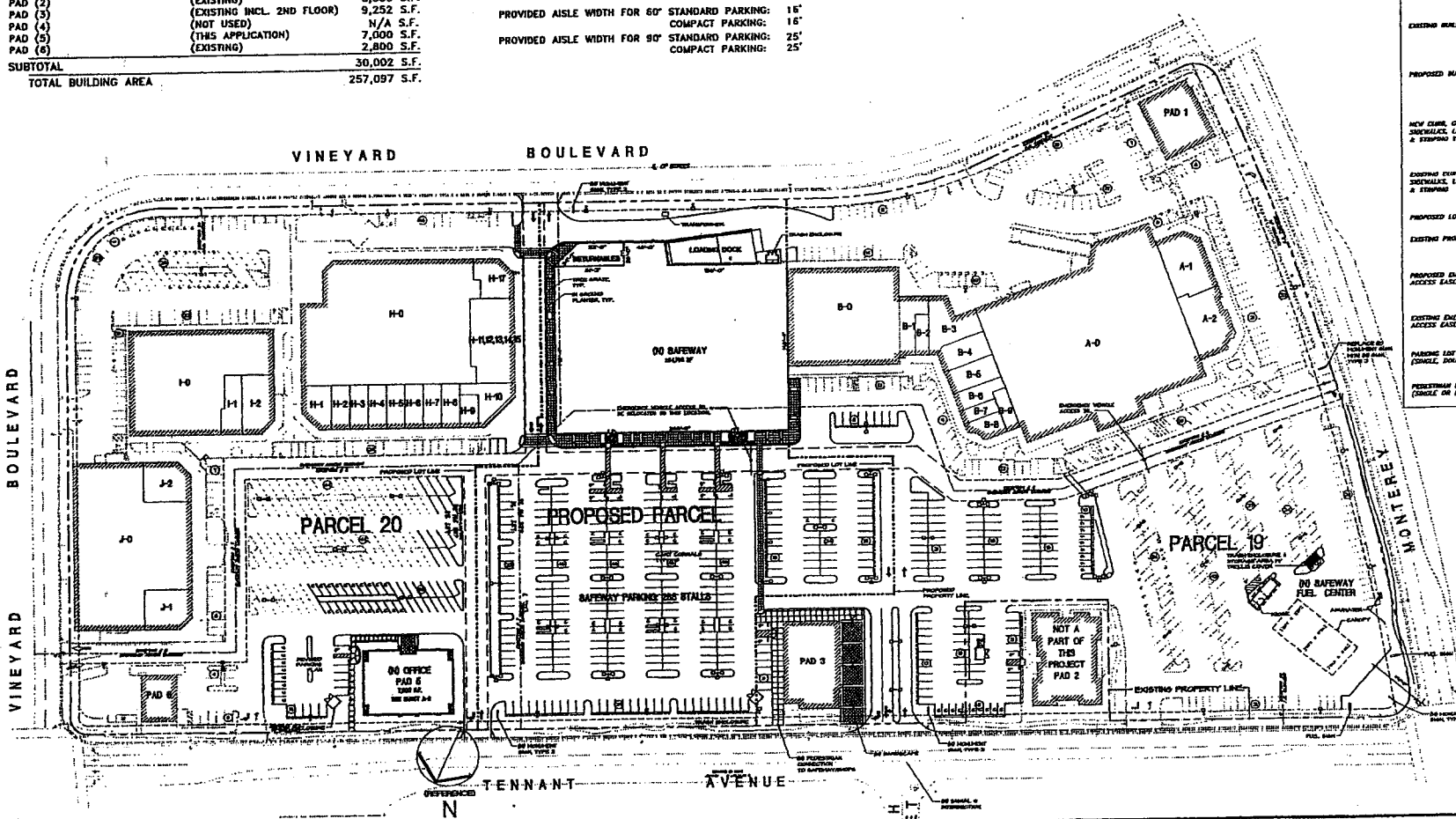
# SAFeway SITE DATA

## SITE DATA

BUILDING AREA = 54,799 S.F. (NOT INCL. FUEL CENTER KIOSK)  
PROPOSED PARCEL = 218,925 S.F. (4.97AC)  
FLOOR AREA RATIO = 54,799 S.F. / 218,925 S.F. (4.97 A.C.)  
FLOOR AREA RATIO = 25%

## PARKING DATA

|                                                                                                              |                     |                   |
|--------------------------------------------------------------------------------------------------------------|---------------------|-------------------|
| PARKING REQUIRED:<br>BUILDING AREA / 250 = No. OF STALLS REQUIRED<br>54,799 S.F. / 250 = 219 STALLS REQUIRED |                     |                   |
| STANDARD STALLS:                                                                                             | REQUIRED            | PROVIDED          |
| COMPACT STALLS:                                                                                              | 149 STALLS 30% MAX. | 249 STALLS        |
| HANDICAP STALLS:                                                                                             | 66 STALLS           | 30 STALLS         |
| <b>TOTAL:</b>                                                                                                | <b>4 STALLS</b>     | <b>7 STALLS</b>   |
|                                                                                                              | <b>219 STALLS</b>   | <b>286 STALLS</b> |



## PLANNING COMMISSION STAFF REPORT

### MEETING DATE: October 14, 2025

PREPARED BY:

Adam Paszkowski, Principal Planner

APPROVED BY: Jennifer Carman

### HEALTHY NEIGHBORHOODS FOR ALL WORKSHOP

#### RECOMMENDATION(S)

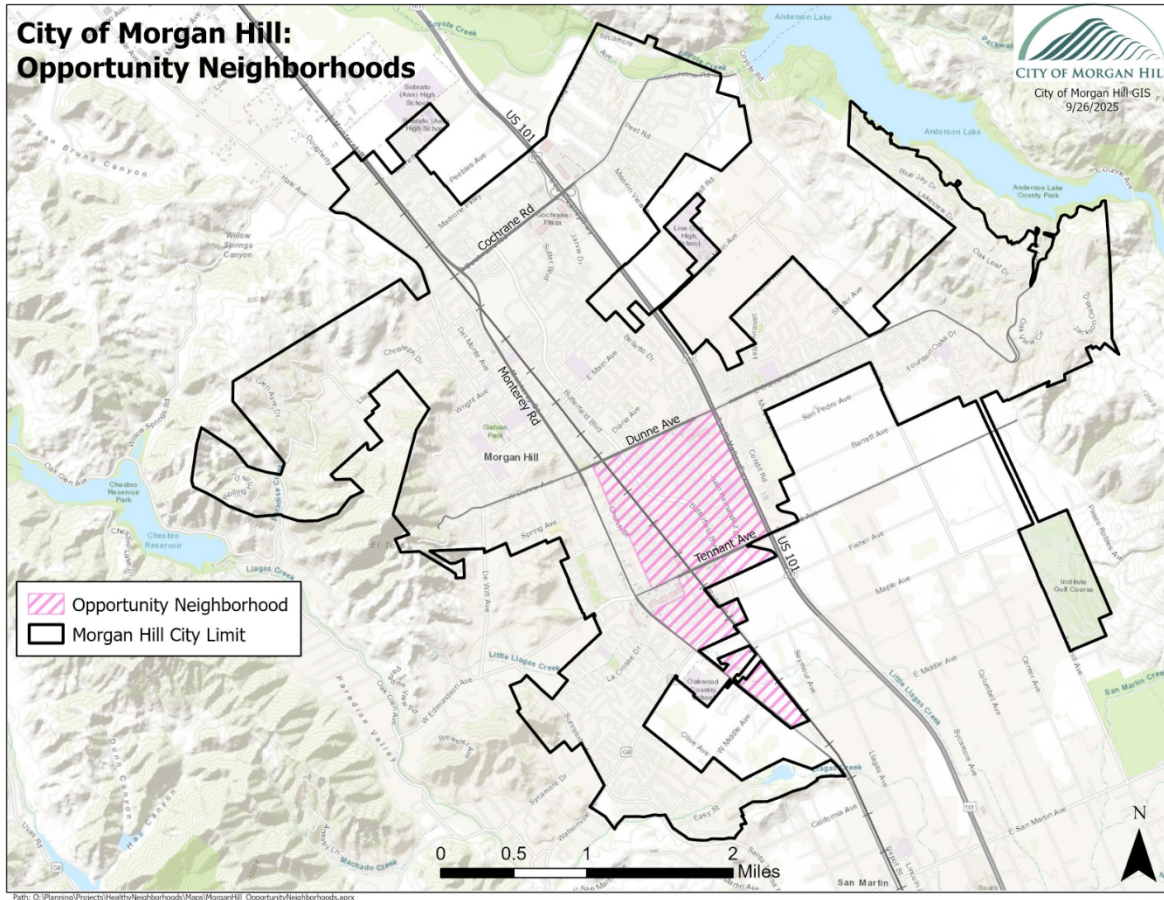
Review and discuss the City of Morgan Hill draft Healthy Neighborhoods for All Element.

#### LOCATION MAP/PROJECT INFORMATION:

The Healthy Neighborhoods for All Element is a new Environmental Justice Element of the Morgan Hill 2035 General Plan, prepared in compliance with [Senate Bill 1000](#) (SB 1000), Planning for Healthy Communities Act. SB 1000 requires local jurisdictions to identify 'disadvantaged communities' in their jurisdictions and address environmental justice in their general plans. This law has several purposes, including facilitating transparency and public engagement in local governments' planning and decision-making processes, reducing harmful pollutants and the associated health risks in 'disadvantaged communities', and promoting equitable access to health-inducing benefits, such as healthy food options, housing, public facilities, and recreation.

In Morgan Hill, the term "Opportunity Neighborhoods" has been used in place of the State term 'disadvantaged communities' to reflect a strengths-based approach. These neighborhoods, identified through the Healthy Neighborhoods for All Background Review Report and community input, are disproportionately affected by environmental burdens such as air pollution, traffic-related emissions, limited access to healthy food, and higher housing cost burdens.

Opportunity Neighborhoods are primarily located south of Dunne Avenue between Highway 101 and Monterey Road, as shown on the map below.



### BACKGROUND:

The City of Morgan Hill is guided by several key policy and regulatory documents to manage future growth. Adopted by the City Council in July 2016, the Morgan Hill 2035 General Plan establishes a vision for a prosperous, vibrant city, supported by a framework of goals, policies, and actions that guide the City's decisions for the next two decades. State law also continues to influence the City's growth and development. SB 1000 requires local jurisdictions with identified 'disadvantaged communities' to include goals, policies, and actions to reduce unique or compounded health risks throughout the city, with special attention on disadvantaged communities and address the following eight topics:

- Reduce pollution exposure;
- Promoting public facilities;
- Promoting food access;
- Promoting safe and sanitary homes;
- Promoting physical activity;
- Reducing unique or compounded health risks;
- Promoting civic engagement; and
- Prioritizing the needs of disadvantaged communities.

Low-income communities and communities of color often bear a disproportionate burden of pollution and associated health risks. Environmental justice seeks to correct this inequity by reducing the pollution experienced by these communities and ensuring their input is considered in decisions that

affect them. "Environmental justice" is defined in California law as *the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.* (Cal. Gov. Code, § 65040.12, subd. (e).)

California is a leader in enacting laws that promote environmental justice. For example, its [laws](#) direct funding to environmental justice communities ([SB 535](#) and [AB 1550](#)), create a [community air quality protection program](#) ([AB 617](#)), and require environmental justice to be addressed in local government planning (SB 1000). In addition, civil rights laws, such as California's Fair Employment & Housing Act, promote environmental justice by prohibiting policies or practices that result in polluting land uses disproportionately impacting a protected class's use and enjoyment of their residence. (Cal. Code Regs., tit. 2, § 12161, subd. (b)(10).)

Adoption of the Healthy Neighborhoods for All Element into the Morgan Hill 2035 General Plan will meet the requirements of SB 1000 by highlighting and expanding upon existing policies throughout the General Plan related to topic areas in one central location. The draft Healthy Neighborhoods for All Element strives to uphold existing high-quality public spaces and amenities while creating the space for more inclusive practices where all community members have equal access and opportunities, regardless of where they live in the City.

The Healthy Neighborhoods for All Element builds upon existing General Plan policies and integrates new, targeted strategies to address inequities in health, environmental quality, and access to amenities. It is informed by extensive community engagement, including the Healthy Neighborhoods for All Outreach and Engagement Summary, which documents nearly 60 events and input from more than 1,500 residents.

## **PROJECT DESCRIPTION:**

### What is the purpose of the Healthy Neighborhoods for All Element?

The purpose of the Healthy Neighborhoods for All Element is to identify and develop goals, policies, and actions to reduce unique or compounded health risks in Morgan Hill with a focus on Opportunity Neighborhoods. This Healthy Neighborhoods for All Element focuses on reducing pollution exposure, improving air quality, and promoting public facilities, affordable healthy food access, safe and healthy homes, physical activity, and overall health. To better address community needs, this Element also encourages and supports inclusive public engagement in City decisions. Together, these efforts work to advance Healthy Neighborhoods across the City and improve the quality of life for all Morgan Hill community members.

### What is included in the Healthy Neighborhoods for All Element?

The Healthy Neighborhoods for All Element includes goals that envision a more equitable future, policies that inform City decision-making, proposed actions that build on existing programs to advance environmental justice, and a description of areas of the City most impacted by environmental burdens and associated health risks – collectively known as Opportunity Neighborhoods.

Sections within the draft Healthy Neighborhoods for All Element work to advance environmental justice within Opportunity Neighborhoods and across the City of Morgan Hill. These sections include:

**Inclusive Public Engagement in City Decisions** — Building awareness around City initiatives and programming is vital to gathering input and supporting community members in becoming familiar with existing policies and programs, which can translate to more meaningful engagement. Policies in this section emphasize sharing information in a user-friendly manner that promotes meaningful, relevant community involvement in City decisions.

**Pollution Exposure and Air Quality** — Environmental pollution can affect the quality of life and a person's mental and physical well-being by heightened risks of strokes and respiratory ailments like asthma that can ultimately lead to shorter life expectancy. This section emphasizes the urgency of reducing harmful emissions, particularly in communities already bearing the brunt of environmental burdens, to enhance health outcomes. The proposed actions involve implementing measures to reduce exposure to pollution, truck route management, and land use buffers.

**Promoting Physical Health** — Access to safe and enjoyable public spaces, well-lit streets, and reliable public transit enhances opportunities for individuals to integrate physical activities into their daily routines, promoting both physical health and mental well-being. Policies in this section promote affordable or free recreation, prioritizing parks within Opportunity Neighborhoods, and designing new parks to be inclusive, equitable, and accessible for all ages, abilities, and cultural needs.

**Affordable Access to Healthy Food Options** — Health implications due to food insecurity can have far-reaching consequences on both physical and mental well-being. It can lead to nutritional deficiencies that can hinder proper growth and development in children, chronic health conditions such as type-two diabetes and cardiovascular diseases, obesity and weight gain, complications related to maternal and child health, and can also negatively impact cognitive function. For areas that lack safe, convenient, and affordable access to healthy and fresh food options, more grocery stores, along with produce stands, community gardens, and food banks, in areas lacking access, can play a significant role in reducing food insecurity by offering better options for obtaining nutritious and affordable food. Policies in this section work together to facilitate programming in both public and private spaces to advance the availability, access, and affordability of fresh fruits and vegetables to promote a healthy food system.

**Safe and Healthy Homes** — Location, quality, and affordability of homes play a vital role in fostering comfortable and secure living environments for all ages. The Healthy Neighborhoods for All Element points to the Housing Element for goals, policies, and actions that guide the development of homes. Proposed actions in this section include affordable housing preservation, tenant protections, and healthy home retrofits.

**Increase Overall Health** — Overall health is shaped by the interplay of physical, mental, and social well-being, and is deeply influenced by the environments in which people live, work, and play. In Morgan Hill, residents of Opportunity Neighborhoods face compounded health risks due to factors such as limited access to medical care, fewer safe and affordable recreation opportunities, higher exposure to extreme heat, and transportation barriers that make it harder to reach essential services. These inequities contribute to disparities in chronic disease rates, mental health outcomes, and life expectancy. Proposed actions in this section focus on health education, mobile health services, increased transit access, and mitigating extreme heat.

**Public Facilities and Infrastructure Prioritization** — Infrastructure is not just the physical structures that surround us, it is the essential fabric that connects us to opportunity, laying the foundation for safe, healthy, and connected communities. When infrastructure is high quality, located where it is needed, and well-maintained, community members can access economic opportunities, use essential services, and deepen social connections, resulting in healthy and stable communities. Proposed actions involve Safe Routes to Schools, lighting, public amenities, and active transportation networks in Opportunity Neighborhoods.

#### Opportunity Neighborhoods

Opportunity Neighborhoods are areas of the City most impacted and negatively affected by environmental burdens and associated health risks. An initial Environmental Justice Screen was conducted to inform the selection of Opportunity Neighborhoods within the City. This exercise was informed by the CalEnviroScreen 4.0 tool developed by the California Office of Environmental Health Hazard Assessment, additional local data to supplement the CalEnviroScreen tool as indicated in the Healthy Neighborhoods for All Background Review Report, and input from the Morgan Hill Prospera! steering committee. The identified Opportunity Neighborhoods have been further informed by the lived experiences of people across the city, as detailed in the Healthy

Neighborhoods for All Outreach and Engagement Summary, and have helped refine and expand upon findings from the data analyzed.

- The CalEnviroScreen 4.0 Tool maps potential exposures to pollutants and adverse environmental conditions caused by pollution. The tool utilizes environmental, health, and socioeconomic information to score every census tract in the state to inform pollution burdens. Communities in the top 25% of the CalEnviroScreen 4.0 tool and at or below the state average median income are considered as Opportunity Neighborhoods.
- The Healthy Neighborhoods for All Background Review Report builds on existing efforts by the City to continue to refine the identification of under-resourced communities within the City of Morgan Hill. It assesses additional data from studies related to the topics covered by SB 1000, as well as considering new indicators analyzed using data provided by the City and other available sources. The findings were used to inform conversations with the community and ultimately used in the City's Healthy Neighborhoods for All Element.
- The ¡Morgan Hill Prospera! steering committee consisted of "Promotoras" (community ambassadors), CBO's, Planning Commissioner members, and Santa Clara County Social Services Agency and South County Youth Task Force staff. Input from ¡Morgan Hill Prospera! was incorporated into the Healthy Neighborhoods for All Element to support strategies that were equitable, culturally competent, and effective.
- The Healthy Neighborhoods for All Outreach and Engagement Summary provides an overview of the steps taken to create opportunities for meaningful public input and gather feedback from the public. A variety of methods were used to reach stakeholders to share and receive feedback on issues related to the Healthy Neighborhoods for All initiative, including pop-up outreach opportunities, cross-collaboration committee meetings, area-specific engagement activities, door-to-door outreach in Opportunity Neighborhoods, workshops and public hearings, and informational materials to promote meaningful, relevant community involvement and to gather lived experiences.

Overall, a total of 59 events were held, reaching 1,529 community members. The Healthy Neighborhoods for All Element considers input from community members and focuses on reducing pollution exposure, improving air quality, and promoting public facilities, food access, safe and healthy homes, overall health, and physical activity. To better address community needs, this Element also encourages and supports inclusive public engagement in City decisions. Together, these efforts advance environmental justice across the City and improve the quality of life for all Morgan Hill community members.

## **PROJECT ANALYSIS AND FINDINGS:**

### Environmental and Health Disparities

The Healthy Neighborhoods for All Background Review Report identifies disparities in Opportunity Neighborhoods compared to the rest of the City, including:

- Higher exposure to diesel particulate matter;
- Proximity to incompatible land uses and major transportation corridors;
- Lower life expectancy;
- Higher rates of asthma, diabetes, obesity, and stroke;
- Limited access to parks, healthy food, and safe pedestrian/bicycle infrastructure; and
- Significant housing cost burden.

### Policy Framework

The Healthy Neighborhoods for All Element proposes targeted interventions such as:

- Air quality monitoring in partnership with Bay Area Air Quality Management District (BAAQMD);
- Landscape buffers and indoor air filtration requirements for new housing near Highway 101 and Butterfield Boulevard;
- Affordable recreation programs and prioritization of parks in Opportunity Neighborhoods;
- Zoning amendments to allow permanent produce stands and urban farming;
- Tenant protection programs and mobile home rent stabilization updates; and
- Urban heat mitigation through increased tree canopy and shaded pedestrian routes.

## **ANALYSIS**

The proposed project was analyzed with respect to conformance with: 1) Morgan Hill 2035 General Plan:

### **1. General Plan Land Use Consistency**

The draft Healthy Neighborhoods for All Element meets the letter and intent of the general plan goals and policies as it complements existing policies and is consistent with the Morgan Hill 2035 General Plan vision to maintain Morgan Hill's family-friendly character and strong sense of community while the community grows and prospers.

## **CONCLUSION:**

The Healthy Neighborhoods for All Element represents a significant step toward equitable, healthy, and resilient neighborhoods in Morgan Hill. It addresses statutory requirements, responds to community-identified priorities, and positions the City to pursue funding for initiatives within Opportunity Neighborhoods.

## **CEQA (California Environmental Quality Act):**

Exempt

The Healthy Neighborhoods for All Element has been reviewed under the California Environmental Quality Act (CEQA). The proposed draft goals, policies, and actions are primarily programmatic and policy-level, and will not result in any direct impact upon the physical environment. Any development that occurs in the future subject to such standards will undergo an independent analysis per the requirements of CEQA. The Healthy Neighborhoods for All Element is covered under the certified Morgan Hill 2035 General Plan EIR, and no further environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15183.

The Environmental Impact Report (EIR) for the Morgan Hill 2035 General Plan was prepared in accordance with CEQA and certified by the Morgan Hill City Council on July 27, 2016 (SCH#2015022074).

## **COMMUNITY ENGAGEMENT:**

Community engagement was extensive, multilingual, and inclusive, as documented in the Healthy Neighborhoods for All Outreach and Engagement Summary:

- 59 events between August 2024 and August 2025, reaching 1,529 participants.
- Engagement formats included pop-up events, visioning workshops, community meetings, and targeted outreach in Opportunity Neighborhoods.
- Materials and surveys were provided in English and Spanish; interpretation was available at events.
- Key themes from community input included:

- Desire for better communication and awareness of City decision-making opportunities.
- Concerns about traffic-related pollution and the need for more green space.
- Need for affordable recreation and expanded park access.
- Support for healthy food access through community gardens, markets, and extended food bank hours and locations.
- Strong interest in tenant protections and healthy housing programs.
- Requests for improved transit and micro-transit services (e.g., MoGo revival).

The engagement process built trust, particularly in Spanish-speaking communities, and directly shaped the Element's goals, policies, and actions.

**ATTACHMENTS:**

1. Draft Healthy Neighborhoods For All Element
2. Healthy Neighborhoods for All Background Review Report
3. Healthy Neighborhoods for All Outreach and Engagement Summary
4. Staff Presentation

# Healthy Neighborhoods For All Element

Adopted XXXXX 2025



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DRAFT

## Introduction

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### **PURPOSE**

To identify and reduce unique and compounded health risks, increase community assets, and improve overall health.

This Healthy Neighborhoods for All Element focuses on reducing pollution exposure, improving air quality, and promoting public facilities, affordable healthy food access, safe and healthy homes, physical activity, and overall health. To better address community needs, this Element also encourages and supports inclusive public engagement in City decisions. Together, these efforts work to advance Healthy Neighborhoods across the City and improve the quality of life for all Morgan Hill community members.

Varied development patterns within a city can lead to unequal impacts in communities. Development that generates jobs and enriches a community may also increase air pollution in the surrounding communities. An absence of development can also negatively affect a community. A lack of grocery stores in a community can limit access to healthy food, which has been linked to increased obesity rates and poorer health outcomes. Communities have suffered – and continue to suffer – more from the adverse effects of varied development patterns by carrying a more significant and disproportionate burden of the associated health risks. The Healthy Neighborhoods for All Element is intended to address the imbalances in our communities.

### **Senate Bill 1000**

This Healthy Neighborhoods for All Element satisfies the statutory requirements for the Environmental Justice Element of the General Plan. Senate Bill 1000 (SB 1000), Planning for Healthy Communities Act, was adopted in

2016 which requires local governments to address pollution and other hazards that disproportionately impact low-income communities and communities of color in their jurisdiction by identifying any “disadvantaged communities” within its planning area. In place of using the State term “disadvantaged communities”, the Morgan Hill Prospera! steering committee has coined the term “Opportunity Neighborhoods”.

### **Opportunity Neighborhoods**

Opportunity Neighborhoods (formerly referred to as Communities of Concern) describes areas of the City most impacted and negatively affected by environmental burdens and associated health risks, as shown in Figure HN-1.

Healthy Neighborhoods for All ensures that people of all races, cultures, and incomes are equally and equitably valued, protected, and served. This includes policies and regulations that affect the quality of the environment, such as mobility, parks, open space, public space, public services, and use of land. This Element strives to uphold existing high-quality public spaces and amenities while creating the space for more inclusive practices that foster a Morgan Hill where all community members have equal access and opportunities, regardless of where they live in the City.

The identification of Opportunity Neighborhoods was informed by the *Healthy Neighborhoods for All Background Review*

Report and from input by the Morgan Hill Prospera! steering committee.

### **Healthy Neighborhoods for All**

The City has made efforts to advance Healthy Neighborhoods for All and many related policies have already been adopted by the City Council, including recent amendments to the General Plans Housing Element, as well as policies and actions within the City and Neighborhood Form, Economic Development, Healthy Community, Transportation, Natural Resources and Environment, and Safety, Services, and Infrastructure Elements.

This Healthy Neighborhoods for All Element is specifically added into the General Plan to call out its importance but is not intended to replace other environmental justice policies throughout the General Plan and other City plans and policies. This element is rather intended to supplement already existing plans and policies.

However, despite prior efforts, more must be done. Opportunity Neighborhoods experience unique challenges, such as proximity to Highway 101, industrial uses, and heavy commercial uses; as well as unique challenges pertaining to transportation, extreme heat, and concerns of pollution.

The Healthy Neighborhoods for All Element becomes even more critical in addressing and rectifying these imbalances. Major emergency events serve as a stark reminder of the urgent need to prioritize equitable development and ensure that all communities, regardless of their development patterns, are resilient in the face of environmental challenges. To advance environmental justice issues across the City, this Element sets goals, policies, and actions categorized by the following topics:

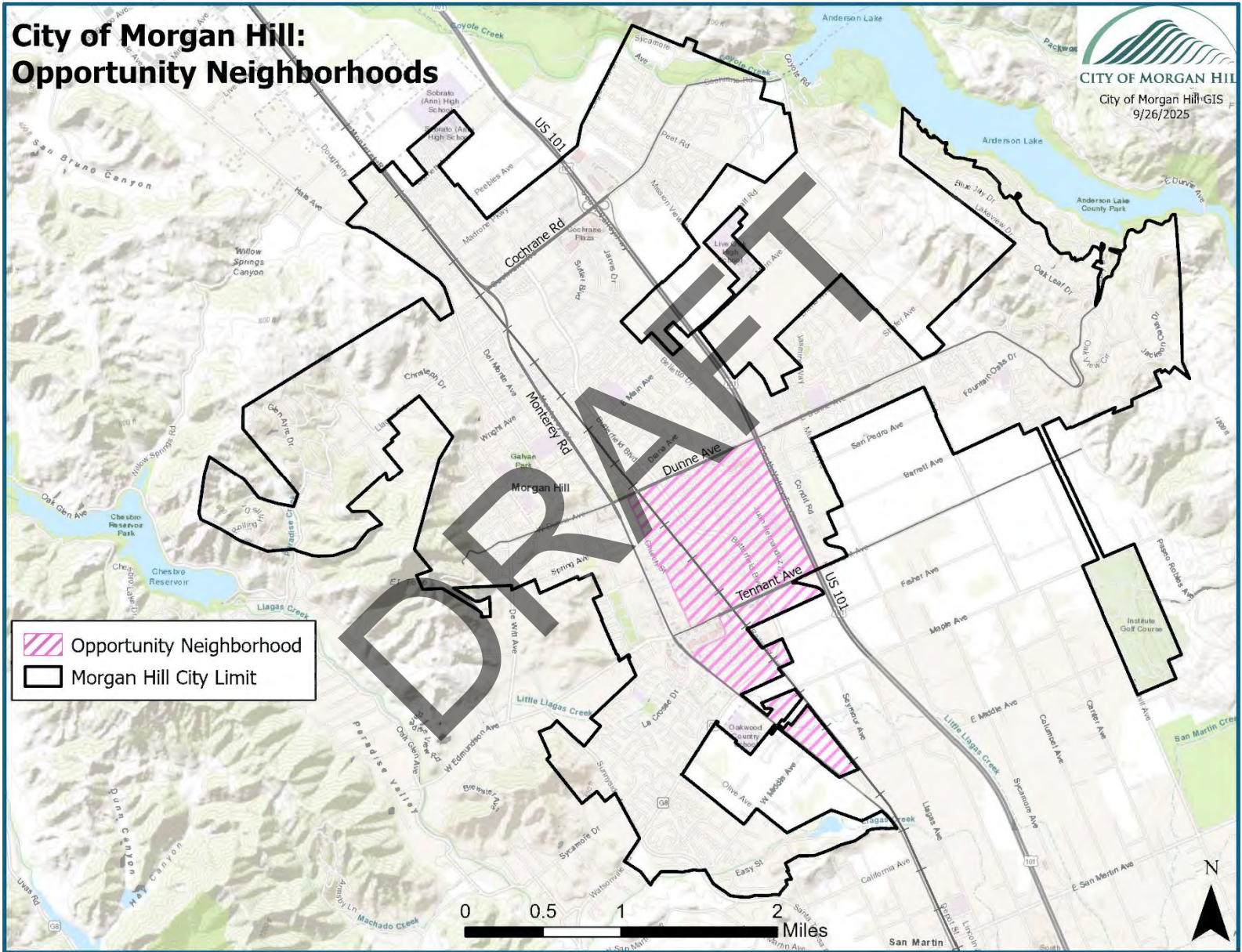
- A. Inclusive Public Engagement in City Decisions;
- B. Pollution Exposure and Air Quality;
- C. Promoting Physical Activity;
- D. Affordable Healthy Food Access;
- E. Safe and Healthy Homes;
- F. Increase Overall Health; and
- G. Public Facilities and Infrastructure.

While this Element applies Citywide, special attention is needed in Opportunity Neighborhoods to advance climate, equity, and sustainability goals.

The identification of Opportunity Neighborhoods is important in terms of implementing the City's vision of prioritizing investments in the areas of greatest need. From an environmental justice perspective, Opportunity Neighborhoods are the areas of the City with the greatest need for investments to reverse environmental injustices. Opportunity Neighborhoods are also areas that can be prioritized for federal or state funding.

Ongoing implementation and ongoing monitoring will be critical to achieving the goals of this Element. Through regular General Plan monitoring, the City will be able to report on, and make adjustments to, policies, objectives, and proposed actions based on ongoing community feedback, availability of new information, or changes in circumstances.

Figure HN-1 Opportunity Neighborhoods



## Inclusive Public Engagement in City Decisions

**GOAL HN-1**    **Equitable access to decision-making, safe and welcoming civic spaces, and the resources necessary to live in healthy, connected, and empowered communities regardless of race, national origin, income, or neighborhood.**

Advancing inclusive public engagement is fundamental to addressing environmental injustices within Opportunity Neighborhoods. Public input is an integral part of the decision-making process and can help highlight topics and concerns that need to be addressed, as well as offer an opportunity to expand upon issues most pressing to community members.

Building awareness around City initiatives and programming is the first step to gathering input and supporting community members in becoming familiarized with existing policies and actions, which can translate to more meaningful engagement.

Ensuring access to information and opportunities to provide feedback that will be considered as part of the planning process can establish trust between the City and community members. This is critically important in Opportunity Neighborhoods where community members are most vulnerable due to compounded health risks and where the needs are greatest. Public engagement events are opportunities to collect meaningful ideas and input and hear from a diversity of community members and affected stakeholders.

Intentional and inclusive engagement is especially critical in Opportunity Neighborhoods, where over 50-percent of the population is Hispanic or Latino, versus 34-percent Citywide, and where the population of children in Opportunity Neighborhoods is 32-percent versus 25-percent Citywide.

The General Plan contains a couple policies, as shown in Table HN-1, that promote community involvement in City decisions. The policies below build upon these policies to create additional opportunities for meaningful public input.

### Policies

**Policy HN-1.1 Trust and Transparency.** Foster trust between City staff and community members through transparency and implementing best practices to make information easily accessible.

**Policy HN-1.2 Meaningful, Relevant Engagement.** Pursue opportunities to promote engagement at evening meetings, weekend workshops, and community meetings.

**Policy HN-1.3 Community Partners.** Partner with community-based organizations on an ongoing basis to develop and implement effective outreach programs, increase opportunities for community involvement in civic processes, and build a deeper understanding of city governance within the community.

## Actions

**Action HN-1.A Interpretation at Public Meetings.** Provide access to Spanish interpretation at public meetings, as requested.

**Action HN-1.B Translation for Public Notices.** Publish public meeting notices in English and Spanish.

**Action HN-1.C Distribution of Information.** Distribute City information to all community members such as numbers to call for city and community partner programs, housing needs, and general City information.

**Action HN-1.D Engagement.** Encourage successful engagement participation by providing alternative meeting locations, food, interpretation services, childcare, giveaways, or other methods, when warranted, that reduce or remove barriers to participation.

**Action HN-1.E Healthy Neighborhoods Promotoras.** Evaluate the need to recruit, train, and compensate resident ambassadors from Opportunity Neighborhoods to conduct outreach, provide multilingual interpretation, and bridge gaps in obtaining community feedback.

*Table HN-1 Additional Policies and Actions in the General Plan Addressing Inclusive Public Engagement in City Decisions*

| Element                    | Section                       | Policy/Action                                 |
|----------------------------|-------------------------------|-----------------------------------------------|
| City and Neighborhood Form | Land Use Decisions            | Policy CNF-1.1 Coordinated Planning Decisions |
| Healthy Community          | Parks, Recreation, and Trails | Policy HC-3.19 Community Involvement          |

## Pollution Exposure and Air Quality

### **GOAL HN-2    Pollution reduction in Opportunity Neighborhoods with no segment of the community disproportionately burdened by environmental conditions.**

Exposure to pollution and poor air quality directly impacts physical and mental health. Scientific studies link exposure to polluting substances in air, water, and soil to a variety of health problems with short and long-term effects, such as headaches, inflammation of the nose, throat and painful breathing to asthma, heart disease, and cancer. Protecting against environmental degradation of natural resources is critical to protecting human health and wellbeing.

There are many factors that contribute to pollution exposure and poor air quality, including illegal dumping, industries, and exhaust from vehicles.

Particulate Matter 2.5 (PM2.5) are tiny particles or droplets in the air that can come from sources such as cars and trucks, industrial emissions, construction activities, wood burning, and even natural sources like dust and pollen. PM2.5 particles are small enough to travel deep into the lungs and can cause health problems when present in high concentrations, including heart and lung disease.

Exhaust from trucks, buses, trains, and other equipment with diesel engines contain a mixture of gases and solid particles. These solid particles are known as diesel particulate matter (DPM) and are a major contributor to PM2.5 pollution. Higher concentrations of DPM can often be found in urban areas with heavy traffic congestion and industrial activity where diesel-powered vehicles and equipment are prevalent.

Both PM2.5 and DPM are significant air pollutants that can have detrimental effects on human health, including respiratory and cardiovascular problems. Reducing PM2.5 and DPM is especially important for reducing pollution exposure and improving air quality for the health and well-being of community members across Morgan Hill.

As part of a comprehensive strategy, it is important to identify lands suitable for residential and prime industrial purposes. This approach is needed to achieve a sustainable and balanced future for the City, striving to enhance the overall well-being of its community members, protect the environment, and promote good jobs.

Policies to limit pollution exposure are included within the Transportation and Natural Resources and Environment Elements of the General Plan and are identified in Table HN-2. The policies in this Healthy Neighborhoods for All Element build on those policies and provide additional guidance. Together, these policies support and promote improved air quality and health outcomes.

#### **Policies**

**Policy HN-2.1    Reduce Pollution.** Strive to reduce pollution exposure and air quality issues experienced in Opportunity Neighborhoods.

**Policy HN-2.2 Air Quality Monitoring.** Collaborate with the Bay Area Air Quality Management District (BAAQMD) to support the expansion of air quality monitoring efforts in Morgan Hill, prioritizing Opportunity Neighborhoods, to inform area-specific improvement actions and other Community Emissions Reduction Programs (CERPs).

**Policy HN-2.3 Land Use Compatibility.** Buffer incompatible uses within Opportunity Neighborhoods to reduce exposure to pollution and other health impacts.

## **Actions**

**Action HN-2.A Sensitive Site Protection.** Require new residential development in Opportunity Neighborhoods located within 500 feet from Highway 101 or adjacent to Butterfield Boulevard to implement appropriate measures to reduce exposure to traffic-related air pollution, including but not limited to, increased landscape buffers and setbacks, restrict outdoor common and private open space adjacent to roadways, and high-efficiency indoor air filtration.

**Action HN-2.B Heavy Duty Truck Routes.** Limit truck routes adjacent to sensitive receptors where feasible, post anti-idling signage where necessary, and coordinate targeted enforcement in Opportunity Neighborhoods through the evaluation of Chapter 10.60 (Truck Route and Parking Ordinance) of the Municipal Code in conformance with Assembly Bill 98.

**Action HN-2.C Reduce Potential Pollution Exposure.** Require new development adjacent to incompatible uses to incorporate mechanisms to reduce potential exposure to pollution, including but not limited to, buffers, setbacks, building orientation, and high-efficiency filtration.

**Action HN-2.D Zero-Emission Standards.** Evaluate and consider zero-emission standards for businesses.

*Table HN-2 Additional Policies and Actions in the General Plan Addressing Pollution Exposure and Air Quality*

| Element                           | Section                          | Policy/Action                                                      |
|-----------------------------------|----------------------------------|--------------------------------------------------------------------|
| Transportation                    | Transportation Demand Management | Policy TR-10.5 Air Quality and Transportation Demand Management    |
| Natural Resources and Environment | Air Quality                      | Policy NRE-10.1 Regional and Subregional Cooperation               |
|                                   |                                  | Policy NRE-10.2 State and Federal Regulation                       |
|                                   |                                  | Policy NRE-10.4 Reduced Automobile Use                             |
|                                   |                                  | Policy NRE-11.1 TACs and Proposed Sensitive Uses                   |
|                                   |                                  | Policy NRE-11.2 TACs and Existing Sensitive Uses                   |
|                                   |                                  | Policy NRE-11.3 Health Risk Assessments                            |
|                                   |                                  | Policy NRE-12.2 Conditions of Approvals                            |
|                                   |                                  | Policy NRE-11.6 Vegetation Buffers                                 |
|                                   |                                  | Action NRE-12.A Standard Measures for Demolition and Grading       |
|                                   |                                  | Policy NRE-13.1 Building Materials                                 |
|                                   |                                  | Policy NRE-13.2 Construction and Pre-Occupancy Practices           |
|                                   |                                  | Action NRE-13.A Building Materials Ordinance                       |
|                                   |                                  | Action NRE-13.B Construction and Pre-Occupancy Practices Ordinance |
|                                   | Energy Efficiency                | Policy NRE-16.5 Energy Efficiency                                  |

## Promoting Physical Health

### **GOAL HN-3    Geographically accessible, safe, inclusive, and active public spaces for all residents.**

People who live in Opportunity Neighborhoods in the City are more likely to suffer from diabetes, physical inactivity, and overall poor health.

Public facilities and physical activity are intertwined and play an important role in contributing to public health. Public facilities include public spaces like parks, community centers, and recreational facilities. Individuals with access to public spaces, such as safe and enjoyable parks and open spaces and safe streets for walking and biking, have more opportunities to incorporate activities into their daily lives that support physical health and overall mental well-being.

Connectivity, accessibility, and safety are important aspects of public facilities such as well-lit streets connected to everyday destinations such as schools, parks, and grocery stores. These factors significantly impact individual choices regarding walking/rolling and biking. Opportunity Neighborhoods often lack these attributes—limiting opportunities for physical activity. Investing in improving infrastructure in communities where the needs are greatest will build toward providing safe, connected, and accessible public spaces equitably and support the physical health and well-being of all Morgan Hill residents regardless of where they live in the City.

The General Plan includes policies in other Elements, as shown in Table HN-3, to advance connections, access, and safety of public facilities and promote physical activity. This Healthy Neighborhoods for All Element

provides additional guidance for promoting physical health. Together these policies support public facilities, promote physical activity, and overall well-being.

#### **Policies**

##### **Policy HN-3.1    Affordable    Recreation.**

Ensure affordable access to the Centennial Recreation Center and Aquatics Center and associated programs by offering subsidized fees, expanding free or low-cost recreation activities, and partnering with healthcare and community providers to offset costs to community members.

##### **Policy HN-3.2    Prioritize    Parks    within Opportunity**

**Neighborhoods.** Prioritize the siting of new parks and recreation facilities within Opportunity Neighborhoods that support physical health.

## Actions

**Action HN-3.A Health and Fitness.** Provide educational information to community members regarding the availability of financial assistance and no-cost memberships for health and fitness programming and senior adult programs at the Centennial Recreation Center.

**Action HN-3.B Inclusive Parks.** Design new parks to be inclusive, equitable, and accessible for all ages, abilities, and cultural needs, while transforming existing parks to accommodate the recreational needs of all users.

**Action HN-3.C Community Events and Recreation.** Expand community events and free recreation opportunities, including extended Splash Pad hours and seasonal programming at the Community and Cultural Center.

**Action HN-3.D Park Distribution.** Ensure an equal distribution of parks within the City; strive to achieve a goal that all homes within Opportunity Neighborhoods are within one-quarter mile walking distance of at least one usable park and/or open space.

*Table HN-3 Additional Policies and Actions in the General Plan Promoting Physical Health*

| Element                    | Section                       | Policy/Action                                   |
|----------------------------|-------------------------------|-------------------------------------------------|
| City and Neighborhood Form | Commercial/Industrial         | Policy CNF-18.1 Vibrant Job Centers             |
| Economic Development       | Commercial Development        | Policy ED-7.4 Compatible Uses in Retail Centers |
| Healthy Community          | Parks, Recreation, and Trails | Policy HC-3.1 Universal Recreation              |
|                            |                               | Policy HC-3.10 Walking Distance                 |
|                            |                               | Policy HC-3.12 Bikeways                         |
|                            |                               | Policy HC-3.13 Sports Fields                    |
|                            |                               | Policy HC-3.14 Streamside Trails                |
|                            |                               | Policy HC-3.21 Multiuse Facilities              |

# Affordable Access to Healthy Food Options

## GOAL HN-4    Equitable access to fresh, healthy, and affordable food within a short, safe distance from home.

Health implications due to food insecurity can have far-reaching consequences on both physical and mental well-being. It can lead to nutritional deficiencies that can hinder proper growth and development in children, chronic health conditions such as type-two diabetes and cardiovascular diseases, obesity and weight gain, complications related to maternal and child health, and can also negatively impact cognitive function. For areas that lack safe, convenient, and affordable access to healthy and fresh food options, more grocery stores, along with produce stands, community gardens, and food banks, in areas lacking access, can play a significant role in reducing food insecurity by offering better options for obtaining nutritious and affordable food.

A multifaceted policy approach can support healthy food consumption and food security. Strategies include identifying opportunities to improve availability, access and affordability to fresh and healthy food, as well as sharing information on healthy food options and nutrition education. Well-connected urban gardens, produce stands, grocery stores and quality public spaces are among the strategies that can be used to support these efforts and offer the potential to further sustainability goals; improve public health and equity through better access to fresh healthy food; promote food system security by reducing reliance on long distance supply chains; reduce the amount of energy used to transport food; and foster economic development opportunities, including micro-

enterprises. At the same time, supporting programs that expand the affordability of fresh food is crucial to making healthy food an option when faced with food insecurity.

The Healthy Community Element contains policies and actions, as shown in Table HN-4, that promote fresh and healthy food by expanding the opportunities for food carts, urban agriculture, community gardens, and residential gardens, as well as food education, particularly to residents who might otherwise have a hard time accessing high-quality fresh food.

The policies below work together to facilitate programming in both public and private spaces to advance the availability, access, and affordability of fresh fruits and vegetables to promote a healthy food system.

### Policies

**Policy HN-4.1    Affordable    Produce.**  
Promote access to fresh affordable produce within Opportunity Neighborhoods.

**Policy HN-4.2    Hispanic    Grocery    Store.**  
Advocate for the siting of a Hispanic grocery store within Opportunity Neighborhoods to meet the cultural needs of the area.

**Policy HN-4.3 Healthy Food Literacy.** Increase healthy food literacy and provide resources to community members through collaboration with the County of Santa Clara Public Health Department, schools, community groups, and other partners.

#### **Actions**

**Action HN-4.A Fresh Produce Sales and Cultivation.** Amend the Zoning Code to permit flexibility for the sale and cultivation of fresh affordable produce via permanent produce stands, mobile produce vendors, community gardens, and urban farming.

**Action HN-4.B Food Banks.** Support the efforts of local organizations to expand the reach of food bank and pantry distribution centers by extending operating hours and facilitating the siting of new locations within Opportunity Neighborhoods.

**Action HN-4.C Senior Nutrition Program.** Continue to sustain the Senior Nutrition Program, providing free lunch to low-income seniors.

**Action HN-4.D Health and Wellness Education.** Encourage the County of Santa Clara Public Health Department to provide multilingual health education such as wellness classes, nutrition education, healthy cooking classes, as well as to raise awareness of healthy habits and other current public health concerns within Morgan Hill.

*Table HN-4 Additional Policies and Actions in the General Plan Addressing Affordable Access to Healthy Food Options*

| Element           | Section       | Policy/Action                         |
|-------------------|---------------|---------------------------------------|
| Healthy Community | Healthy Foods | Policy HC-6.1 Garden Partnerships     |
|                   |               | Policy HC-6.2 School Gardens          |
|                   |               | Policy HC-6.3 Zoning                  |
|                   |               | Policy HC-6.4 Open Space Requirements |
|                   |               | Policy HC-6.5 Food Education          |
|                   |               | Policy HC-6.6 Residential Gardens     |
|                   |               | Policy HC-6.7 Agricultural Retention  |
|                   |               | Policy HC-6.8 School Wellness         |
|                   |               | Action HC-6.A Open Space              |
|                   |               | Action HC-6.B Identify Sites          |
|                   |               | Action HC-6.C Zoning                  |
|                   |               | Action HC-6.D Home Gardens            |
|                   |               | Action HC-6.E Produce Carts           |

# Safe and Healthy Homes

## GOAL HN-5 Safe, affordable, and stable housing for people to thrive in their communities regardless of race, national origin, income, or neighborhood

Homes designed, constructed, and maintained to promote the physical, mental, and social well-being of occupants offer many benefits, including stability, reduced stress, and good health. Children raised in safe and healthy environments tend to have better opportunities for physical and cognitive development. Access to clean air, natural light and stimulating surroundings positively influences a child's growth and learning capabilities. Location, quality, and affordability of homes also play a role in fostering comfortable and secure living environments for all ages.

The Child Opportunity Index measures neighborhood resources and conditions that affect childhood development. The index has neighborhood-level indicators including access and quality of early childhood education, high-quality schools, green space, healthy food, toxin-free environments and socioeconomic resources as shown on Figure HN-2.

Rising housing costs and lack of affordable homes is a cause of housing insecurity. Households that spend 30 percent or more of their income on housing costs are considered housing-burdened, and those that spend 50 percent, or more are significantly housing burdened. Households that are housing-burdened have fewer financial resources for food, healthcare, and other basic needs.

Within the City, 22 percent of households are housing burdened, and 15 percent are significantly housing burdened. However, renters are more cost-burdened than owners,

with over 25 percent being housing burdened and nearly 24 percent being significantly housing burdened.

Access to safe housing that is sustainable to maintain with an individual's living wage offers economic stability and community stability. People who live in affordable, secure, and well-maintained homes are more likely to be productive in their personal and professional lives.

The benefits of safe and healthy housing extend beyond the immediate inhabitants. As generations grow up in such environments, they are more likely to carry forward healthier lifestyles and contribute successfully to their communities. The Housing Element sets goals, policies, and actions to guide the development of homes. The Housing Element addresses housing concerns relating to home location, home quality, and home affordability. Several Housing Element policies and actions that address environmental justice issues, such as substandard living conditions and affordable housing preservation, as identified in Table HN-5.

### Policies

| Policy HN-5.1 | Promote Affordable Housing.                                                                   |
|---------------|-----------------------------------------------------------------------------------------------|
|               | Promote development of subsidized and affordable housing across affordable income categories. |

**Policy HN-5.2 Anti-Displacement and Tenant Protections.**

Implement anti-displacement strategies and tenant protections in vulnerable neighborhoods.

**Policy HN-5.3 Healthy Homes.** Partner with the County of Santa Clara Public Health Department and community organizations to promote safe, sanitary, and healthy housing practices.

**Actions**

**Action HN-5.A Mobile Home Rent Stabilization Ordinance.**

Update the Mobile Home Rent Stabilization Ordinance within Chapter 5.36 (Mobile Home Park Rents) of the Municipal Code to protect mobile home park residents from sudden rent increases and ensure affordable housing options.

**Action HN-5.B Tenant Protection.** Conduct a feasibility analysis and develop a program to protect tenants through legal assistance, prevent foreclosures, provide rental assistance, or enforce fair housing laws.

**Action HN-5.C Healthy Homes Filtration.**

Explore the feasibility of a program to provide residents within Opportunity Neighborhoods with air purifiers or the resources to retrofit their homes to filter air contaminants inside their homes.

Figure HN-2 Child Opportunity Levels

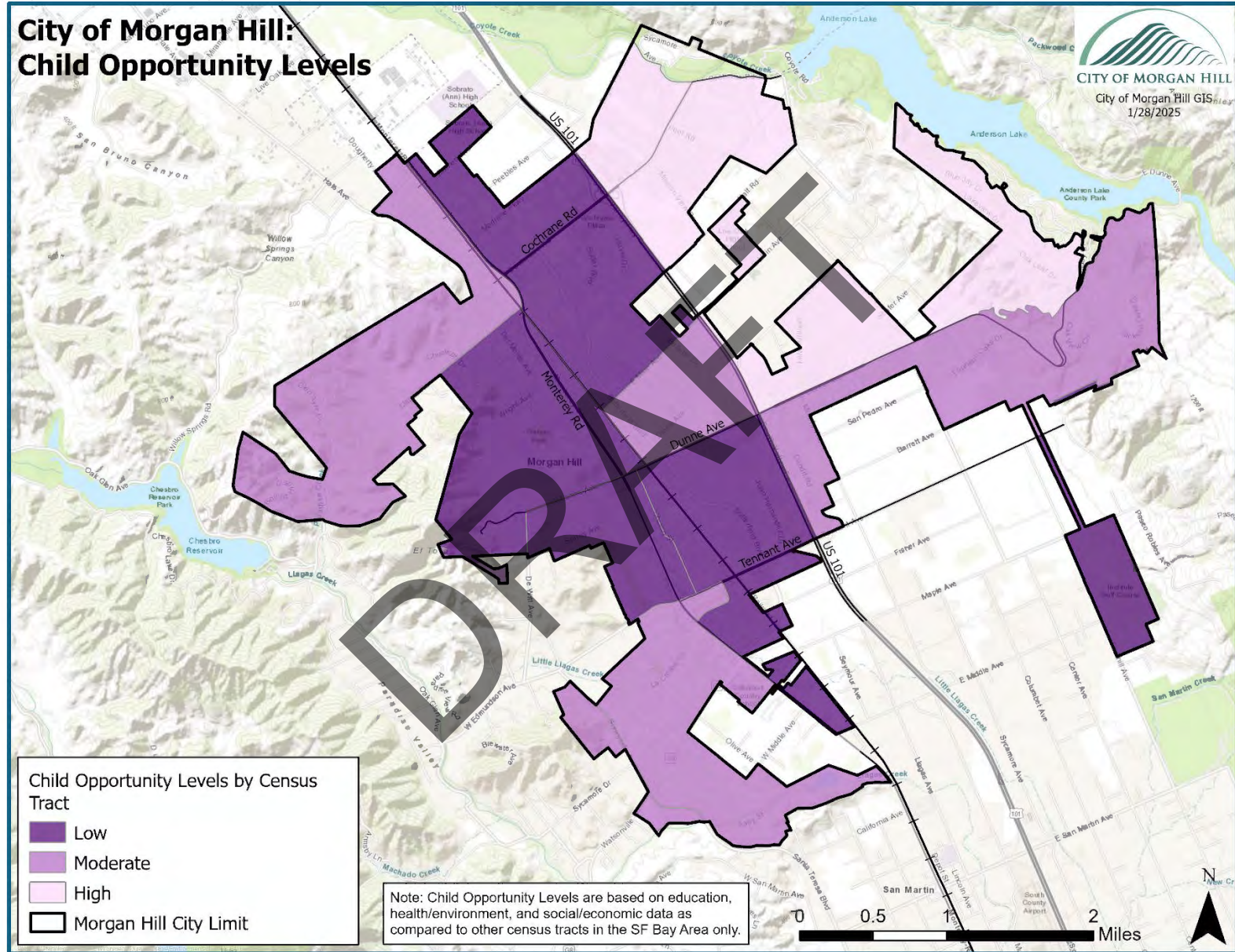


Table HN-5 Additional Policies and Actions in the General Plan Addressing Safe and Healthy Homes

| Element | Section/Goal                                                                                                                 | Policy/Action                                                                      |
|---------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Housing | Goal 1. Provide a diversified housing stock to meet the full range of future community housing needs                         | Policy HE-1.4 Market Rate Developments                                             |
|         |                                                                                                                              | Policy HE-1.17 Relocation Assistance                                               |
|         |                                                                                                                              | Policy HE-1.18 Rental Assistance Programs                                          |
|         | Goal 2: Encourage Extremely Low-Income (ELI) housing production, increasing availability of affordable and workforce housing | Policy HE-2.4 Programs Providing Extremely Low-, Very Low-, and Low-Income Housing |
|         |                                                                                                                              | Policy HE-2.14 Support Farmworker Housing                                          |
|         |                                                                                                                              | Policy HE-2.15 Farm Worker Housing Advocacy                                        |
|         | Goal 3: Advance equity and inclusion throughout the City                                                                     | Policy HE-3.1 Increase Affordable Housing Opportunities                            |
|         |                                                                                                                              | Policy HE-3.2 Displacement                                                         |
|         |                                                                                                                              | Policy HE-3.4 Fair Housing Education                                               |
|         |                                                                                                                              | Action HE-3.T Elevate Morgan Hill                                                  |
|         | Goal 4: Preserve and rehabilitate existing housing supply                                                                    | Policy HE-4.7 Rehabilitation Loan Programs                                         |
|         |                                                                                                                              | Policy HE-4.10 Preserve Existing Mobile Home Parks                                 |
|         |                                                                                                                              | Policy HE-4.11 Rent Stabilization Ordinance                                        |
|         |                                                                                                                              | Policy HE-4.12 Rehabilitation and Sustainability                                   |
|         |                                                                                                                              | Action HE-4.B Preserve Affordable Housing                                          |
|         | Goal 6: Provide adequate housing for groups with special needs                                                               | Action HE-4.C Rehabilitation                                                       |
|         |                                                                                                                              | Policy HE-6.11 Emergency Home Repairs and Accessibility Retrofits                  |

## Increase Overall Health

### **GOAL HN-6    Equitable access to physical activity, recreation, and wellness opportunities for all residents, especially within Opportunity Neighborhoods.**

Overall health is shaped by the interplay of physical, mental, and social well-being, and is deeply influenced by the environments in which people live, work, and play. In Morgan Hill, residents of Opportunity Neighborhoods face compounded health risks due to factors such as limited access to medical care, fewer safe and affordable recreation opportunities, higher exposure to extreme heat, and transportation barriers that make it harder to reach essential services. These inequities contribute to disparities in chronic disease rates, mental health outcomes, and life expectancy.

Improving overall health requires a holistic approach that addresses both the conditions that cause illness and the resources that promote wellness. This includes ensuring that all residents—regardless of race, income, or neighborhood—can access preventive healthcare, culturally relevant health education, safe spaces for physical activity, and reliable transportation to medical and wellness services.

Environmental conditions also play a critical role. Extreme heat events, for example, disproportionately affect residents in areas with limited tree canopy and shade, increasing the risk of heat-related illness. Similarly, landscaping choices can either exacerbate or alleviate respiratory conditions such as asthma and allergies. Integrating health considerations into land use, transportation, and urban design decisions can help reduce these risks and create healthier, more resilient neighborhoods.

Partnerships with healthcare providers, schools, community-based organizations, and public agencies are essential to delivering health services and education in ways that are accessible, multilingual, and culturally responsive. Mobile clinics, micro-transit programs, and neighborhood-based outreach can bridge gaps in service delivery, particularly for residents who face mobility, cost, or language barriers.

Prioritizing equitable access to health resources can help reduce preventable illness, improve quality of life, and strengthen community resilience. The policies and actions in this section aim to ensure that every Morgan Hill resident has the opportunity to live a healthy life—supported by the built environment, informed by accessible health education, and sustained by strong community connections.

Several Healthy Community and Transportation Element policies and actions address healthy living and overall health, as identified in Table HN-6; the policies below expand on these policies to promote wellness.

#### **Policies**

**Policy HN-6.1    Health Advocacy.** Advocate for community members health and increase health awareness through multilingual health education materials.

**Policy HN-6.2 Medical Siting.** Encourage siting of medical clinics, mobile medical clinics, and mobile dental clinics within Opportunity Neighborhoods.

**Policy HN-6.3 Transit Access.** Advocate for increased transit access connecting community members to alternative transportation to medical appointments, grocery stores, and recreation.

**Policy HN-6.4 Urban Heat.** Require new development, and pursue funding for existing areas of the City, to accommodate street trees or other shade coverage along key pedestrian and bicycle routes and near transit stops.

## **Actions**

**Action HN-6.A Overall Health Education.** Partner with the County of Santa Clara Public Health Department to provide multilingual health education materials regarding asthma, allergies, nutrition, overall health, and other current public health concerns within Morgan Hill, including resources for mental health services, substance use services, and suicide prevention.

**Action HN-6.B Mobile Clinics.** Amend the Municipal Code to allow mobile preventative health and dental care clinics.

**Action HN-6.C Asthma-Friendly Landscaping.** Evaluate and consider revising Chapter 18.64 (Landscaping) of the Zoning Code, and other landscaping policies, to prioritize asthma-friendly plant species.

**Action HN-6.D Transit and Micro-Transit Access.** Pursue funding for a revived MoGo-style micro-transit program, or alternative service model program, to provide first/last-mile service.

**Action HN-6.E Extreme Heat Mitigation.** Increase urban tree canopy, shaded areas, and open space within Opportunity Neighborhoods to mitigate extreme heat and improve health outcomes, prioritizing heat-exposed sidewalks, transit stops, parks, and multi-family housing.

Table HN-6 Additional Policies and Actions in the General Plan Addressing Overall Health

| Element           | Section               | Policy/Action                                             |
|-------------------|-----------------------|-----------------------------------------------------------|
| Healthy Community | Schools               | Policy HC-1.7 Neighborhood Activities                     |
|                   | Youth and Seniors     | Policy HC-2.6 Healthy Kids                                |
|                   |                       | Policy HC-2.7 Underage Tobacco Access                     |
|                   |                       | Policy HC-2.8 Underage Alcohol Access                     |
|                   | Access to Health Care | Policy HC-7.1 Mental Health                               |
|                   |                       | Policy HC-7.3 Transit                                     |
|                   |                       | Action HC-7.A Medical Zoning                              |
| Transportation    | Transit               | Policy TR-6.11 Transit for a Healthy and Active Community |
|                   | Bikeways              | Policy TR-8.1 Bikeways for All Abilities                  |
|                   | Pedestrian Network    | Policy TR-9.2 Walking as an Alternate Mode                |

DRAFT

## Public Facilities and Infrastructure

**GOAL HN-7** Safe, well-maintained, and accessible public spaces, facilities, and infrastructure that support active lifestyles and community well-being.

Infrastructure is not just the physical structures that surround us, it is the essential fabric that connects us to opportunity. Community members drive down roads and wait at transit stops, walk down sidewalks to drop their children off at school, meet with friends and family in parks, borrow books and media from the Morgan Hill library and pass under streetlights. When infrastructure is high quality, located where it is needed, and well-maintained, community members can access economic opportunities, use essential services, and deepen social connections, resulting in healthy and stable communities. Infrastructure lays the foundation for safe, healthy, and connected communities.

Public infrastructure is funded through a variety of funding sources such as the City infrastructure fund, General Fund, grants, development impact fees, and other funding sources. Funding and prioritizing public facilities equitably are critical to advancing Opportunity Neighborhoods and improving access for Morgan Hill residents of all ages and abilities.

The Healthy Community and Transportation Element contains policies and actions, as shown in Table HN-7, that encourage innovative partnerships, funding, and development programs to maintain and develop parks and recreation that current and future residents of all ages, incomes, and mobility levels can conveniently access as the community grows. The policies in this section builds upon the Healthy Communities and Transportation Elements.

### Policies

- Policy HN-7.1 Active Transportation Network.** Implement an active transportation network that links residential uses with schools, shopping, entertainment, recreation, transit, and employment centers, and addresses traffic congestion and safety barriers that limit pedestrian and cycling access to parks and community services.
- Policy HN-7.2 New Public Amenities.** Prioritize and allocate new public amenities in Opportunity Neighborhoods.

## Actions

**Action HN-7.A Safe and Active Transportation.** Pursue funding to improve pedestrian and bicycle infrastructure, including sidewalks, lighting, and traffic calming, to promote safe and active transportation as identified in the Transportation Master Plan and the Comprehensive Safety Action Plan, prioritizing Opportunity Neighborhoods.

**Action HN-7.B Safe Routes to Schools.** Partner with Morgan Hill Unified School District to implement and expand “Safe Routes to Schools”, including trails and bike infrastructure.

**Action HN-7.C Lighting in Public Spaces.** Review and revise lighting standards for sidewalks, trails, parks, and public spaces to ensure they are well-lit to enhance comfort and usability.

**Action HN-7.D Physical Fitness Park Amenities.** Provide public amenities that promote free opportunities for physical fitness, including but not limited to, community gardens, outdoor exercise equipment in parks, and shade structures.

*Table HN-7 Additional Policies and Actions in the General Plan Addressing Public Facilities and Infrastructure*

| Element           | Section                       | Policy/Action                            |
|-------------------|-------------------------------|------------------------------------------|
| Healthy Community | Parks, Recreation, and Trails | Policy HC-3.1 Universal Recreation       |
|                   |                               | Policy HC-3.3 Park Land Fees             |
|                   |                               | Policy HC-3.8 Private Open Space         |
|                   |                               | Policy HC-3.9 Open Space Requirements    |
|                   |                               | Policy HC-3.10 Walking Distance          |
|                   |                               | Policy HC-3.11 Conservation Coordination |
|                   |                               | Policy HC-3.12 Bikeways                  |
|                   |                               | Policy HC-3.13 Sports Fields             |
|                   |                               | Policy HC-3.14 Streamside Trails         |
|                   |                               | Policy HC-3.15 County Parkland           |
|                   |                               | Policy HC-3.16 Greenbelt Areas           |
|                   |                               | Policy HC-3.21 Multiuse Facilities       |
|                   |                               | Policy HC-3.22 School Coordination       |
|                   |                               | Policy HC-3.24 Parkland Acquisition      |
|                   |                               | Policy HC-3.25 Partnerships              |
|                   |                               | Policy HC-3.28 Funding                   |
| Transportation    | Bikeways                      | Action HC-3.F Pursue Funding             |
|                   |                               | Action HC-3.N El Toro Trails             |
|                   |                               | Policy TR-8.10 Safe Routes to Schools    |

# HEALTHY Neighborhoods For All

Background Review Report  
March 2025



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Introduction

What is Healthy Neighborhoods for All?

Senate Bill (SB) 1000 requires local governments to address pollution and other hazards that disproportionately impact low-income communities and communities of color in their jurisdiction by identifying any “disadvantaged communities” within its planning area. State law defines “disadvantaged communities” as either:

- 1. An area identified by the California Environmental Protection Agency (CalEPA) using the California Communities Environmental Health Screening Tool (CalEnviroScreen), or
- 2. An area that is low-income and disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

If a local government identifies one or more disadvantaged communities within its planning area, its general plan must include “Environmental Justice” goals, policies, and objectives that reduce the unique or compounded health risks in these disadvantaged communities by addressing eight different topics:

- Reducing pollution exposure;
- Promoting public facilities;
- Promoting food access;
- Promoting safe and sanitary homes;
- Promoting physical activity;
- Reducing unique or compounded health risks;
- Promoting civic engagement; and
- Prioritizing the needs of disadvantaged communities.

In place of using the State term “Environmental Justice”, the City of Morgan Hill has coined the term “Healthy Neighborhoods for All” in this study.

Related Efforts

In 2021, the City approved a Diversity, Equity, and Inclusion Plan to be a more inclusive and welcoming community. The City also embarked on a Morgan Hill Together campaign to promote engagement, trust, and inclusiveness through listening and working together. The Morgan Hill Together campaign outreach efforts identified that members of the Spanish-speaking community do not have a strong sense of belonging.

In 2024, the City of Morgan Hill completed the ELEVATE Morgan Hill report, an economic mobility program to connect Spanish-speaking and lower-income community members, predominantly concentrated in the City’s disadvantaged community and Low-Income communities, to jobs and housing while increasing their sense of belonging to the community. The study found that half of the

City’s residents are cost-burdened, and nearly a third rely on some form of financial assistance. Hispanics make up about one-third of the population, have the highest poverty rate, and are most severely burdened, with 21.5 percent spending more than half of their income on housing. This racial group also has the highest overcrowding and represents 42.7% of the population experiencing homelessness.

ELEVATE Morgan Hill identified nine strategies and 40 action items that are intentional in creating equitable access to opportunities for everyone, connecting residents to job opportunities and housing resources while enhancing their sense of belonging in Morgan Hill, improving the quality of life for all.



Assessing Healthy Neighborhoods for All

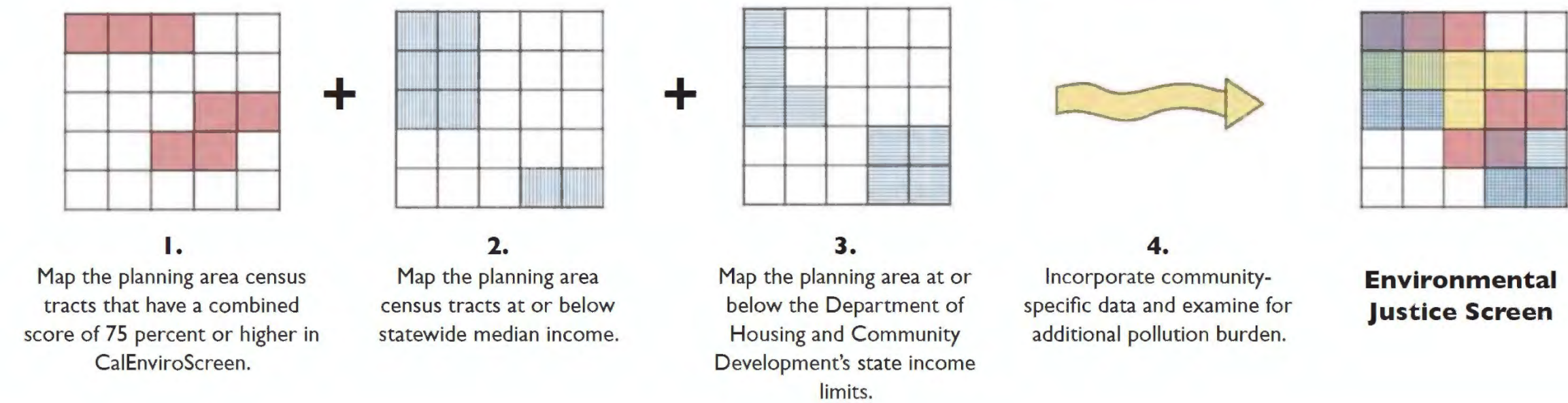
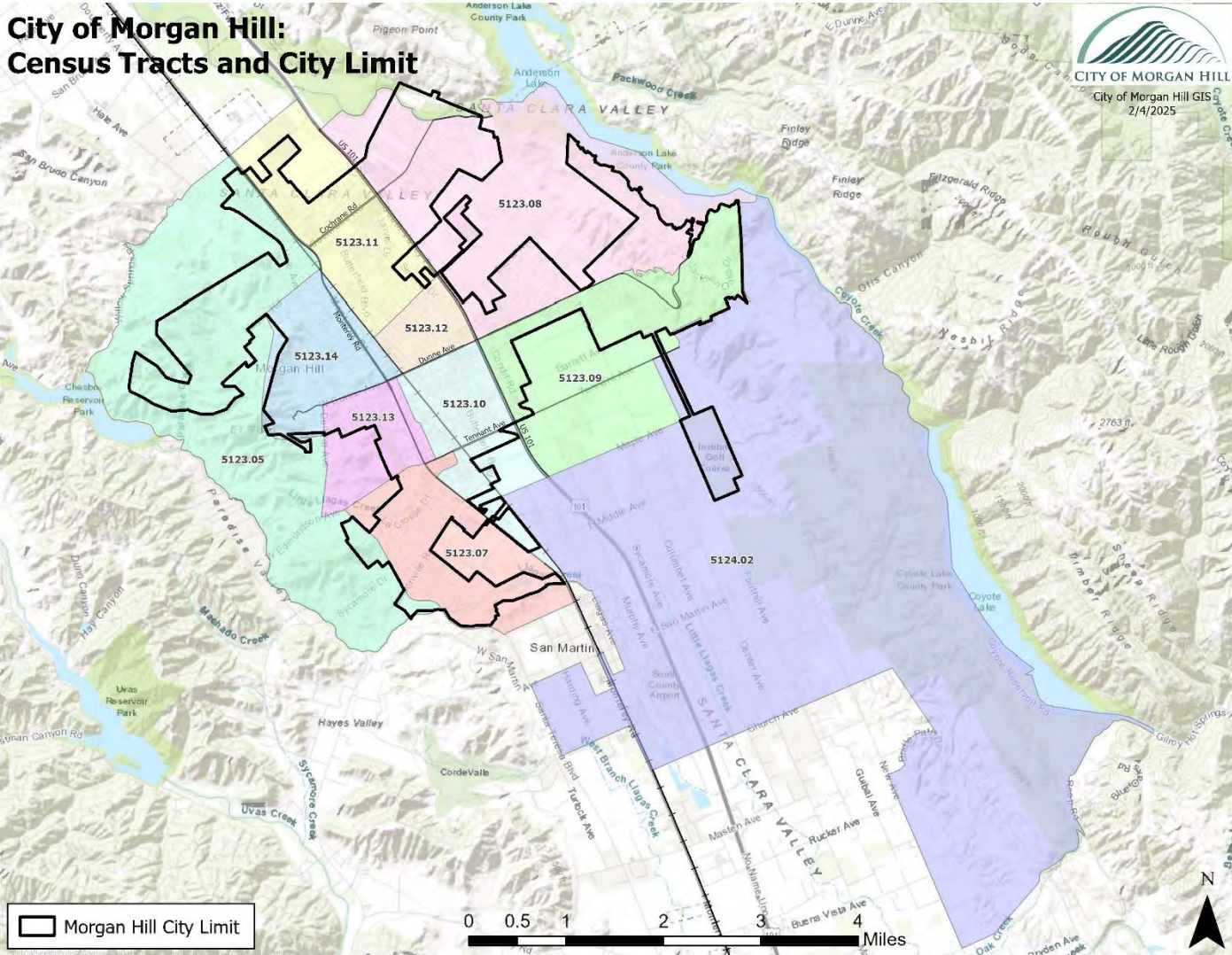
The Office of Planning and Research (OPR) General Plan Guidelines for Environmental Justice recommend a screening process (see below image) for identifying disadvantaged communities that overlays census tracts with a combined CalEnviroScreen score of 75 or higher (i.e., top 25th percentile) with the two definitions of low-income areas (discussed on page 5), as well as community-specific data and additional pollution burdens that were not included in the statewide analysis.

This study builds on existing efforts by the City to continue to refine the identification of under-resourced communities within the City of Morgan Hill. It assesses additional data from studies related to the topics covered by SB 1000, as well as considering new indicators analyzed using data provided by the City and other available sources. The findings will be used to inform conversations with the community and ultimately will be used in the City’s Healthy Neighborhoods for All Element in the General Plan.

In this document, the term “Communities of Concern” will be utilized in place of ‘disadvantaged communities’ as identified in SB 1000 and will refer to census tracts officially designated by the State as such. Communities that will be the focus of the City’s Healthy Neighborhoods for All Element have not yet been defined, but potential areas highlighted by this study are referred to as “Communities of Concern.”

Communities of Concern means *a neighborhood or community that is low-income and disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation and/or significantly reduced quality of life relative to surrounding or comparative communities.*

Data throughout this study is compiled at the census tract level, as shown in the map to the right, and are identified throughout this study within the city limits.



CalEnviroScreen

CalEnviroScreen 4.0, adopted in 2021, assesses 21 indicators that measure the pollution burden and population characteristics of all census tracts in California to identify those that are most impacted and most vulnerable.

Pollution burden represents the potential exposures to pollutants and the adverse environmental conditions caused by pollution. Whereas population characteristics represent physiological traits, health status, or community characteristics that can result in increased vulnerability to pollution.

The map to the right shows the CalEnviroScreen scores of census tracts in Morgan Hill, which generally indicate that the central area of the City, south of downtown, is the most impacted (shown in dark purple), while the least impacted areas (shown in very light purple) are primarily located west of Monterey Road and the eastern half of the City (east of Highway 101).

As seen in the map, there is a huge disparity within the City, with scores ranging below the 20<sup>th</sup> percentile on the east side of the City, to scores ranging from the 60<sup>th</sup> to 80<sup>th</sup> percentile within the center of Morgan Hill.

The top issues contributing to high scores in the southern central area of the City include Diesel Particulate Matter, Traffic, Pesticides, Cleanup Sites, Groundwater Threats, Hazardous Waste, Solid Waste, Low Birth Weights, Cardiovascular Disease, Unemployment, and Housing Burden.

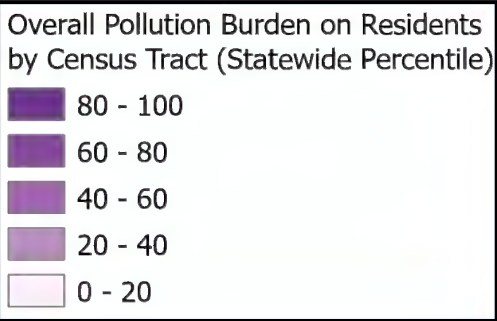
How to Read this Study

Maps throughout this study are generally symbolized by statewide quantiles, which show the percentile rank of the geographical unit (a census tract, census block, community, etc.) in relation to the rest of the state.

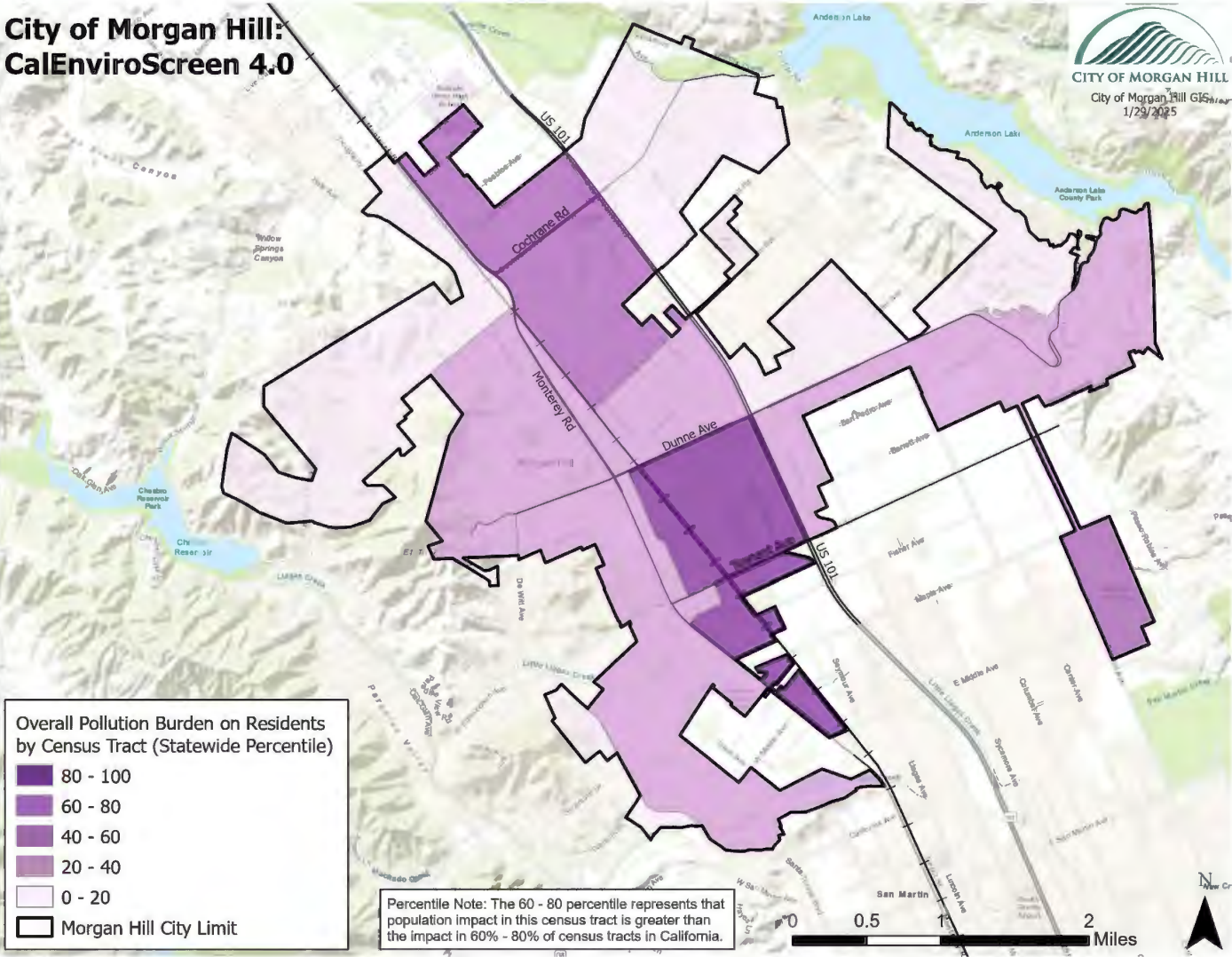
Darker colors and higher values generally correspond to more impacted areas such as those with higher pollution burden (with some exceptions, depending on the data).

For example, census tracts in the darkest color of the legend are in the top 20th percentile, meaning they score higher than 80 percent of census tracts in the state.

The legend will also specify the range of raw data values included within each quantile grouping. For example, the legend below shows that tracts with a raw value between 80% to 100% are in the top 20th percentile, or the top “quintile” because there are 5 groupings. These census tracts are ranked 80% higher than all census tracts within California.

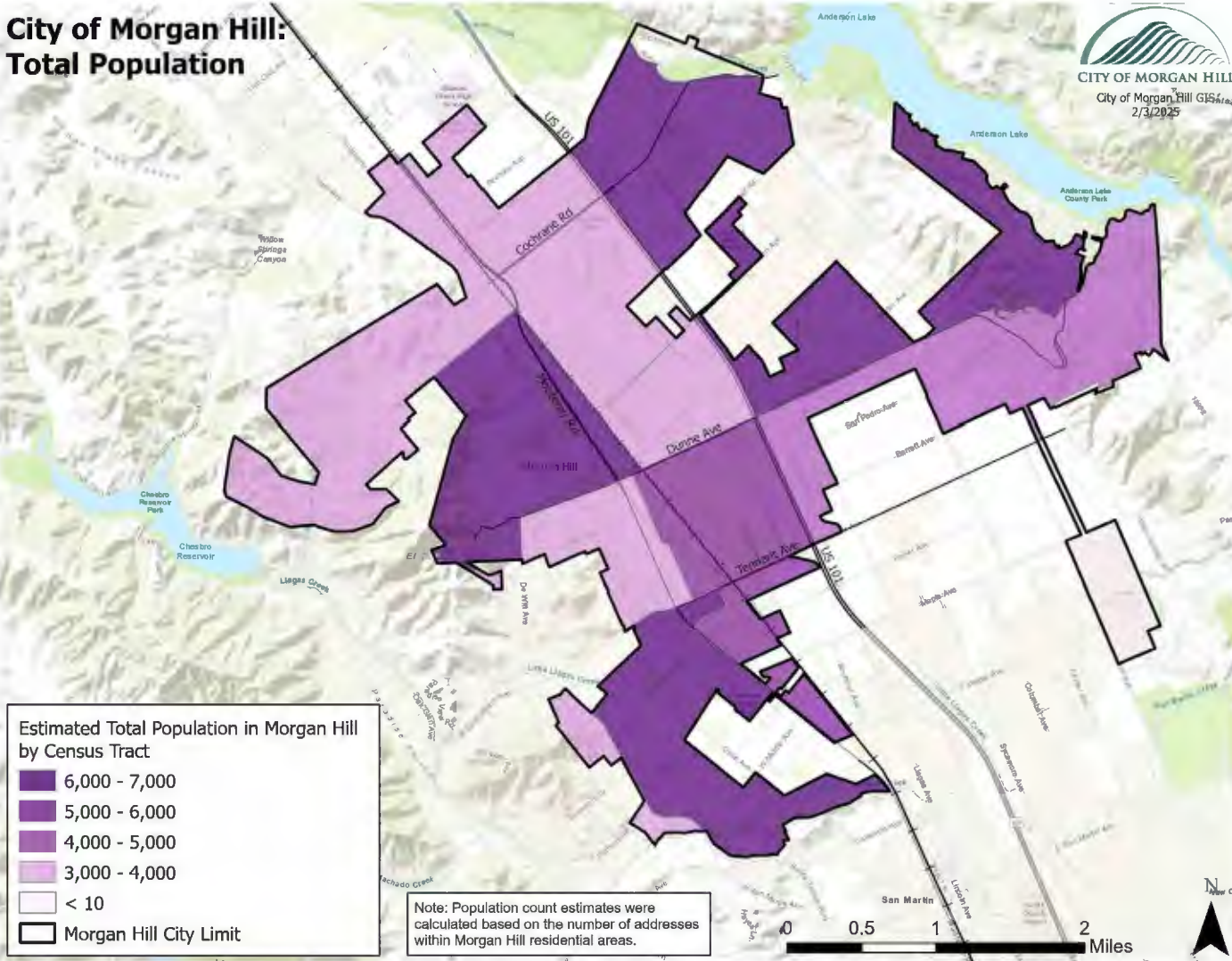


Based on the topics covered by SB 1000, this study assesses differences in indicators to identify areas in the city that are disproportionately disadvantaged. By comparing these maps and noting the emerging trends, this study will highlight key communities and issues of concern.



Population

The map below shows the population in the city by census tract. It is important to note that the City is separated into ten census tracts, varying in size and population, and includes areas beyond the city limits. Although large populations on the below map are shown to be located toward the extremities of the City, such as on the east side of Highway 101, the land area within each census tract differs drastically. Many central communities within the City, such as downtown and neighborhoods near Monterey Road, are densely populated, while other areas like east of Highway 101 are much more sparsely populated.



Data and maps discussed throughout this study may show areas with large proportions (e.g., percentage or ratios) of population affected by certain conditions, but these areas may be geographies with low population densities (population per square mile).

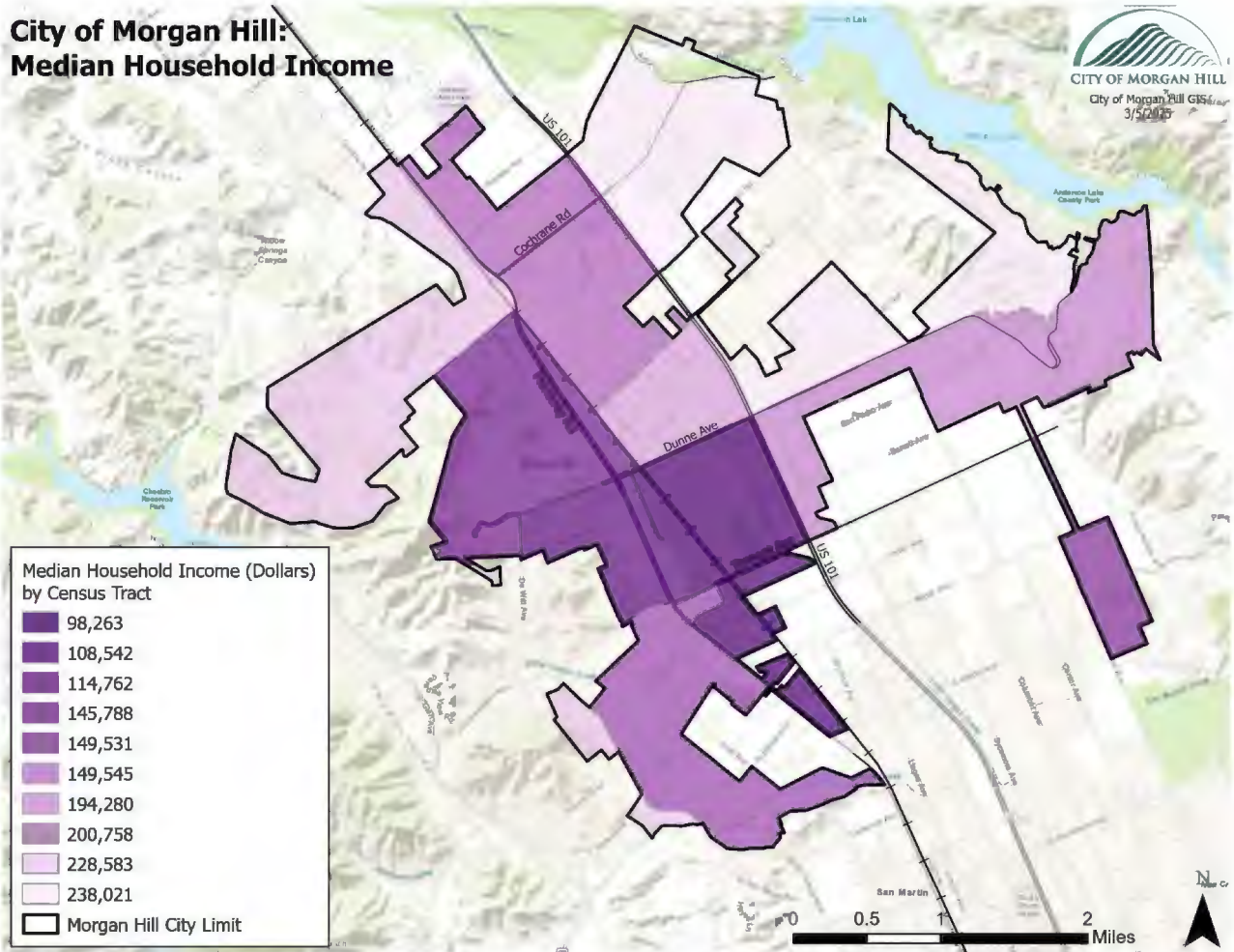
Low Income Areas

There are two definitions of “low-income areas” in Senate Bill 1000 that use different thresholds. California Office of Planning and Research (OPR) Environmental Justice guidelines recommend considering both definitions when screening for potential Communities of Concern.

The first is based on the *statewide* median income. Low-income areas are those “with household incomes at or below 80 percent of the statewide median income.” Based on the Department of Housing and Community Development (HCD)’s 2024 State Income Limits, the statewide median income for 2024 was \$111,300, and 80 percent of this value is \$89,040.

The second is based on the *area* median income defined as those “below the threshold designated as low income by the Department of Housing and Community Development’s list of state income limits.” Based on this, the low-income limit for Morgan Hill is \$146,100 annually.

As such, the area median income of \$146,100 annually was utilized in the evaluation of thresholds, instead of the statewide median income, for the City of Morgan Hill due to the cost of living within the Silicon Valley. Therefore, the map directly below shows census tracts by median household income levels; low-income areas are those shown in very light purple.

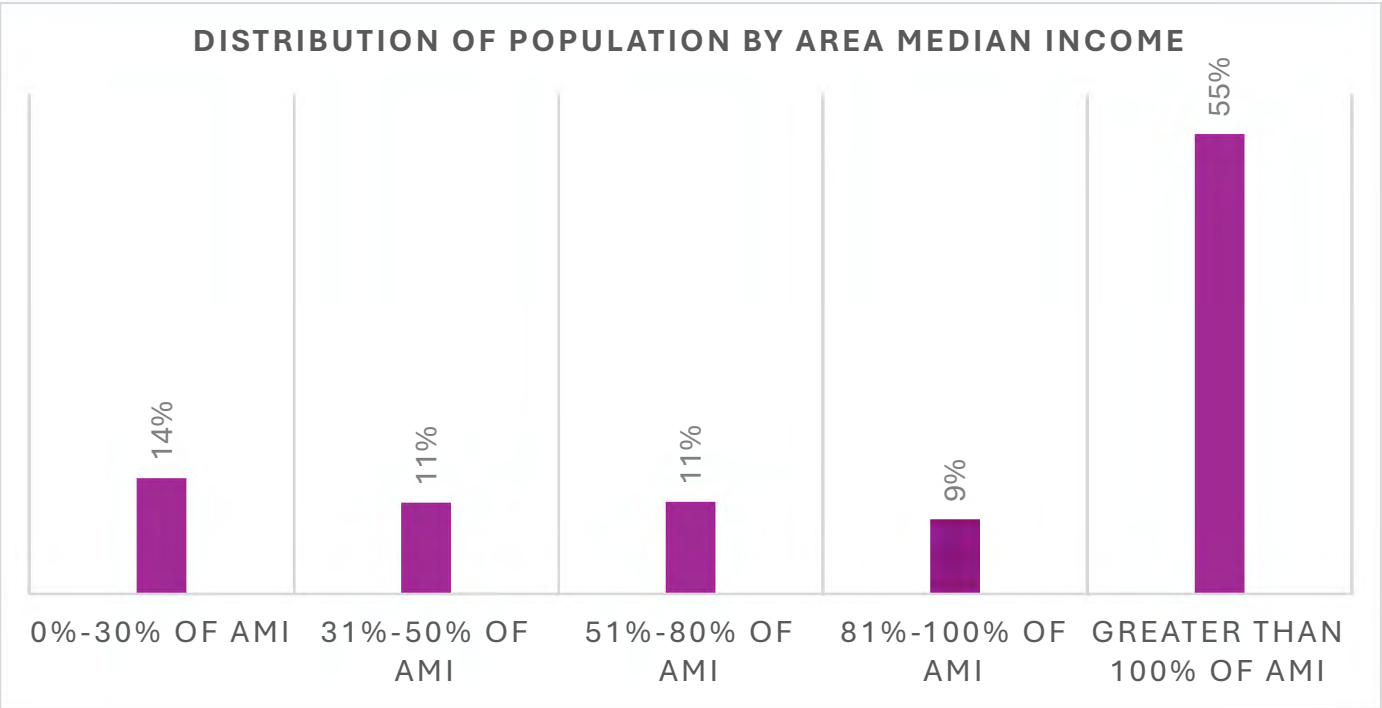
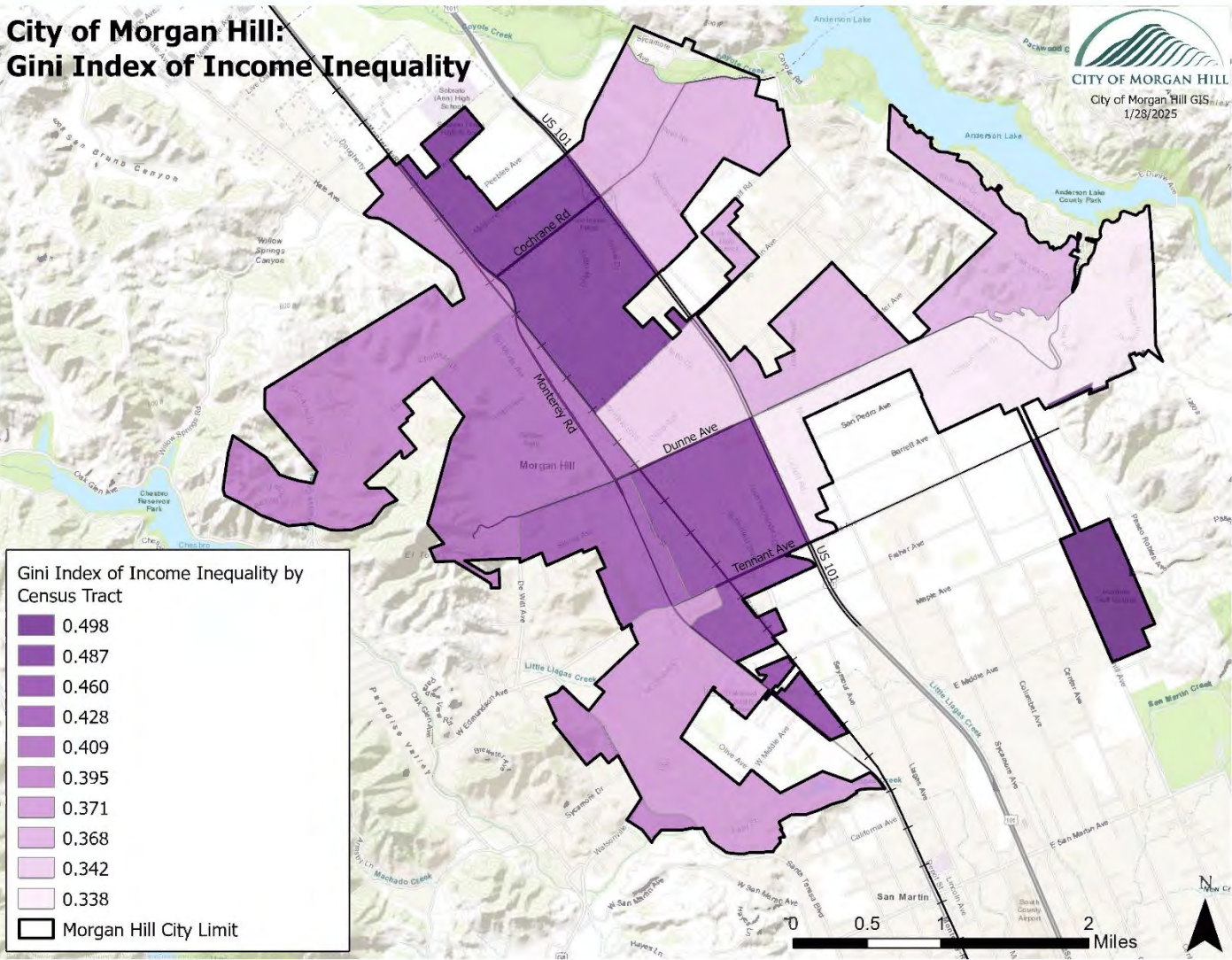


Income Inequality

The map below shows the Gini Index of Income Inequality, which is a summary measure of the dispersion of incomes within the census tract. The Gini coefficient ranges from 0, indicating perfect equality (where everyone receives an equal share), to 1, perfect inequality (where only one recipient or group of recipients receives all the income).

The city ranges between 0.3 to 0.5 within the Gini Index of Income Inequality, but some areas are notably greater inequality (dark purple).

The chart shows the citywide distribution of incomes by area median income (AMI) and indicates that higher income ranges generally have a greater share than lower income ranges.



# Community Profile

## Socioeconomic Disparities

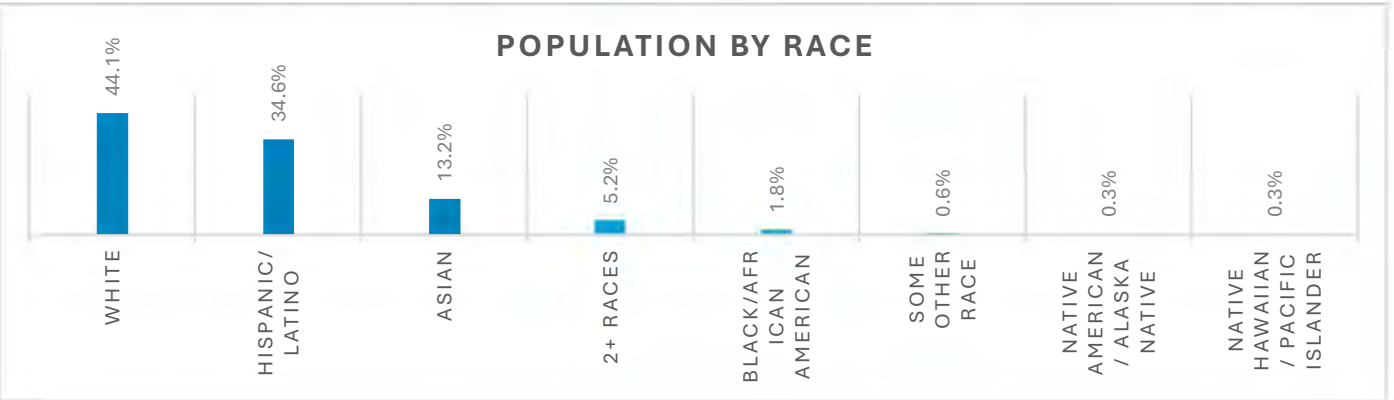
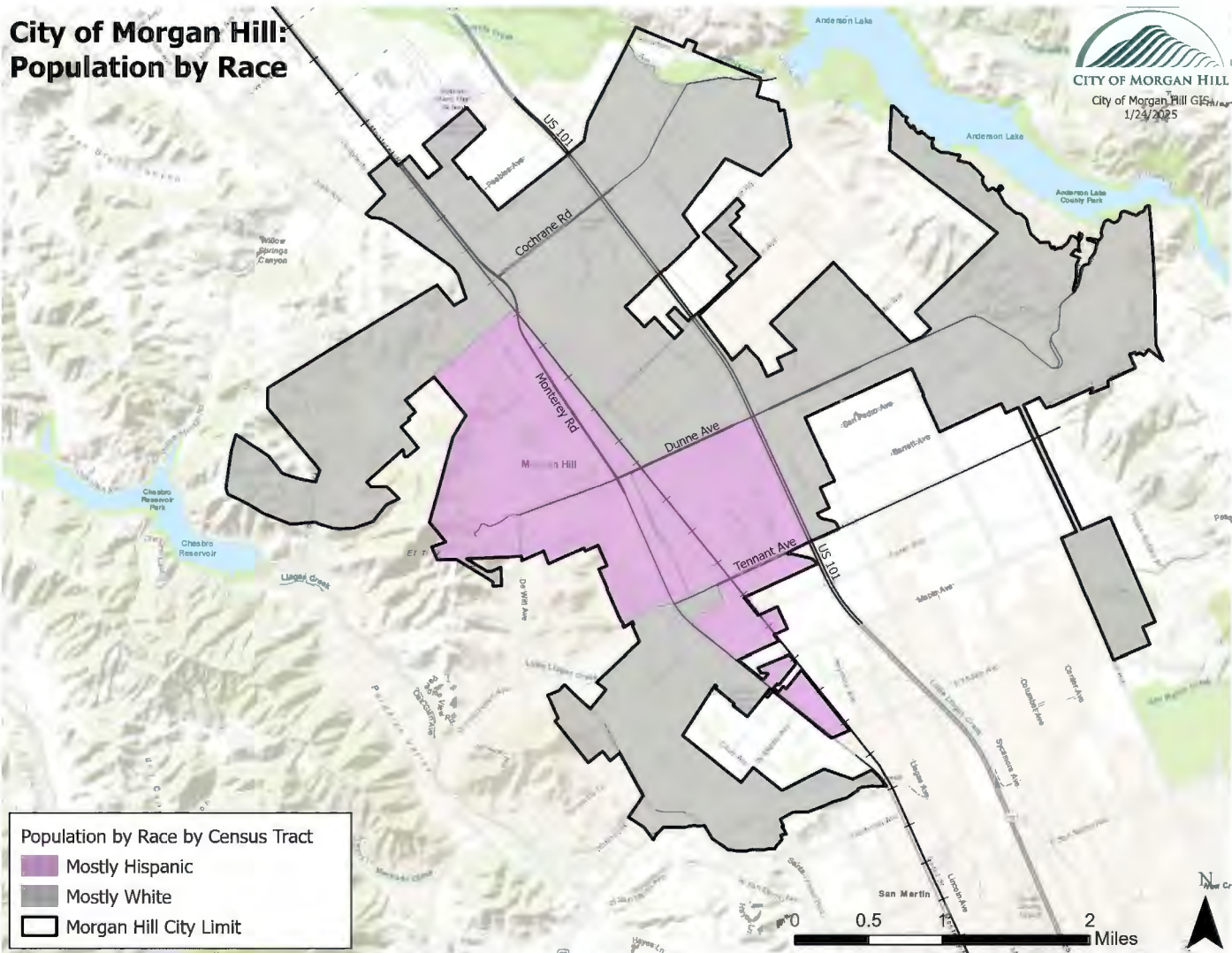
Morgan Hill shares the rich blend of cultures and ethnic diversity of Santa Clara County and the greater Bay Area. However, compared to other cities in the Bay Area, Morgan Hill is slightly less diverse. Hispanic residents make up about 35 percent of the City’s population, and 13 percent of the population is Asian, 2 percent is Black, and 5 percent are of two or more races. Morgan Hill, like the rest of Silicon Valley, is seeing demographic changes in the population, with Hispanic/Latino and Asian residents growing at a faster rate than other demographics.

The map to the right shows the geographic distribution of Morgan Hill residents by race, aggregated at the census tract level. Although Morgan Hill is diverse, nearly a majority of the population is White. Only a few census tracts are heavily Hispanic/Latino as shown in purple, which also coincidentally are the lowest income census tracts within the City.

While racial and cultural diversity is a celebrated value today, national and local history includes past policies and governmental actions that have disenfranchised communities of color and continue to have impacts into the present. Redlining was a process used by the federal Home Owners’ Loan Corporation (HOLC) in the 1930s to guide federal subsidies and mortgage lending and was largely determined by racial demographics. Red or “hazardous” neighborhoods were deemed riskiest, making it hard for residents from those communities to get loans for homeownership or maintenance and resulting in disinvestment. Its legacy still affects people of color locally and nationally today.

Although historical redlining did not appear to occur within Morgan Hill, the City’s large detached zoning districts has had a significant impact on shaping the social and economic landscape that hinder cultural diversity within the City. Zoning laws that restrict certain types of housing, such as multi-family units or affordable housing, can limit the availability of diverse housing options. This can prevent lower-income and minority residents from moving into more affluent neighborhoods, reinforcing segregation and limiting access to resources like quality schools and healthcare.

Creating a true sense of belonging can help build trust, elevate and empower communities, and boost economic mobility. To enhance a sense of belonging and trust throughout the Community, but especially between the City and Spanish-speaking residents, the City needs to increase opportunities for engagement.

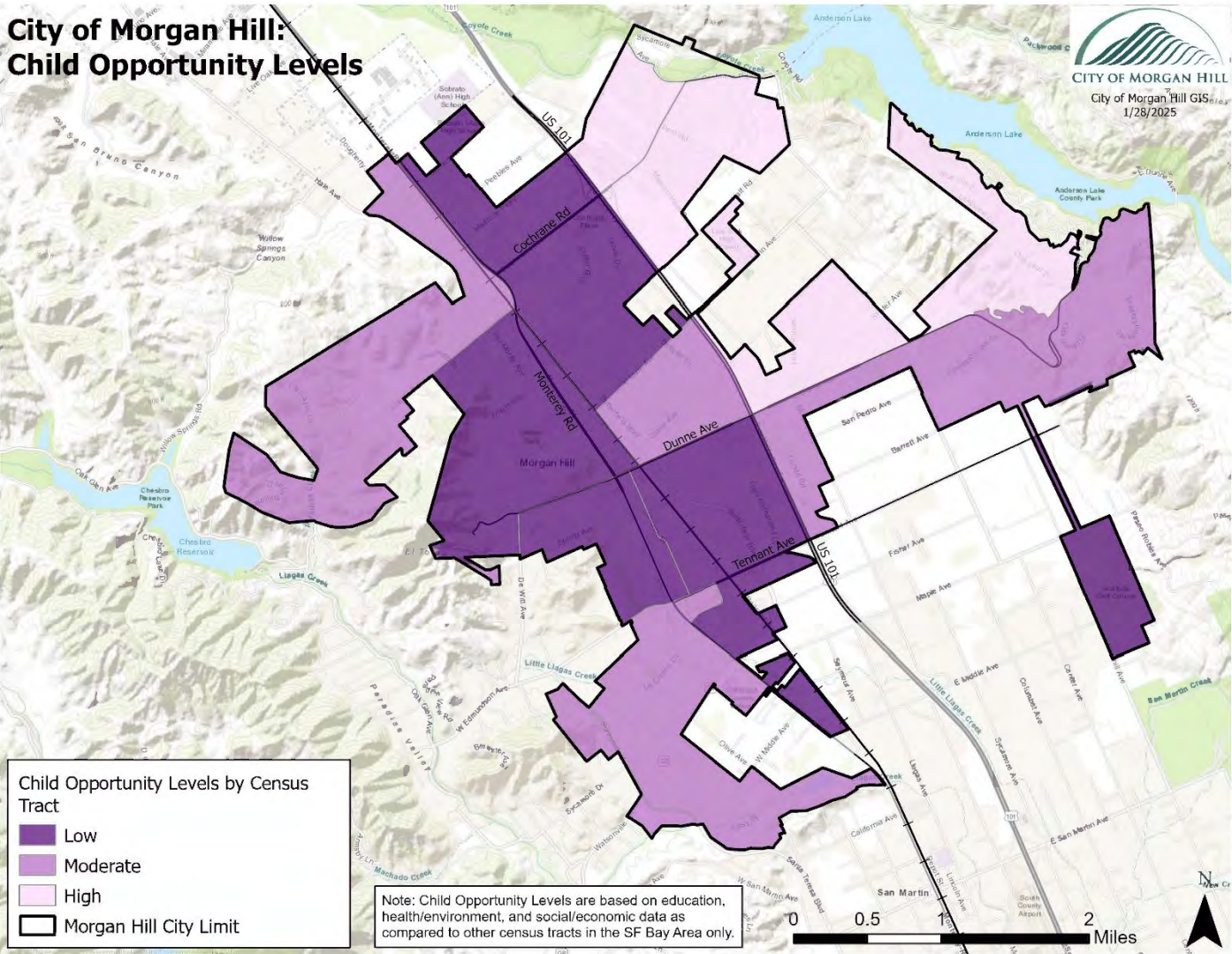
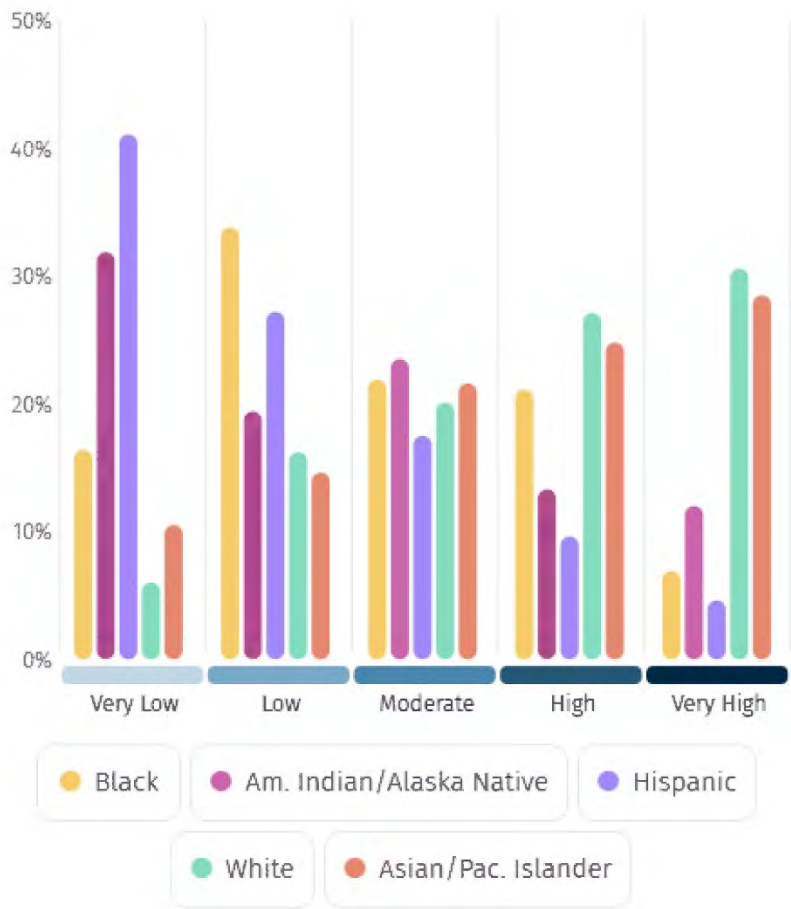


The Child Opportunity Index (COI) is a metric developed by the Kirwan Institute (diversitydatakids.org) that measures neighborhood resources and conditions that affect childhood development. COI 3.0, updated in 2024, has 44 neighborhood-level indicators in three domains (education, health and environment, and social and economic) and 14 subdomains including early childhood education, elementary education, secondary and post-secondary education, educational and social resources indicators; healthy environment, toxic exposure and health resource indicators; and poverty rate, public assistance rate, homeownership rate, high skill employment, and median household income.

The COI score ranges from Very Low Opportunity to Very High Opportunity. The map to the right shows that opportunity is not equal in Morgan Hill; tracts in the eastern half of the city tend to be higher, while tracts in the central portion of the City score much lower.

There is also a racial opportunity gap, within the City. While Morgan Hill is culturally diverse, White racial groups are far more represented in the High and Moderate opportunity categories, while Hispanic populations have significantly higher proportions in the Low opportunity groups. Plus, the most significant racial opportunity gap is within the Community of Concern of the City, which has a Hispanic population four times higher than all of the other racial groups combined.

Overall Child Opportunity by Ethnicity

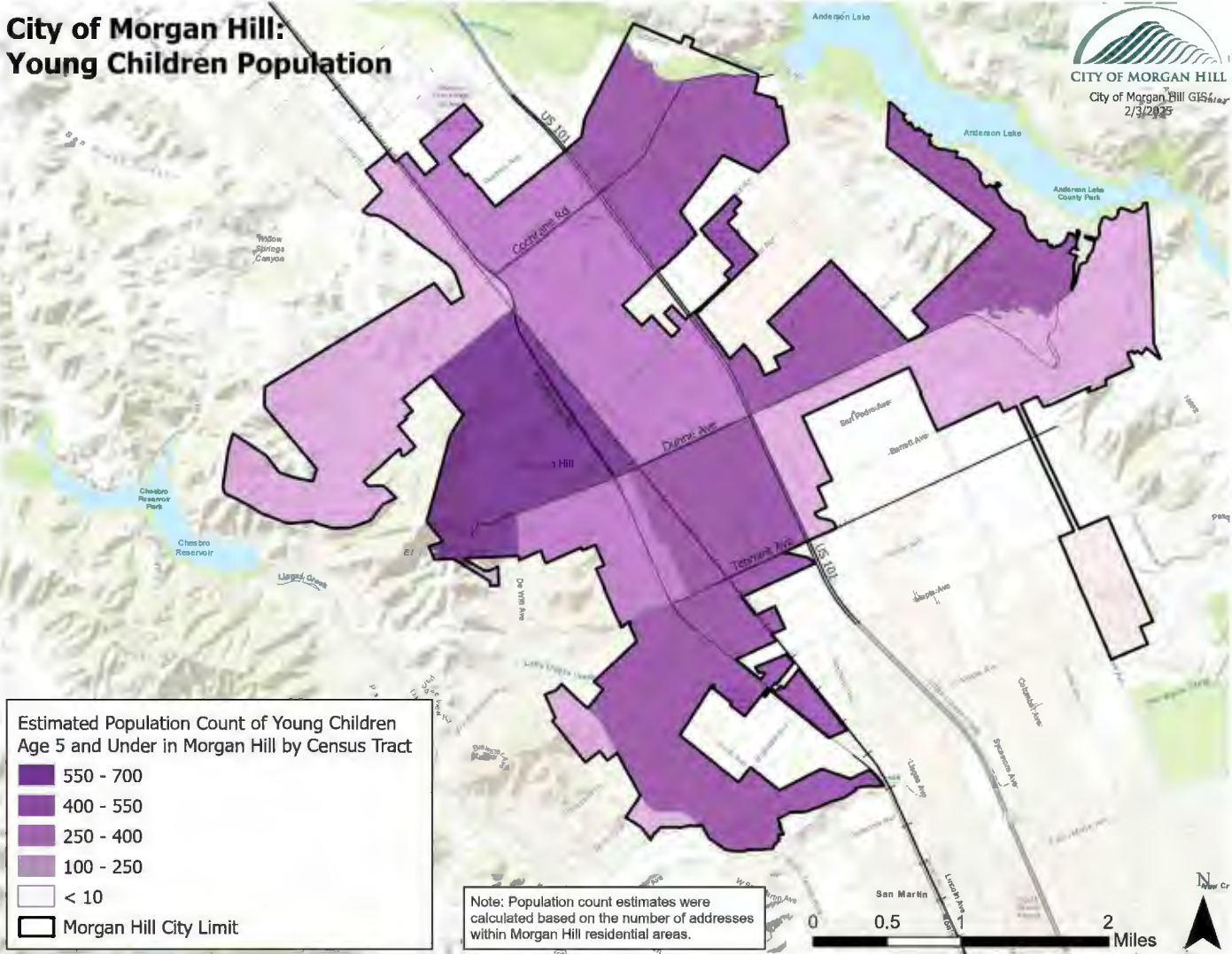


Vulnerable & Sensitive Populations

Certain groups of individuals are more vulnerable or susceptible to negative health effects when exposed to various kinds of pollution, including individuals with existing health conditions, young children, and seniors. The United States Environmental Protection Agency (EPA) identifies uses that serve these populations as “sensitive receptor uses,” which include hospitals, schools, daycare facilities, elderly housing and convalescent facilities.

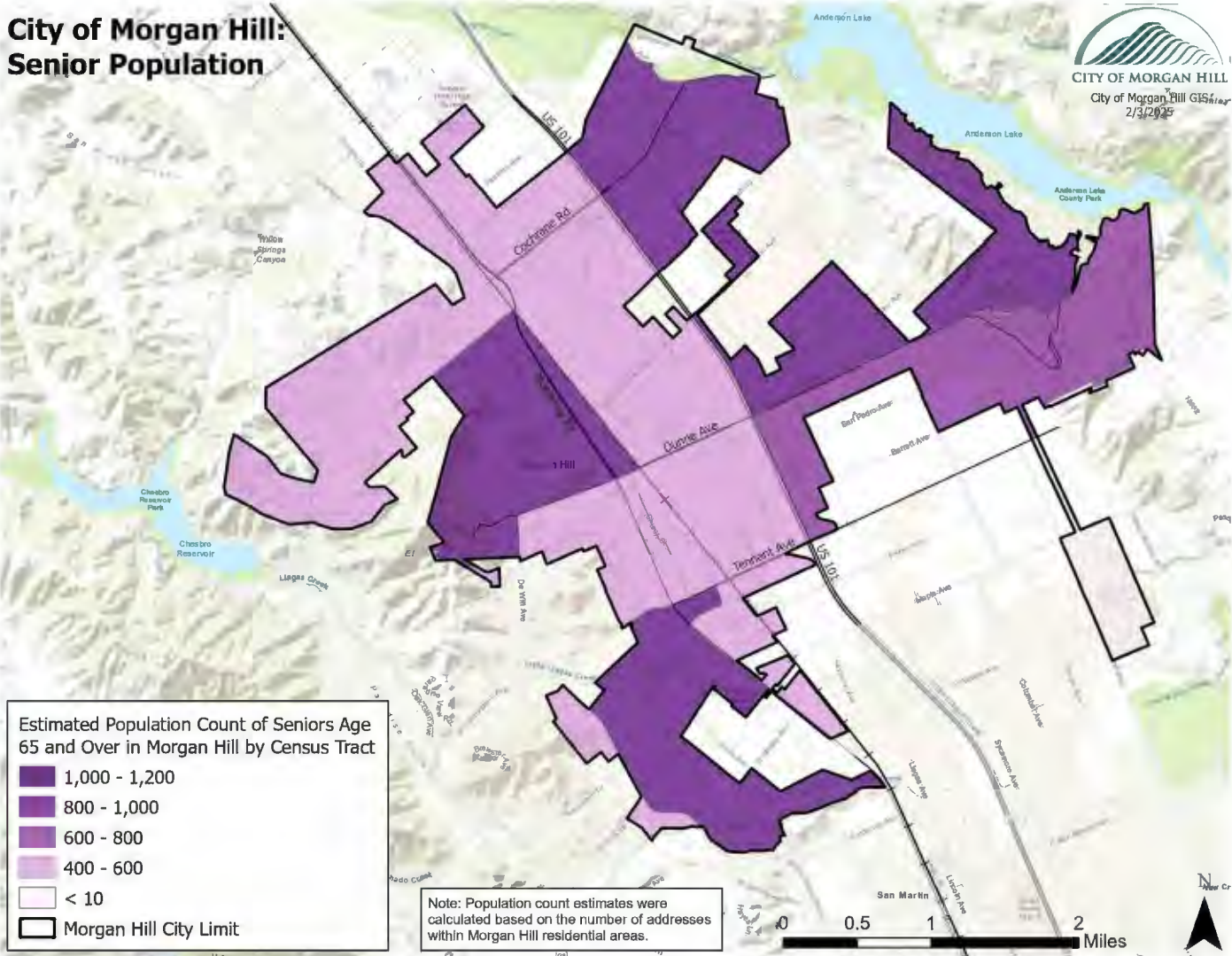
According to the American Community Survey (ACS) 2023 5-year estimates by the United States Census, the median age in Morgan Hill is 38.8, compared to 38.2 statewide and 38.3 countywide.

The distribution of young children ages 5 and under is relatively even throughout the city, except in the northwestern and eastern side of the City, which has only 5%, 6%, and 3% of its population age 5 and under, respectively, as mapped to the left. Coincidentally, these areas have the highest resources within the City as indicated on the previous page.



The map on the right illustrates senior populations (ages 65 and older), which vary throughout the city. Seniors are particularly concentrated on the East side of Highway 101 and the western northern and southern extremities of the City, ranging from 17% to 20%. Due to the aging of the baby boomer generation, growth in the City’s senior population is expected. The City’s Community of Concern has the lowest senior population at 10%.

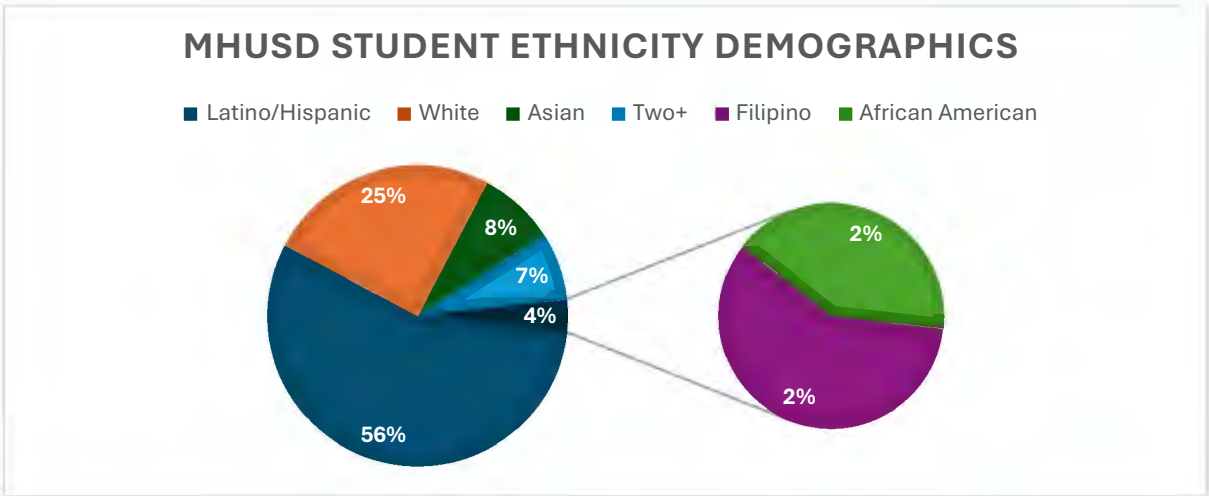
Negative health outcomes can result from ongoing pollution exposure, impacting children and seniors the most. Existing health conditions among Morgan Hill residents are shown on the next page.



Education

2024-2025 MHUSD Student Demographic

Morgan Hill Unified School District (MHUSD) consists of 13 schools and 7,910 students for the 2024-2025 school year. The graph below shows the student body ethnicity demographics at the schools served by Morgan Hill Unified School District, of which a majority of the student population is Latino/Hispanic.



Four out of every ten students identify as socioeconomically disadvantaged. Socioeconomically disadvantaged includes students who met at least one of the following criteria: parents has not received a high school diploma; eligible for the Free Meal program or Reduced-Price Meal program; eligible for the Title I Part C Migrant program; considered Homeless; Foster Program Eligible; enrolled in a Juvenile Court School; or eligible as Tribal Foster Youth.

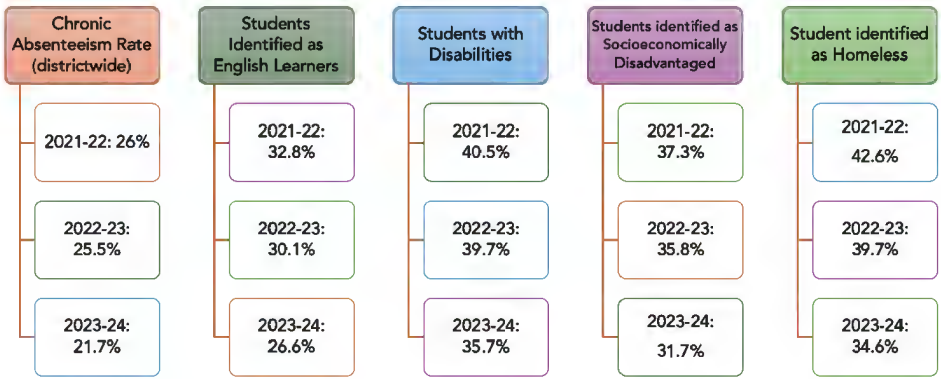
As such, nearly one out of every 10 students are unhoused; nearly one out of every five students are English learners; and more than one out of every ten students are in special education or have an IEP (Individualized Education Program).

Chronic absenteeism in schools refers to a student missing 10% or more of their school days during a school year, for any reason, including excused and unexcused absences; essentially, it means a student is missing a substantial amount of school time throughout the year. Reasons for chronic absences can include health issues, family situations, transportation problems, mental health concerns, bullying, or lack of engagement with school.

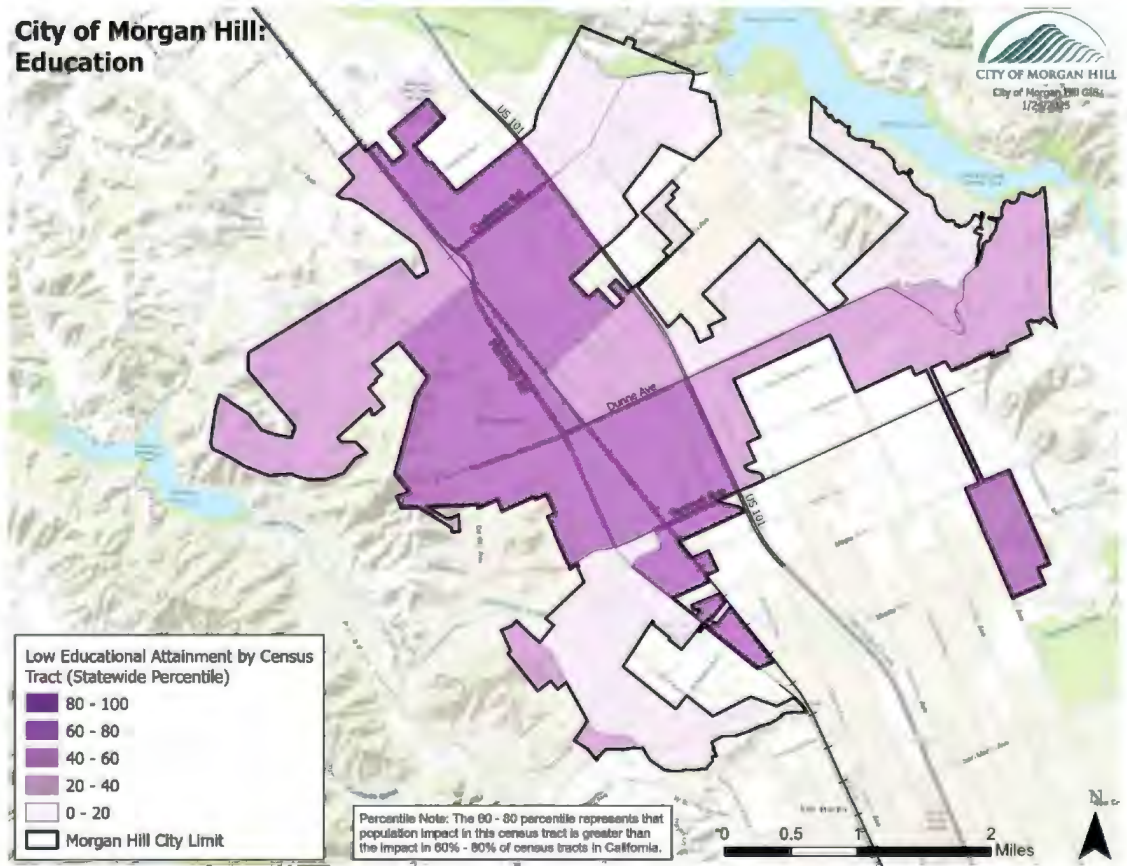
Left unaddressed, chronic absence can translate into difficulties in learning, especially in younger students, and can hinder academic achievement. Chronic absenteeism has soared in California and

nationally in the wake of the COVID-19 pandemic, and addressing this extraordinary increase is crucial to helping students catch up academically.

MHUSD Student Chronic Absenteeism



Educational attainment is the highest level of education a person has completed. People with more education usually earn more than people with less education. California has a high percentage of people without high school degrees compared to the rest of the United States, which makes education important to consider. Many studies have found that the health effects of air pollution are worse among people with low educational attainment.

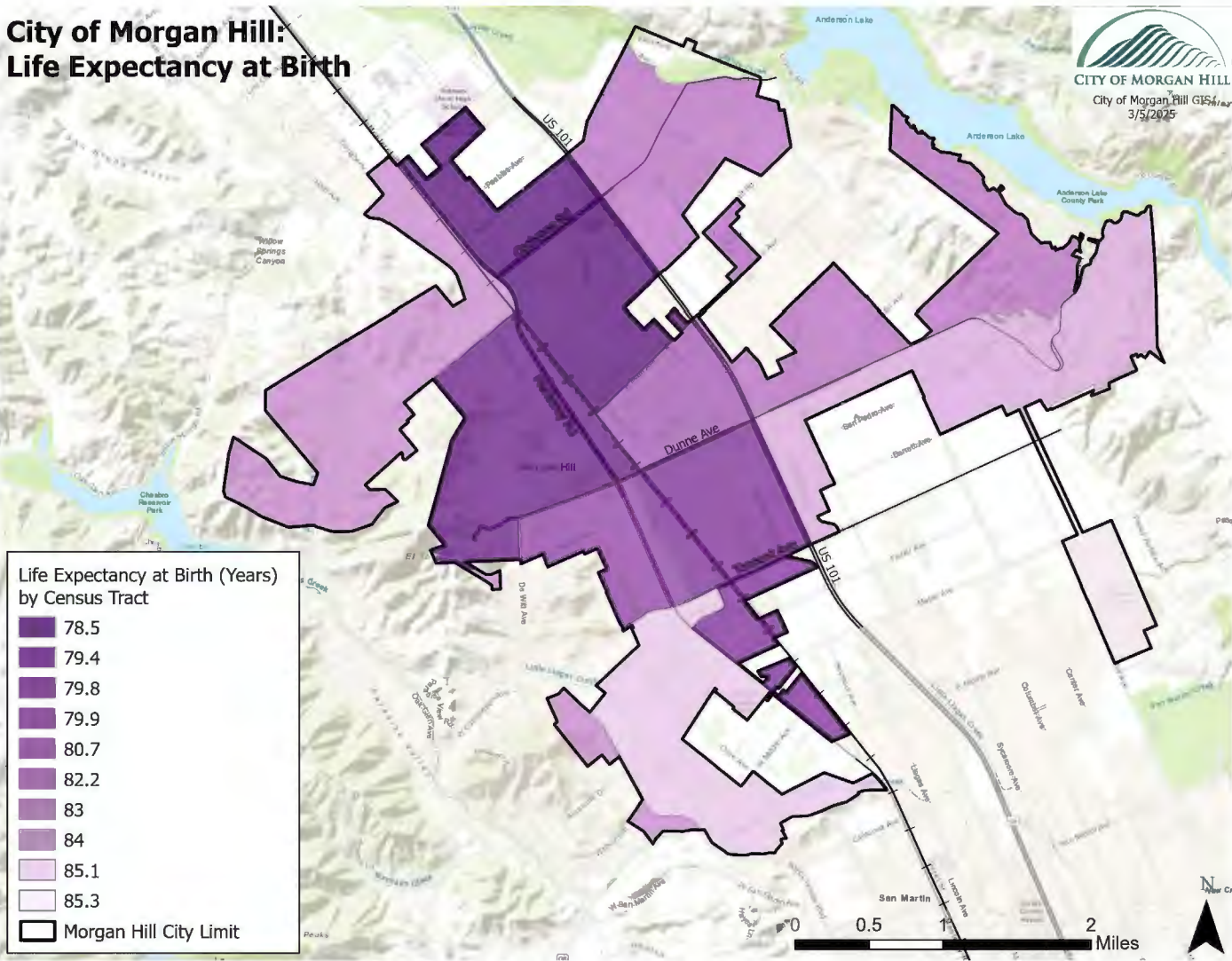


Health Outcomes & Healthcare

Health Inequalities

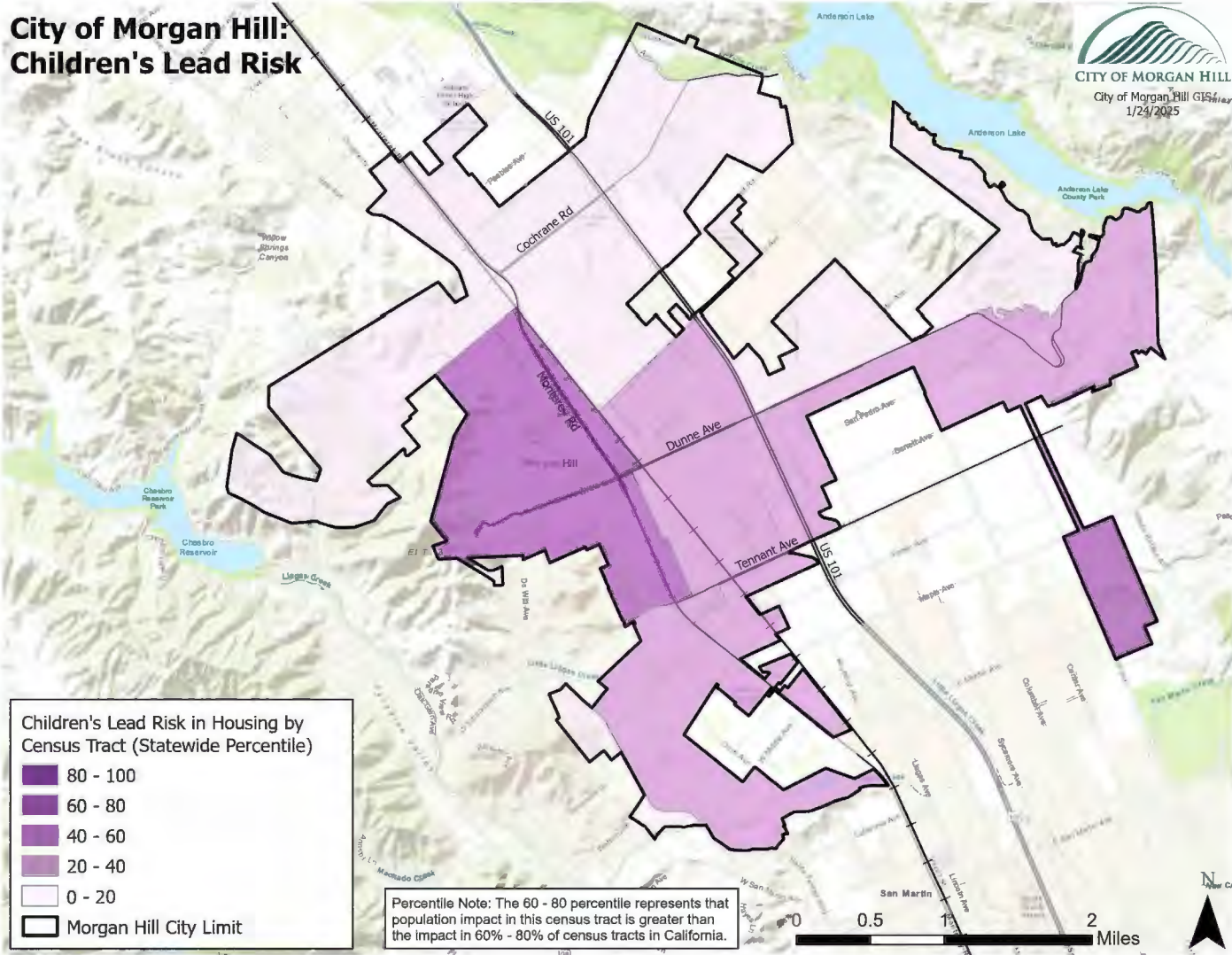
Life expectancy is one of the most basic measures of public health. In Morgan Hill, the median life expectancy is 81 years, but there is a 7-year difference in life expectancy between the highest and lowest census tract. Furthermore, life expectancy is lower in neighborhoods along the Monterey Road corridor.

Life expectancy is directly tied to individual health, which can vary based on a person’s environmental exposure. The maps to the right show trends of negative health outcomes, which generally overlap in the same areas – along the Monterey Road corridor and the southwestern portion of the City.

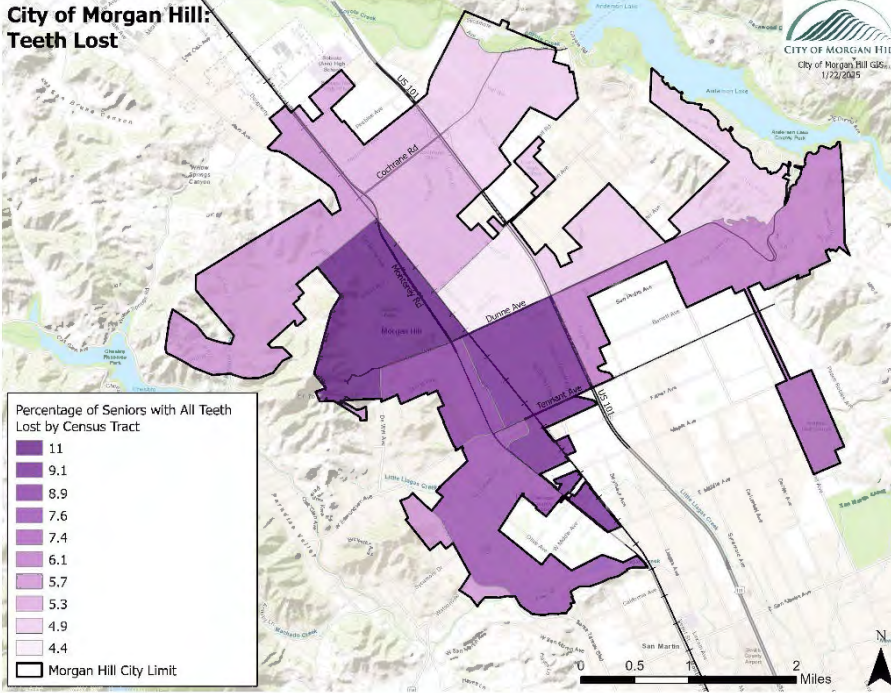
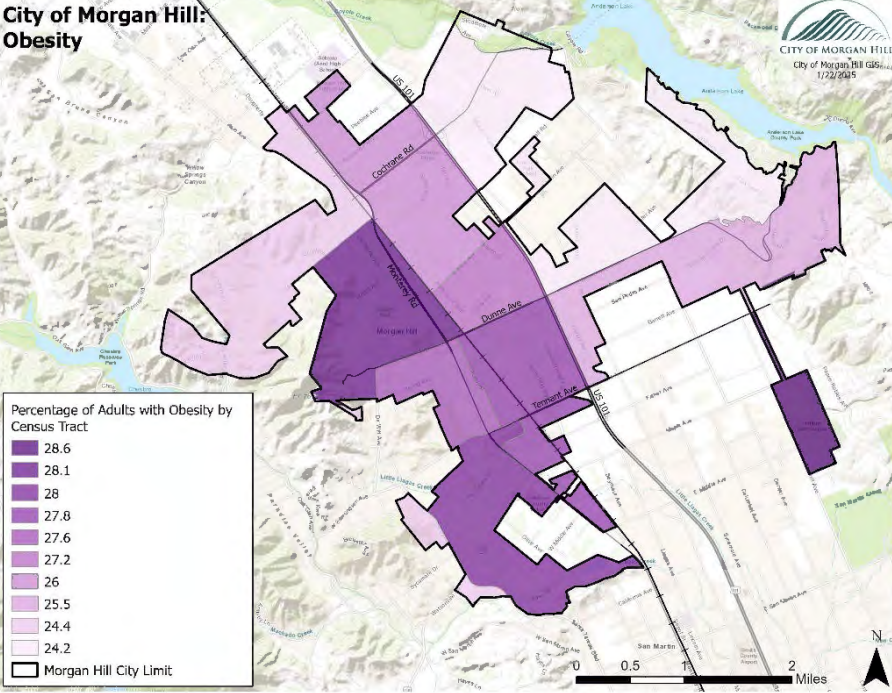
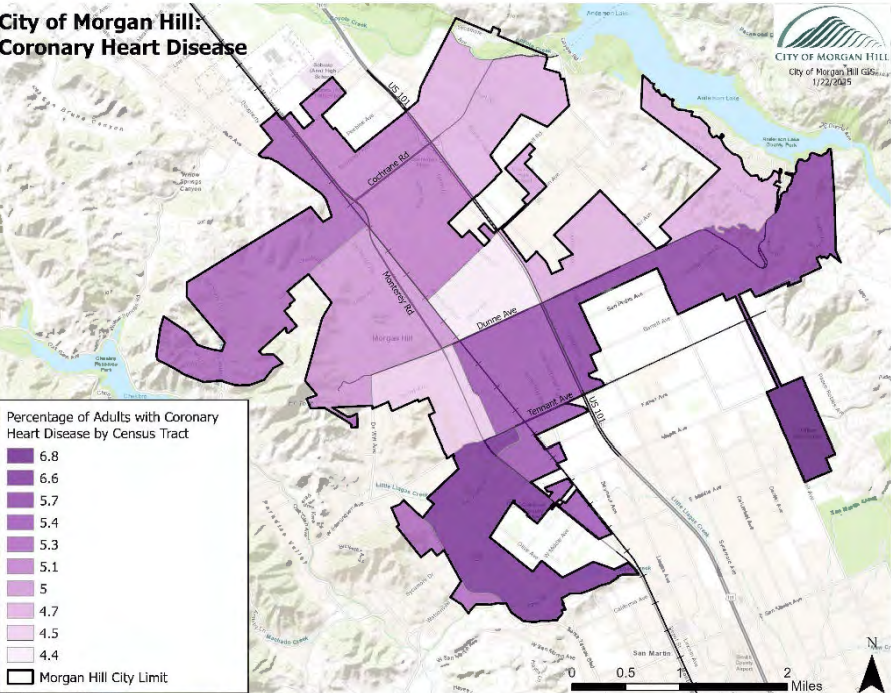
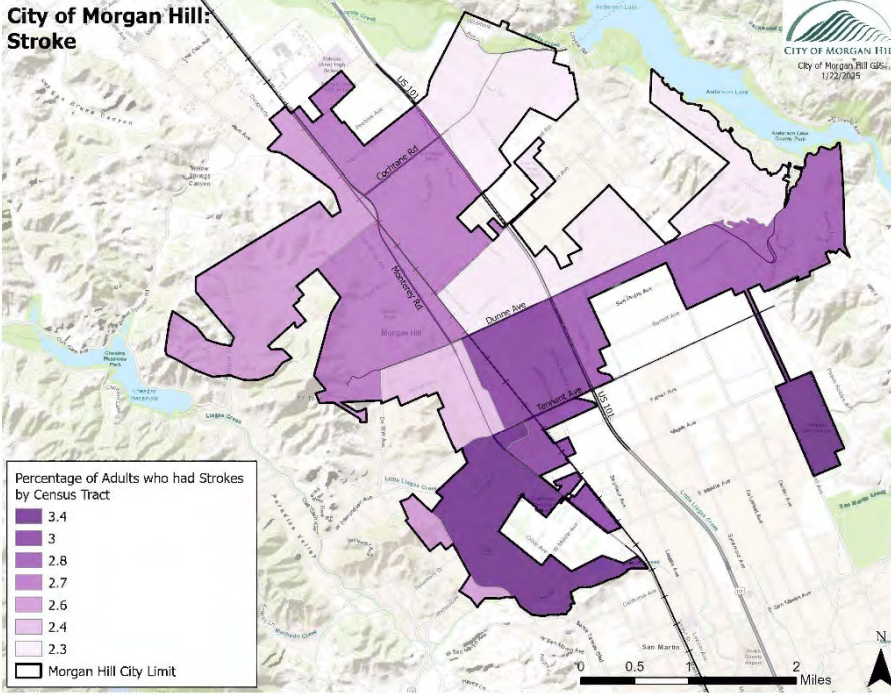
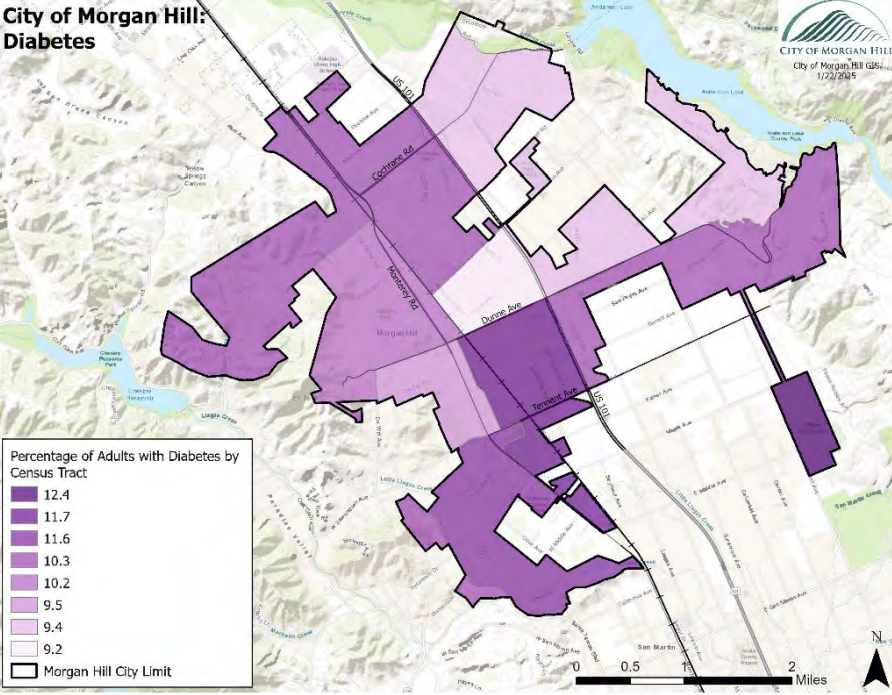
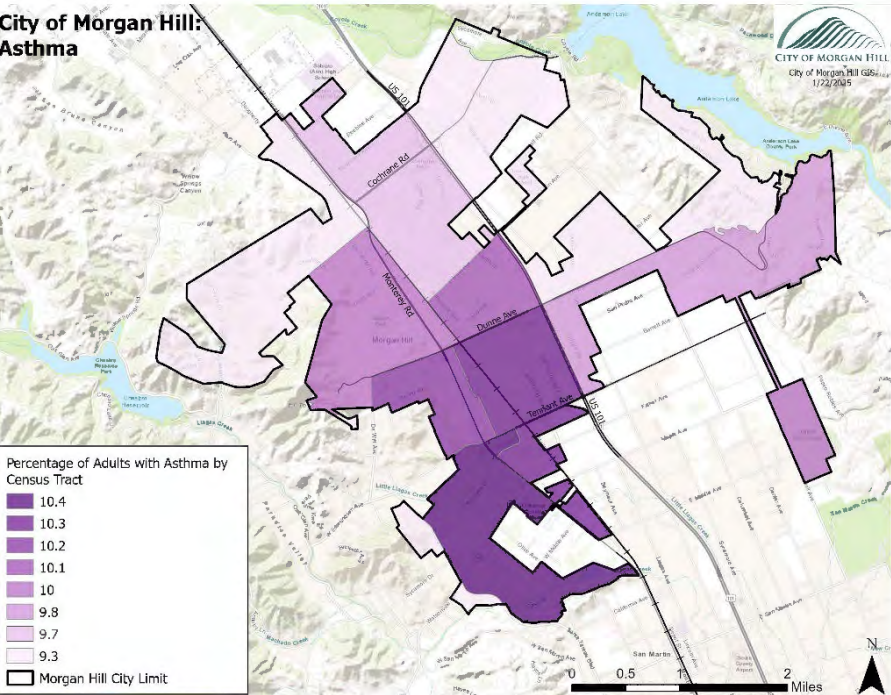


Lead is a toxic metal that occurs naturally in the environment. However, the highest levels of lead present in the environment are a result of human activities. Historically, lead has been used in house paint, plumbing, and as a gasoline additive. While lead levels have declined over the past five decades in the United States, it still persists in older housing. Exposure to lead through paint is the most significant source of lead exposure for children.

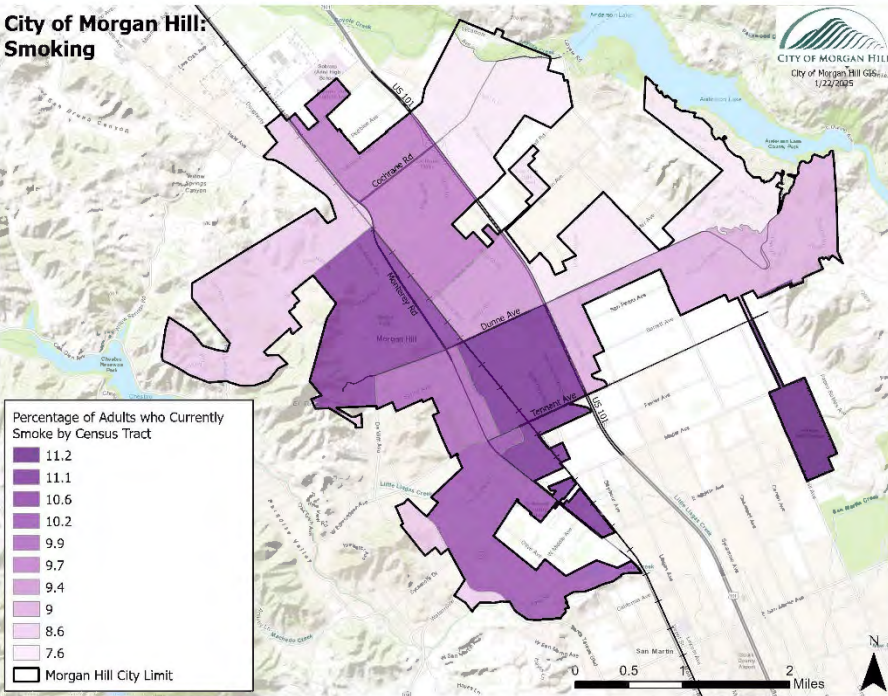
There are no known safe levels of lead exposure. Young children are especially susceptible to the effects of lead exposure and can suffer adverse health effects, particularly in the brain and nervous system. This increased susceptibility is due to children’s unique exposure pathways, developing brains, and differences in the absorption of ingested lead. Children’s exposure to lead even at low levels can lead to a higher likelihood of lower IQ and educational performance outcomes, and symptoms of attention deficit hyperactivity disorder (ADHD).



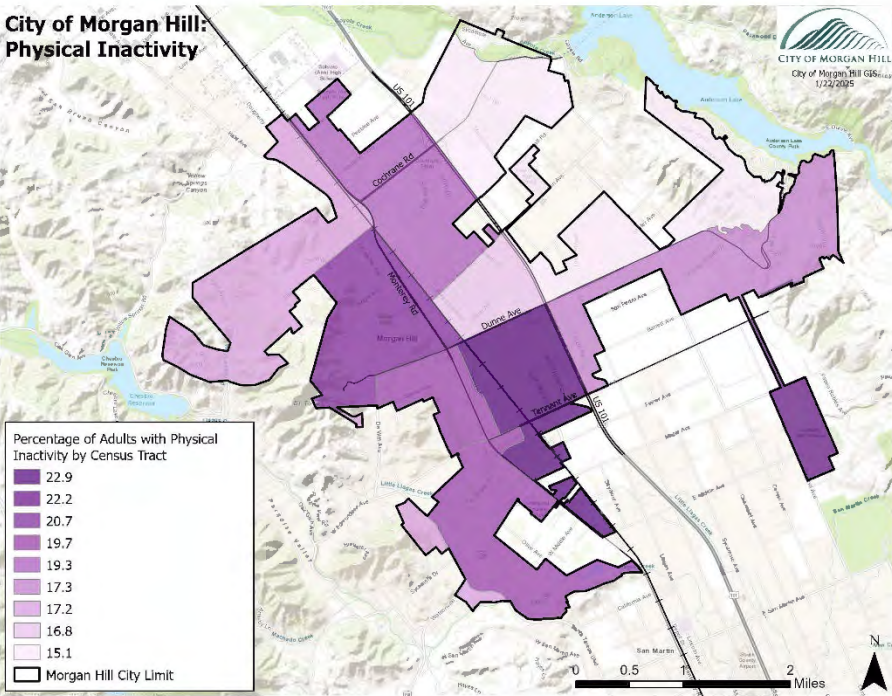
Negative Health Outcomes



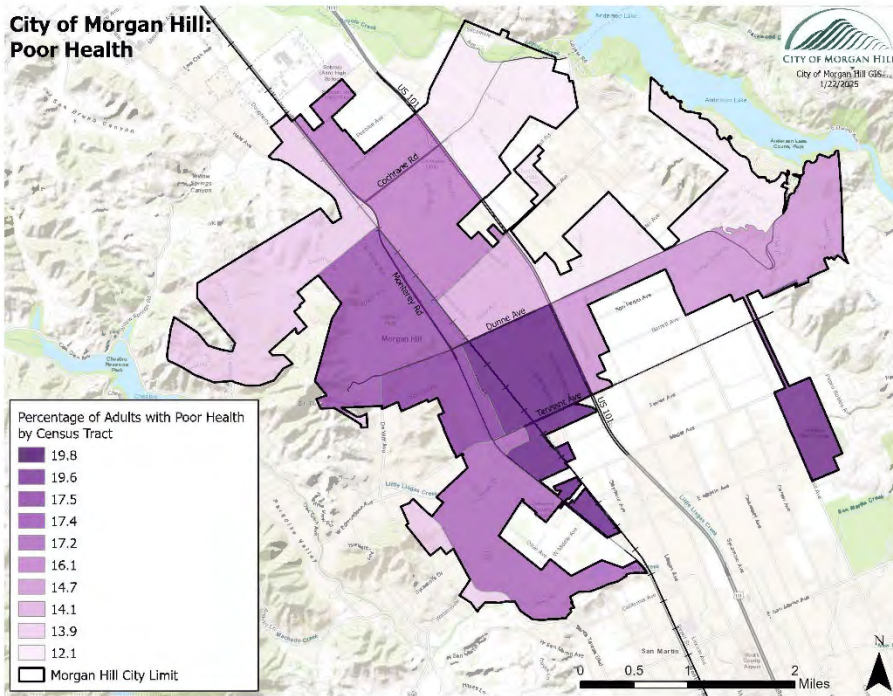
More than 480,000 deaths each year are attributed to cigarette smoking and exposure to tobacco smoke, making it the leading preventable cause of death in the United States.<sup>1</sup> In 2021, 11.5% of adults smoked cigarettes.<sup>2</sup> Smoking increases the risk of heart disease, stroke, multiple types of cancer, and chronic lung disease.<sup>3</sup> Quitting smoking is beneficial to health at any age, reduces the risk of premature death, and can add as much as 10 years to life expectancy.<sup>4</sup>



Regular physical activity can improve the health and quality of life of Americans of all ages, regardless of the presence of a chronic disease or disability. Among adults and older adults, physical activity can lower the risk of early death, coronary heart disease, stroke, high blood pressure, type 2 diabetes, breast and colon cancer, falls, and depression.<sup>5</sup> The second edition of the Physical Activity Guidelines for Americans states that adults should move more and sit less throughout the day. Some physical activity is better than none. Adults who sit less and do any amount of moderate-to-vigorous physical activity gain some health benefits. Despite the benefits, in 2023, 24.5% of adults reported engaging in no leisure-time physical activity.<sup>6</sup>



Health status is a measure of how people perceive their health and is considered a good global assessment of a person's well-being. Furthermore, it is a predictor of important health outcomes including mortality, morbidity, and functional status.<sup>7</sup> Health status is also used to measure healthy life expectancy at the population level. In 2023, 15.1% of adults assessed their health as fair or poor.<sup>8</sup> Substantial differences in the prevalence of fair or poor self-reported health status exist by age group, race, education level, urbanization level, and poverty status.



<sup>1</sup> National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health. *The Health Consequences of Smoking—50 Years of Progress: A Report of the Surgeon General*. Centers for Disease Control and Prevention, US Dept of Health and Human Services; 2014. [https://www.ncbi.nlm.nih.gov/books/NBK179276/pdf/Bookshelf\\_NBK179276.pdf](https://www.ncbi.nlm.nih.gov/books/NBK179276/pdf/Bookshelf_NBK179276.pdf)

<sup>2</sup> Cornelius ME, Loretan CG, Jamal A, et al. Tobacco product use among adults—United States, 2021. *MMWR Morb Mortal Wkly Rep*. 2023;72(18):475-483. doi:10.15585/mmwr.mm7218a1

<sup>3</sup> Office of the Surgeon General. 2010 Surgeon General's Report: *How Tobacco Smoke Causes Disease: The Biology and Behavioral Basis for Smoking-Attributable*

*Disease*. US Dept of Health and Human Services; 2010. [https://www.ncbi.nlm.nih.gov/books/NBK53017/pdf/Bookshelf\\_NBK53017.pdf](https://www.ncbi.nlm.nih.gov/books/NBK53017/pdf/Bookshelf_NBK53017.pdf)

<sup>4</sup> Office of the Surgeon General. *Smoking Cessation: A Report of the Surgeon General*. US Dept of Health and Human Services; 2020. <https://www.hhs.gov/sites/default/files/2020-cessation-sgr-full-report.pdf>

<sup>5</sup> U.S. Department of Health and Human Services. *Physical Activity Guidelines for Americans*, 2nd edition. U.S. Department of Health and Human Services; 2018. [https://health.gov/sites/default/files/2019-09/Physical\\_Activity\\_Guidelines\\_2nd\\_edition.pdf](https://health.gov/sites/default/files/2019-09/Physical_Activity_Guidelines_2nd_edition.pdf)

<sup>6</sup> Centers for Disease Control and Prevention. National Center for Chronic Disease Prevention and Health Promotion, Division of Nutrition, Physical Activity, and Obesity. Data, Trend and Maps. Centers for Disease Control and Prevention; 2024. <https://www.cdc.gov/nccdphp/dnpao/data-trends-maps/index.html>

<sup>7</sup> DeSalvo KB, Bloser N, Reynolds K, He J, Muntner P. Mortality prediction with a single general self-rated health question. A meta-analysis. *J Gen Intern Med*. 2006;21(3):267-275. doi: <https://doi.org/10.1111/j.1525-1497.2005.00291.x>

<sup>8</sup> National Center for Health Statistics. Percentage of fair or poor health status for adults aged 18 and over, United States, 2023. National Health Interview Survey. Accessed October 25, 2024. [https://www.cdc.gov/NHISDataQueryTool/SHS\\_adult/index.html](https://www.cdc.gov/NHISDataQueryTool/SHS_adult/index.html)

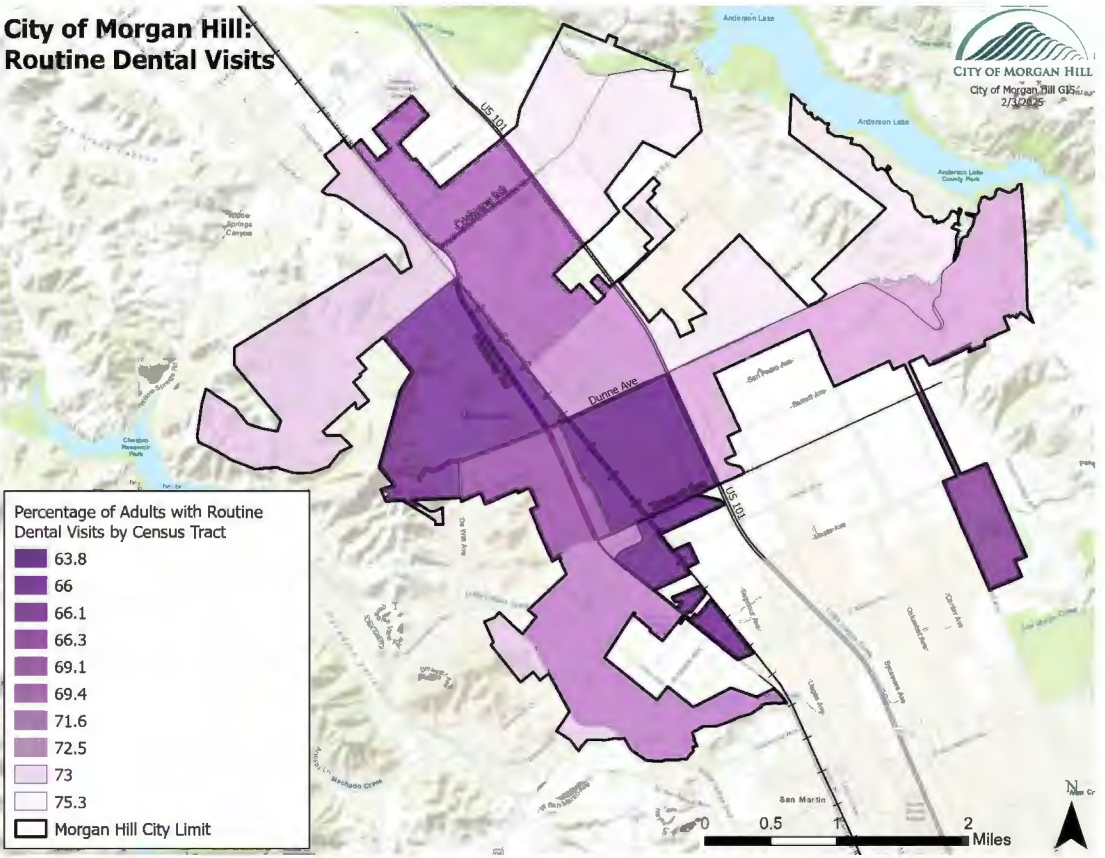
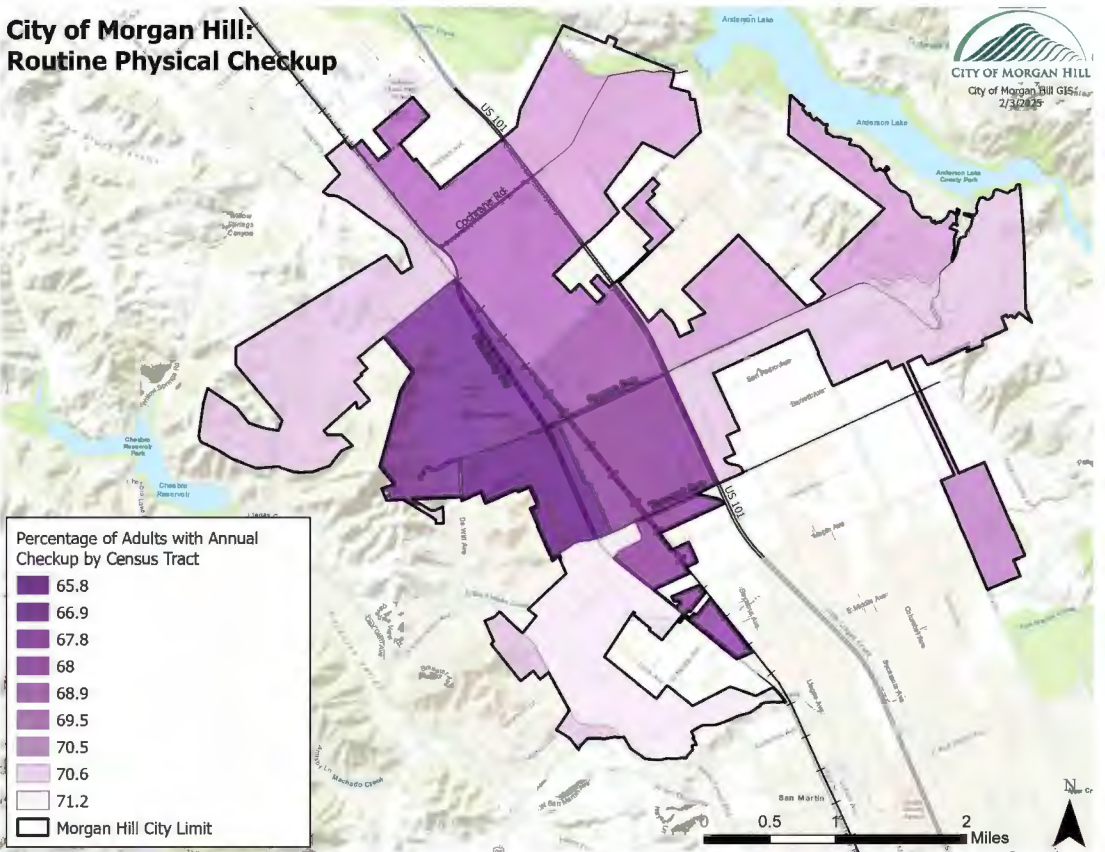
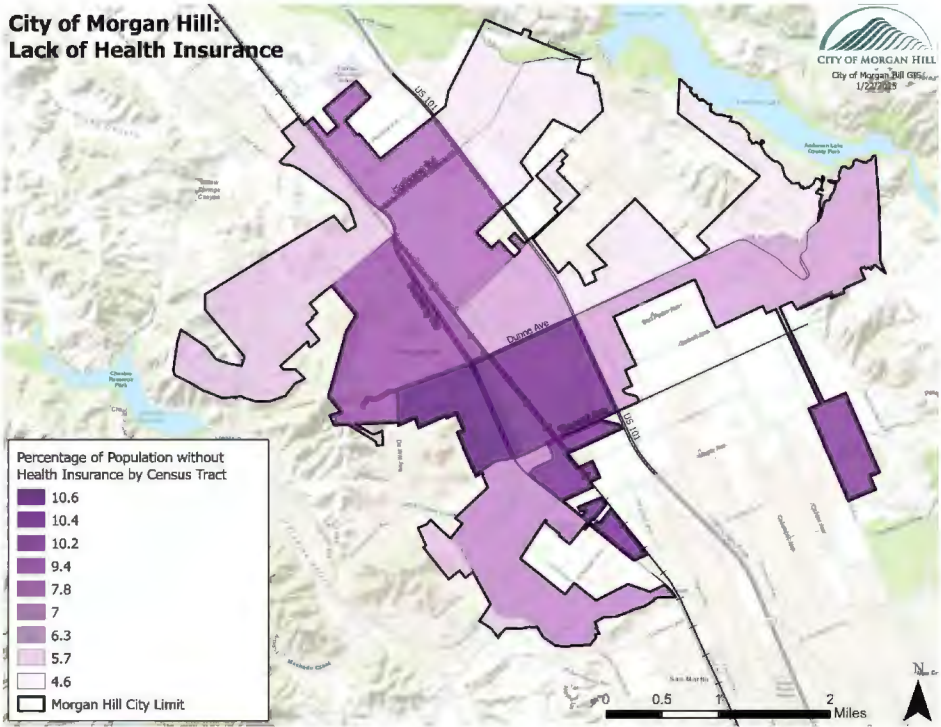
Access to Healthcare

Proper medical care is a vital component of maintaining personal health. However, not everyone can afford healthcare, and certain areas of the city have less access to these services than others.

The map to the bottom left shows the highest concentration of residents who lack health insurance by census tract, with as high as 10.6 percent of the adult population less than 65 years old without health insurance, encompassing the southwestern portion of the city. These areas correspond with the lowest income areas of the City.

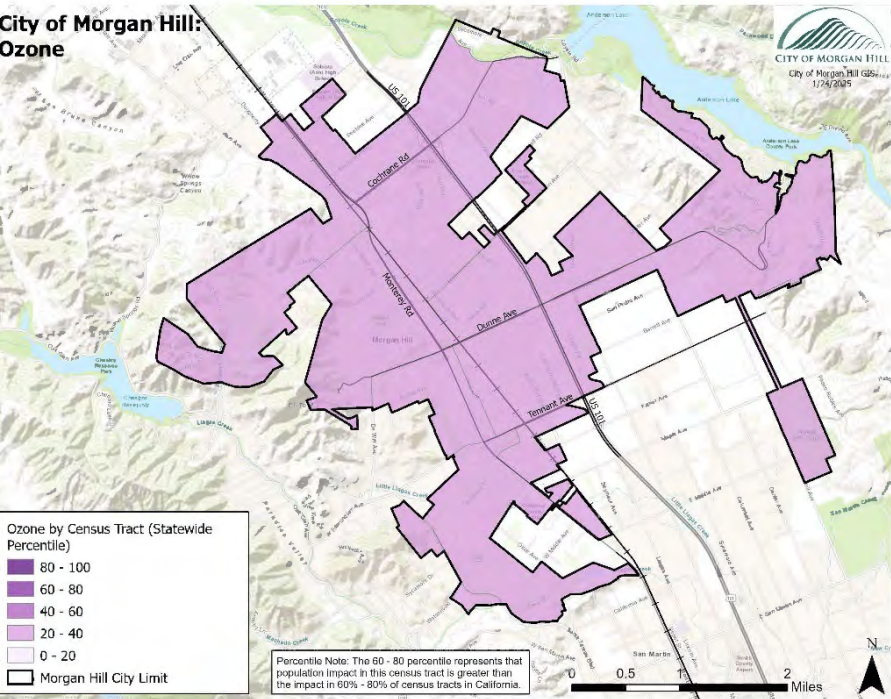
Based on data from the United States Centers for Disease Control and Prevention (CDC) PLACES dataset, receiving annual physical checkups is an important preventive behavior that correlates with improved health. The map to the top right shows that for most tracts in the city, between 65% and 71% of adults get routine physical checkups. Similarly, routine dental visits range between 63% and 75% throughout the city as shown in the map on the bottom right. Routine dental visits allow for oral health education, preventive care services, and early detection and treatment of oral diseases such as dental cavities, gum disease, and oral cancer.

As the baby boomer generation ages (born between 1946 and 1964), the need for appropriate care is apparent. Adults ages 65 and older are more likely to develop chronic illnesses and related disabilities, so national experts recommend a set of clinical preventive services to detect and treat them at early stages. These services include influenza and pneumonia vaccinations, colorectal cancer screening, and mammography screening for women. Seniors in lower income neighborhoods are less likely to receive these core preventive services, and men are less likely (58% to 67%) to be up to date on these services than women (78% to 80%).



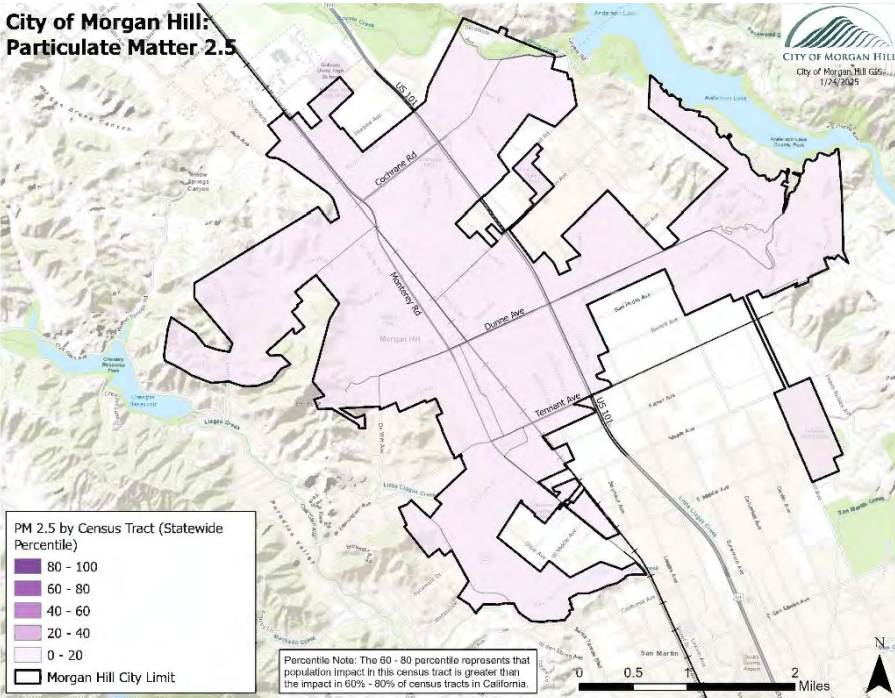
# Pollution Exposure

## Air Pollution



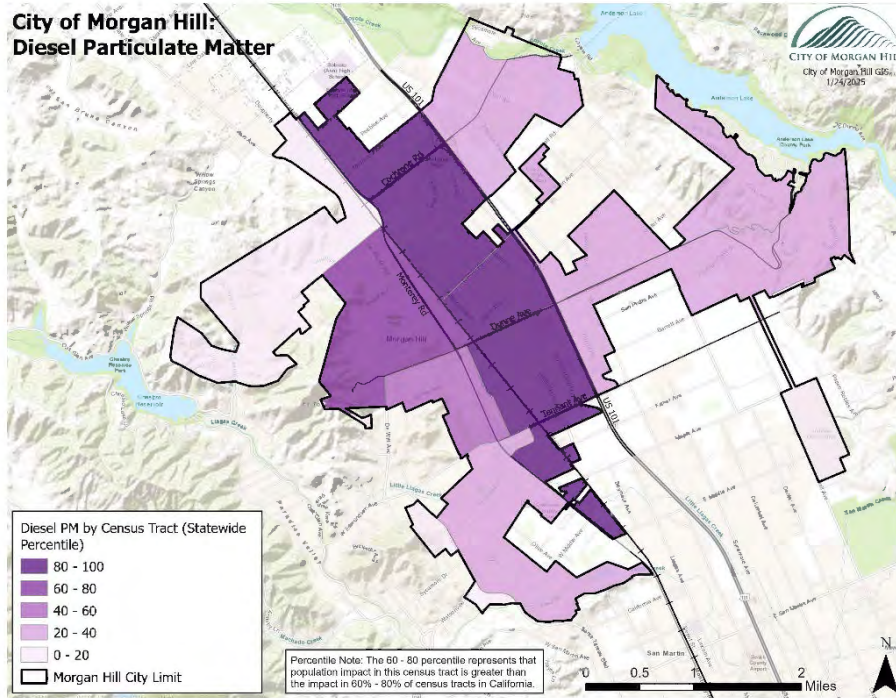
Ground-level ozone is the main ingredient of smog and primarily comes from trucks, cars, planes, trains, factories, farms, construction, and dry cleaners. It is one of the most widespread and significant air pollution health threats in California and can cause lung irritation, inflammation, and worsening of existing chronic health conditions like asthma.

California Air Resources Board (CARB) monitors ozone at stations across the state, and thresholds are regularly set to ensure air districts are within acceptable levels. Because this data is based on the closest air monitoring station within 50 kilometers, all areas within Morgan Hill have the same score [0.044 parts per million (ppm)]. The ozone percentile concentration within Morgan Hill is higher than 35% of the census tracts in California.



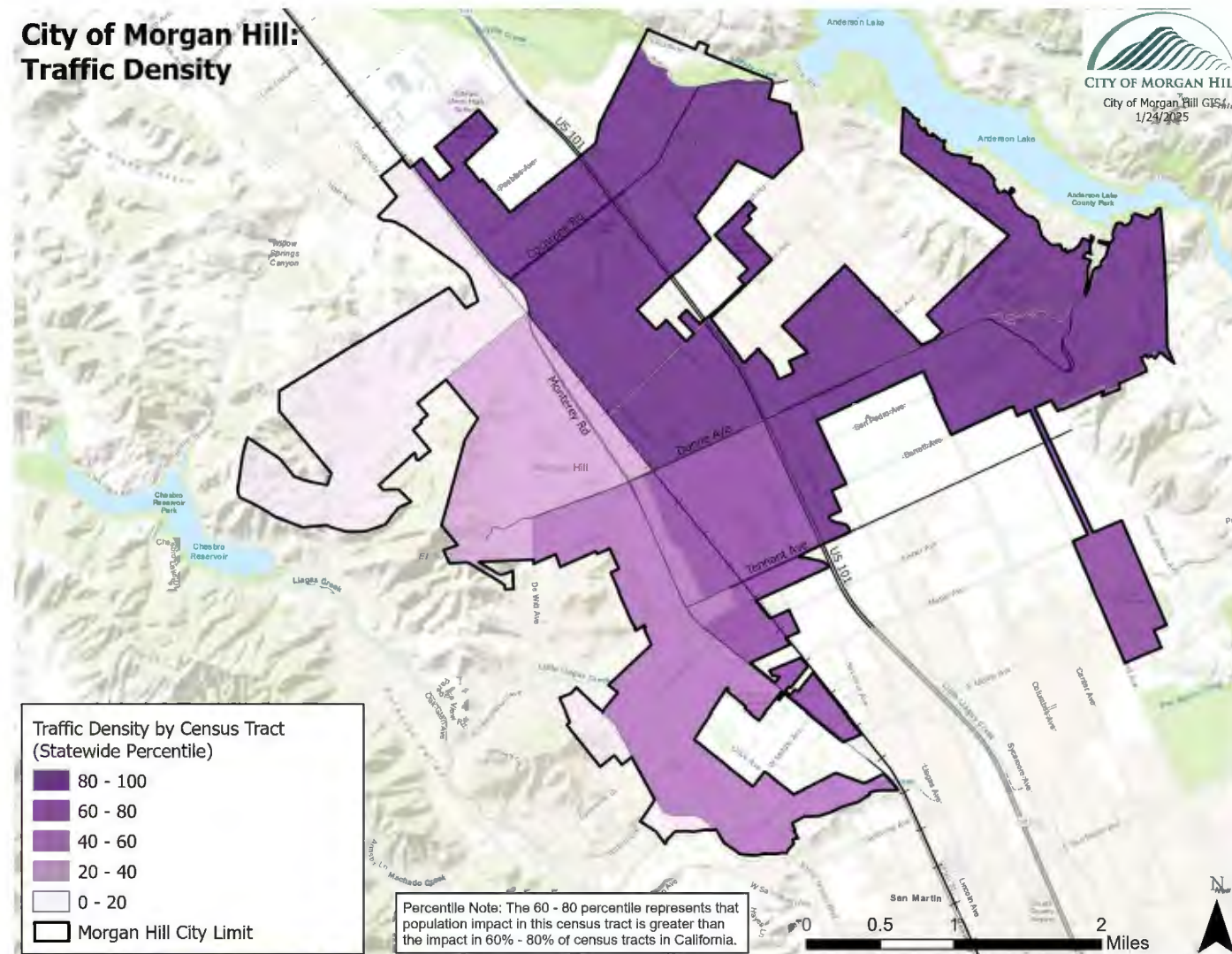
Particulate matter (PM) 2.5 is a mixture of very fine particles less than 2.5 micrometers in diameter – less than the thickness of a human hair – that includes organic chemicals, dust, soot, and metals that come from automobiles, factories, and wood burning. PM 2.5 can enter deep into the lungs and can cause serious health effects like heart and lung disease.

Like ozone, CARB measures PM 2.5 at air monitoring stations throughout the state. Throughout the City, PM 2.5 is relatively the same, ranging from 6.80 to 7.21  $\mu\text{g}/\text{m}^3$  [micrograms (one-millionth of a gram) per meter cube]. PM 2.5 concentrations in California range between 1.9 to 16.4  $\mu\text{g}/\text{m}^3$ .

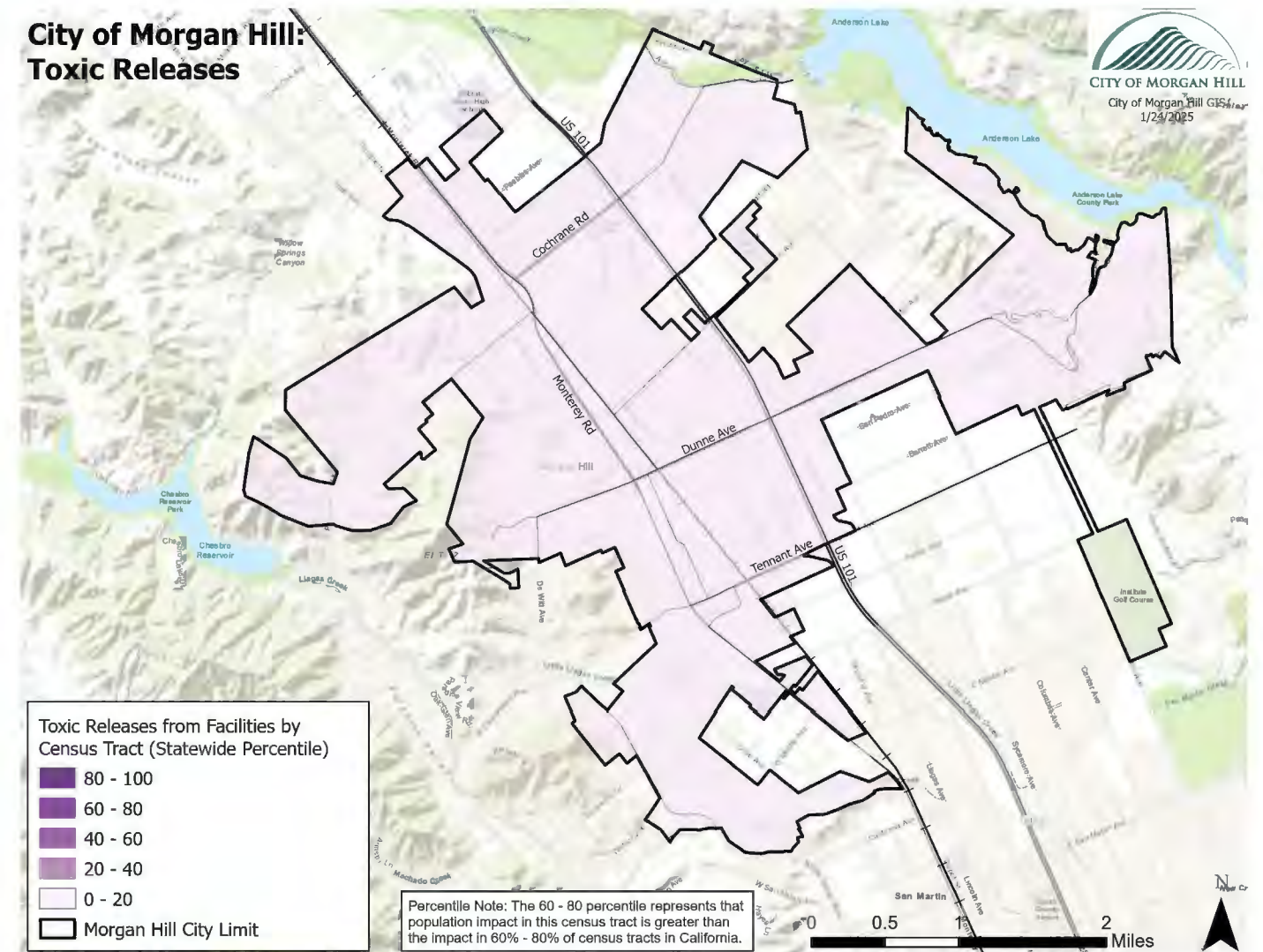


Diesel PM are particles found in the exhaust from trucks, buses, trains, ships, and other equipment with diesel engines, and the highest levels of diesel PM are near ports, rail yards, and freeways. People who are regularly exposed to industrial areas and heavy truck or train traffic are more likely to develop illnesses including heart and lung disease or lung cancer.

Diesel emissions data is available at a 4-kilometer resolution statewide, and CARB collects data from both on-road (trucks and buses) and offroad (ships and trains) sources. In Morgan Hill, Diesel PM ranges drastically depending on the location within the city, ranging from 0.037 tons per year in the northwestern extremities of the City to 0.516 tons per year within the downtown. These ranges places Morgan Hill near both the bottom and top tenth percentile of the State.



While California has strict vehicle-emissions standards, vehicular exhaust is the main source of air pollution in much of the state, and low-income communities and people of color are more likely to live near areas with high traffic. Many census tracts along Highway 101 that transects the city rank among the top 20th statewide percentile, as seen in the map above.



Stationary sources such as large facilities can also emit large quantities of greenhouse gas (GHG) emissions. The US Environmental Protection Agency (US EPA) maintains a Toxic Release Inventory (TRI) of on-site releases to air, water, and land and underground injection of any classified chemical, as well as quantities transferred off-site. The data are reported by each facility.

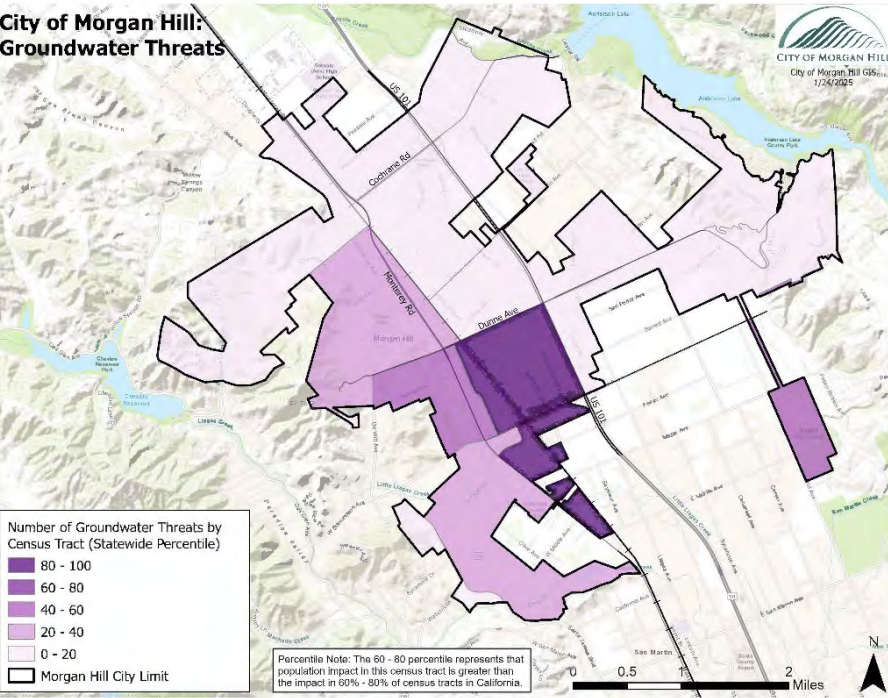
The above map shows that there are no sources in Morgan Hill. However, most of Morgan Hill ranks in the bottom 13<sup>th</sup> to 17<sup>th</sup> percentile of the State due to facility sources which are located within San Jose near the Campbell boundary.

Water Pollution

Hazardous chemicals are often stored in containers on land or in underground storage tanks. Leaks from tanks can contaminate soil and groundwater. Common soil and groundwater pollutants include gasoline and diesel fuels at gas stations, as well as solvents, heavy metals and pesticides.

Leaking tanks can affect drinking water and expose people to contaminated soil and air. The land and groundwater may take many years or decades to clean up.

Based on this metric, southern census tracts are most impacted by toxic releases, with the Community of Concern being the most impacted in the City with the number and type of groundwater threats higher than 81% of the census tracts in California.



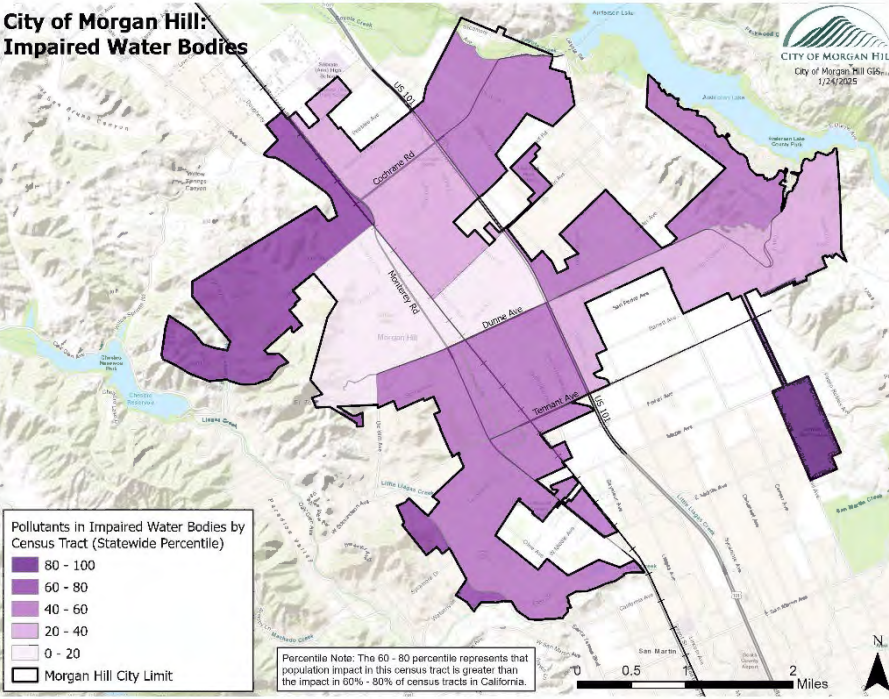
Impaired water bodies are those contaminated by pollutants that can harm wildlife habitats and prevent recreation and other uses of the water body. The State Water Resources Control Board (SWRCB) maintains information on water bodies in California by tracking them on what is referred to as the Section 303(d) List of Impaired Water Bodies, which is assessed every two years.

Within the Morgan Hill area, there are three impaired water bodies, including Anderson Reservoir [Mercury; PCBs

(Polychlorinated biphenyls)], Llagas Creek [Chloride; Sodium; Escherichia coli (E. coli); Specific Conductivity; Chlorpyrifos; Total Dissolved Solids; Turbidity; Oxygen, Dissolved; Nitrate; Sedimentation/Siltation; Fecal Coliform], and Coyote Creek [Diazinon; Trash; Toxicity].

When water bodies are contaminated by pollutants, they are considered impaired. These impairments can harm wildlife habitats and prevent recreational and other uses of the water body.

Certain groups such as tribal or low-income communities may depend on the fish and wildlife in nearby water bodies more than the general public.



Drinking water quality, a CES indicator, measures the concentration of selected contaminants and history of violations for a given water system. Most drinking water in California meets health standards. However, drinking water sometimes becomes contaminated with chemicals or bacteria above the standards. Contaminants come from both natural and human sources such as rocks and soil or sewage and farm runoff.

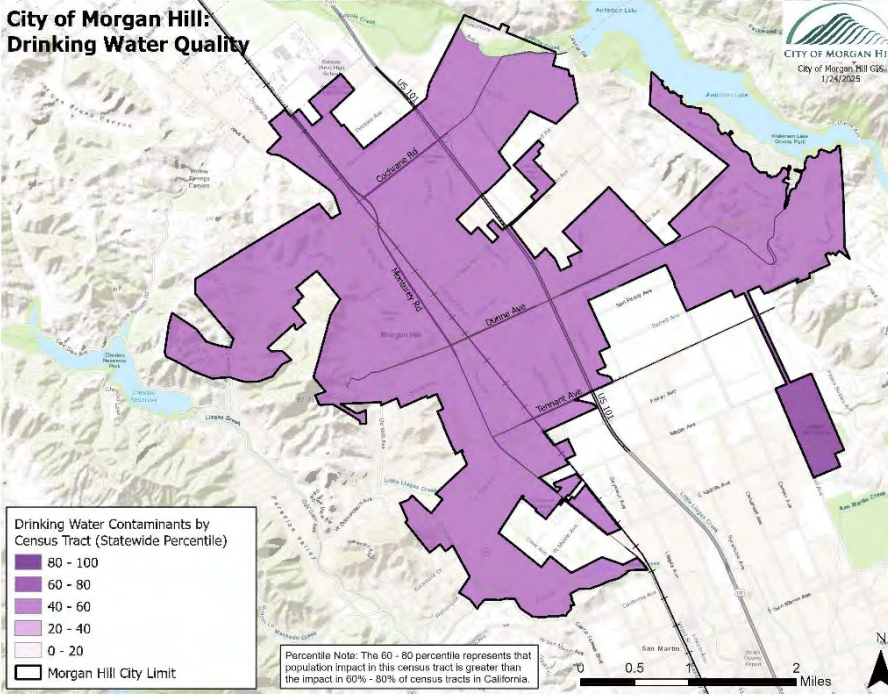
Within Morgan Hill, all census tracts are about average compared to all census tracts within the State.

PFAS Levels in Morgan Hill

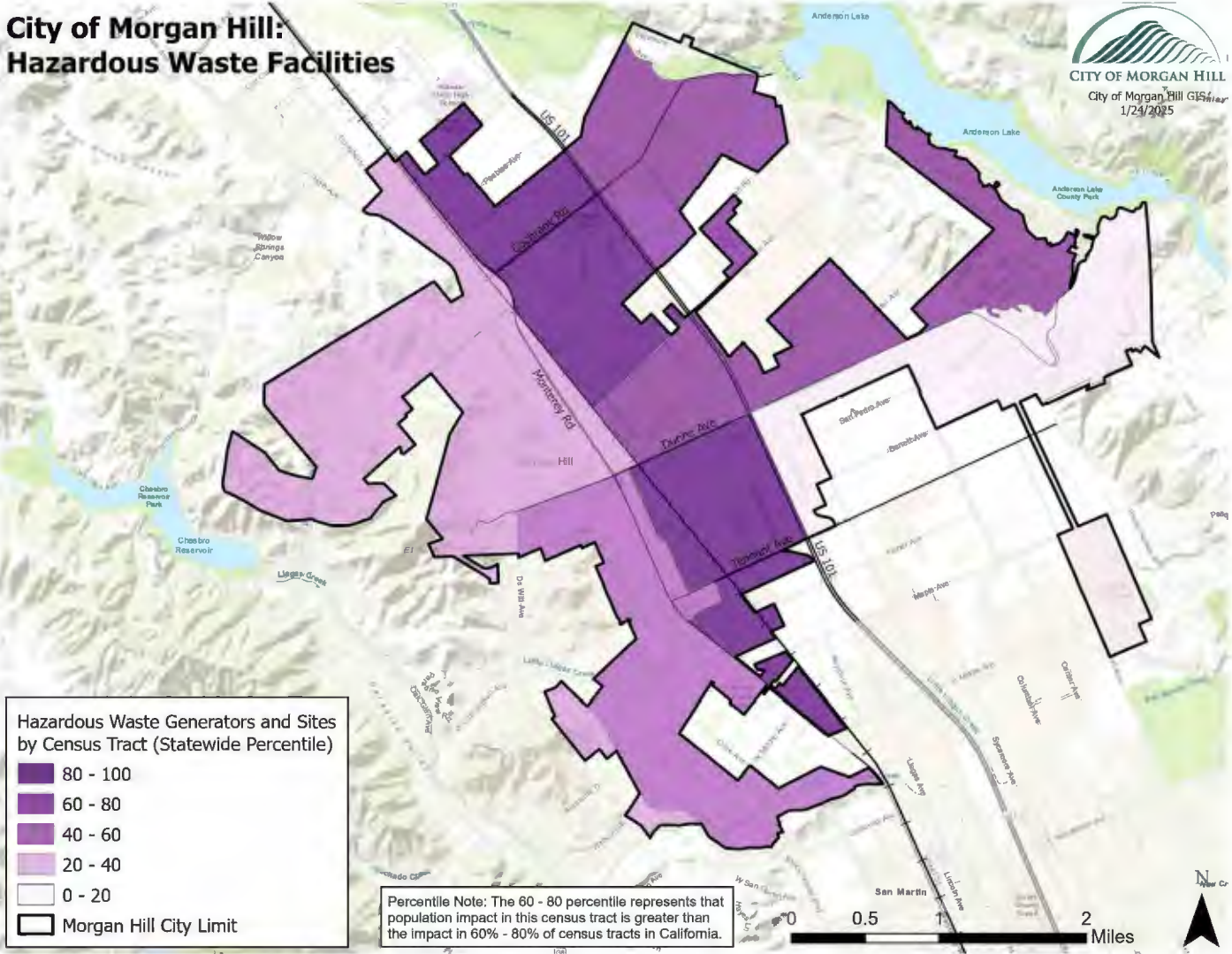
Testing has revealed that one of the City’s wells, Main Well 2, has a result for Perfluorohexanesulfonic acid (PFHxS) of 0.0033 micrograms per liter (µg/L), which is above the notification level of 0.003 µg/L. This result is far below the response level for PFHxS, which is 0.010 µg/L. While the level is below the required level for treatment, this finding still highlights the need for continued vigilance in monitoring our water sources.

PFAS (per- and polyfluoroalkyl substance) levels through the remaining wells in the City water system are at levels that are undetectable or below response levels.

**Note:** The indicator below is a relative measure of water quality samples in census tracts throughout the state and does not indicate whether water is safe to drink. Furthermore, because data was obtained at the water system level, it does not necessarily reflect the water that an individual resident of that tract is drinking.



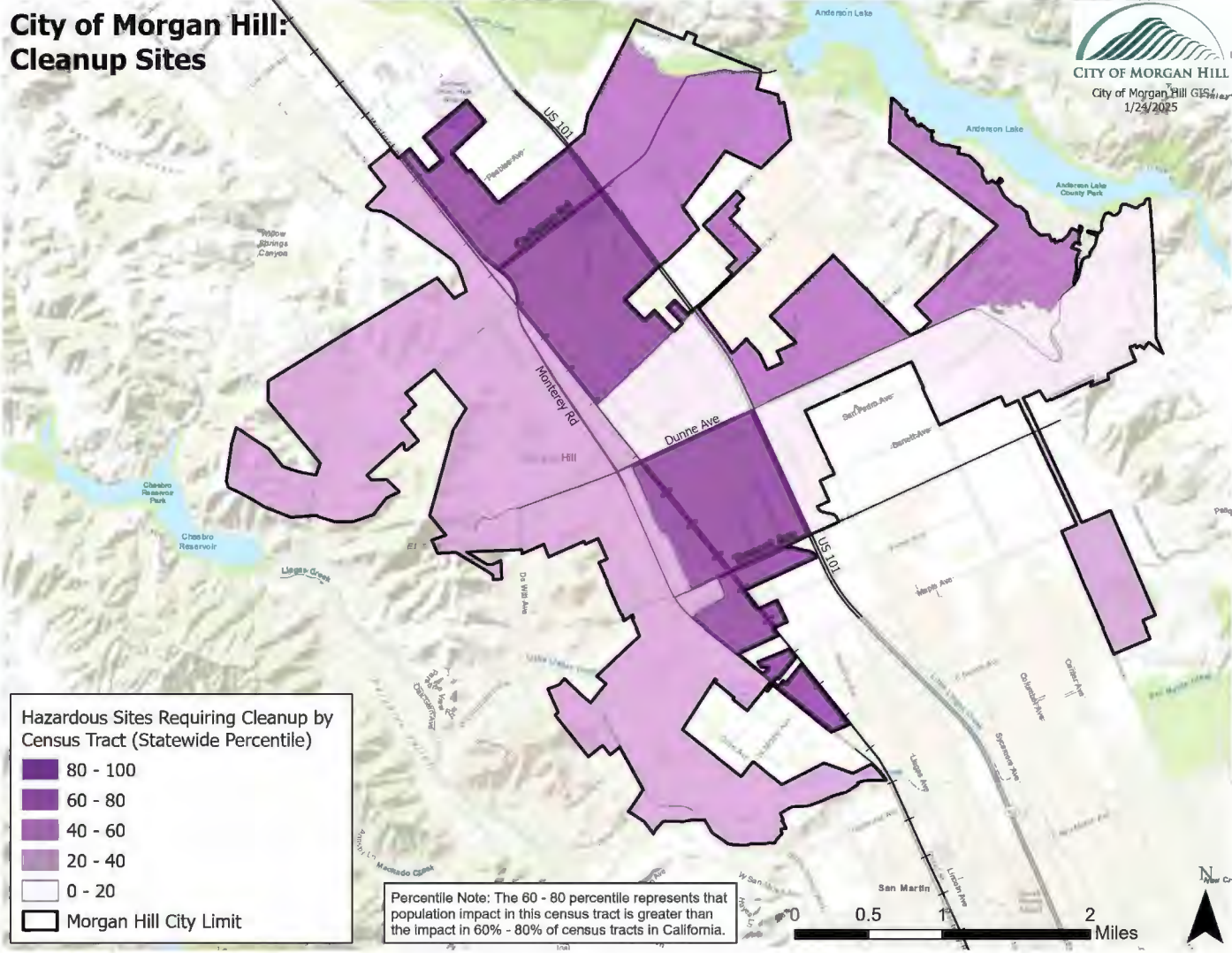
Toxics & Hazardous Waste



Hazardous waste contains chemicals that may be harmful to health. Only certain facilities are allowed to treat, store or dispose of this type of waste. Hazardous waste can range from chemicals from cleaning products, batteries, and certain electronics to highly toxic waste materials produced by factories and businesses. Hazardous waste is transported from businesses that generate waste to permitted facilities for recycling, treatment, storage or disposal.

Hazardous waste facilities often are cause for concerns about effects on health and the environment in the communities where they operate. Improper handling and management of chemical waste can contaminate air, water, and soil and harm both the natural environment as well as people. In California, information about hazardous waste generators and facilities is maintained by the Department of Toxic Substances and Control.

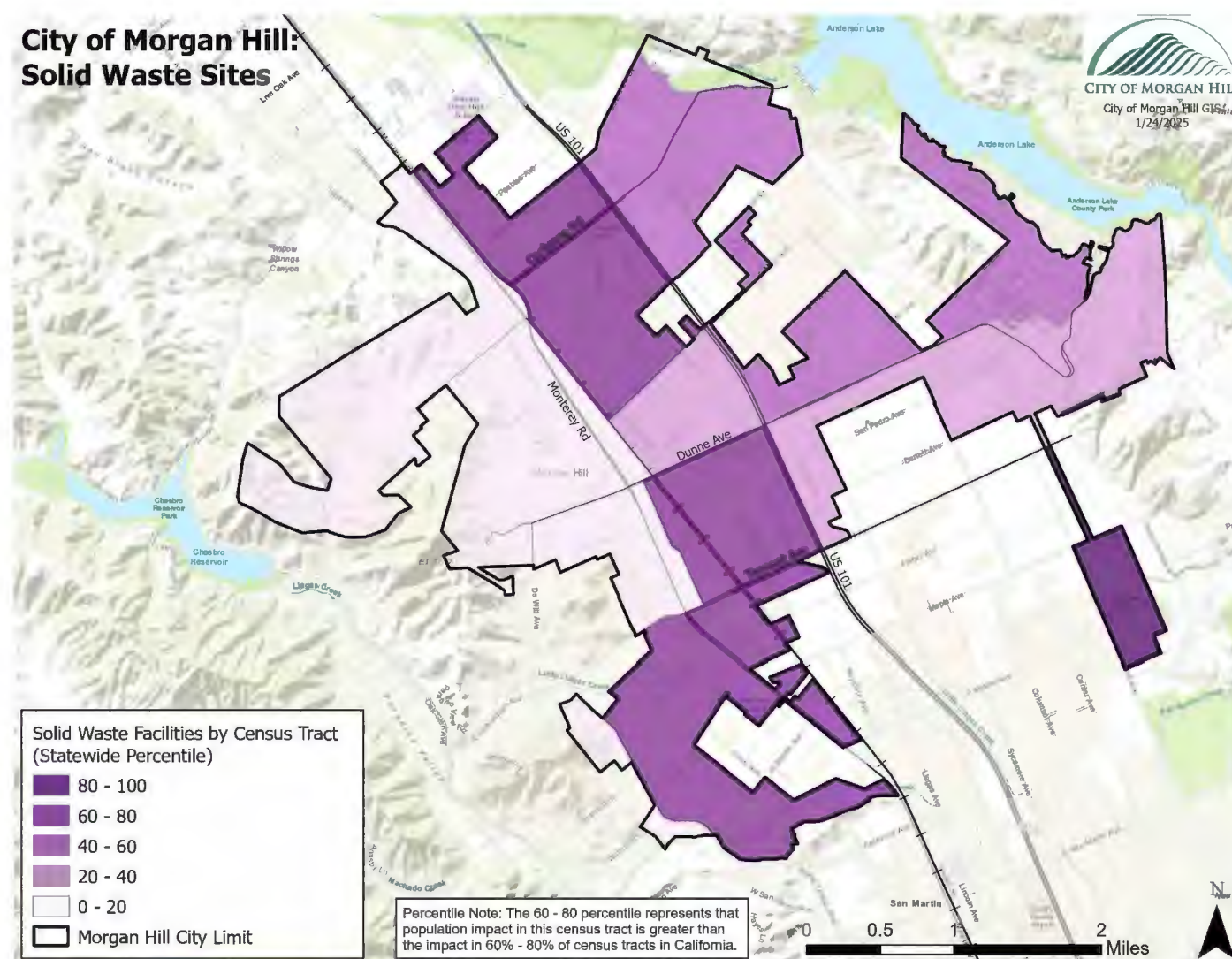
Within Morgan Hill, several industrial buildings are considered hazardous waste facilities, as well as some businesses such as Target, CVS, Rite Aid, and Walgreens, due to hazardous waste generated by its operations.



Cleanup sites are places that are contaminated with hazardous chemicals and require clean up by the property owners or government. Chemicals at cleanup sites can move through the air or groundwater. People living near these sites have a greater potential to be exposed to chemicals from the sites than people living further away.

Studies have shown that neighborhoods with hazardous waste facilities and/or cleanup sites are generally poorer and have more people of color than other neighborhoods. The land may take many years or decades to clean up, reducing possible benefits to the community.

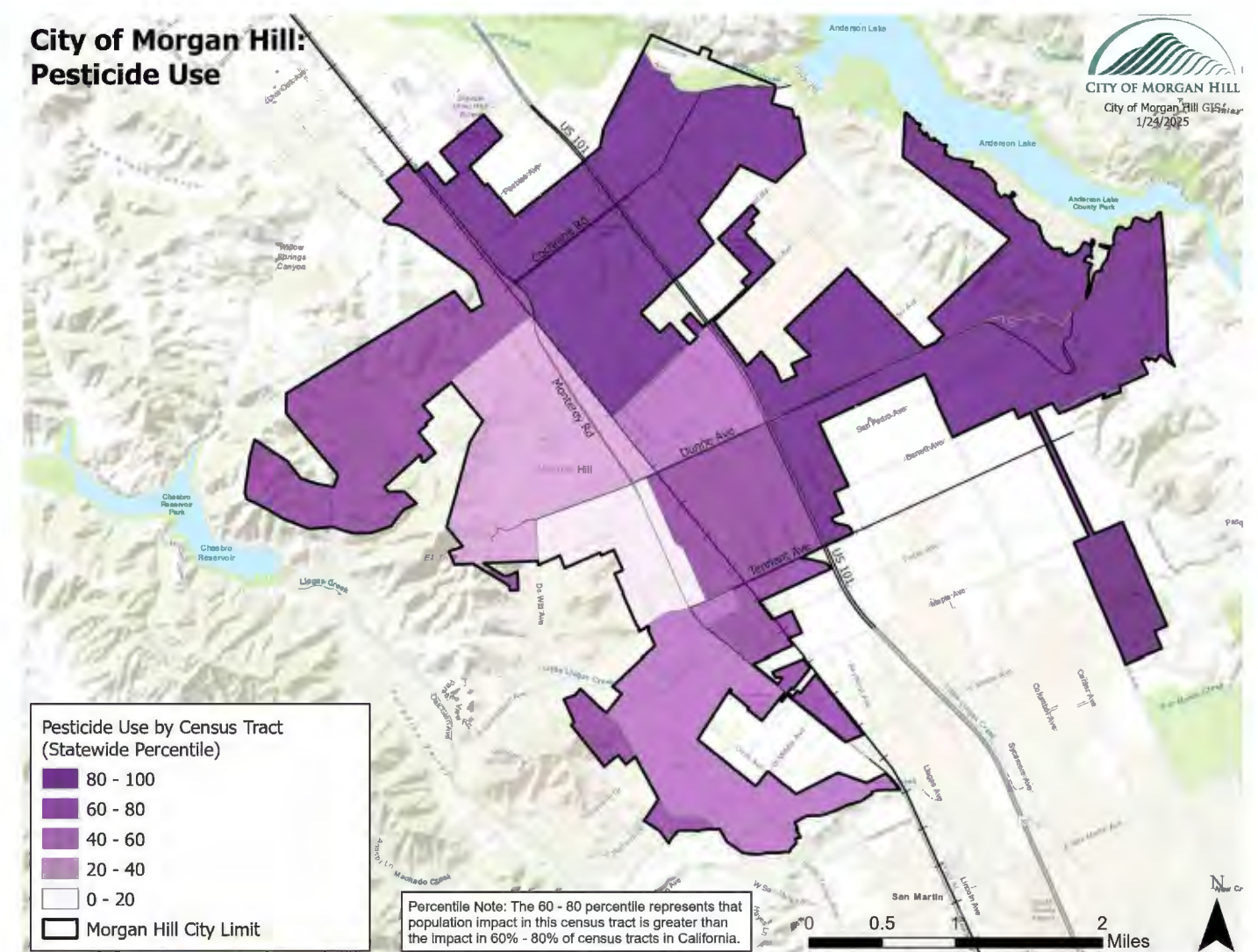
Some census tracts in the city are notably more at risk, especially those in the central stretch of the city between Highway 101 and the Monterey Road corridor.



Solid waste facilities are places where household garbage and similar kinds of waste are collected, processed, or stored. These include landfills and composting or recycling facilities. The waste material may come from homes, factories or businesses. Most of these operations require permits.

Regulated facilities as well as illegal sites that do not comply with the law can harm the environment and potentially expose people to hazardous substances. Solid waste facilities can also raise concern in a community about odors, insect pests, vermin, and truck traffic. The communities near solid waste facilities are usually home to poor and communities of color.

Within Morgan Hill, the census tracts that are a higher risk are due to the proximity to facilities outside of the city limits, most notably within San Martin to the South.



Pesticides are chemicals used to control insects, weeds and plant diseases. Over 1,000 pesticides are registered for use in California. They are applied to fields by air, by farm machinery, or by workers on the ground.

Farmworker families and other people who live near fields can be exposed to pesticides, both outdoors and inside homes. Exposure to high levels of some pesticides can cause immediate illness or lead to conditions such as birth defects or cancer.

Most notably, the census tracts with the highest exposure to pesticides are the ones along the city limits which are due to the historic and current agricultural uses surrounding the city.

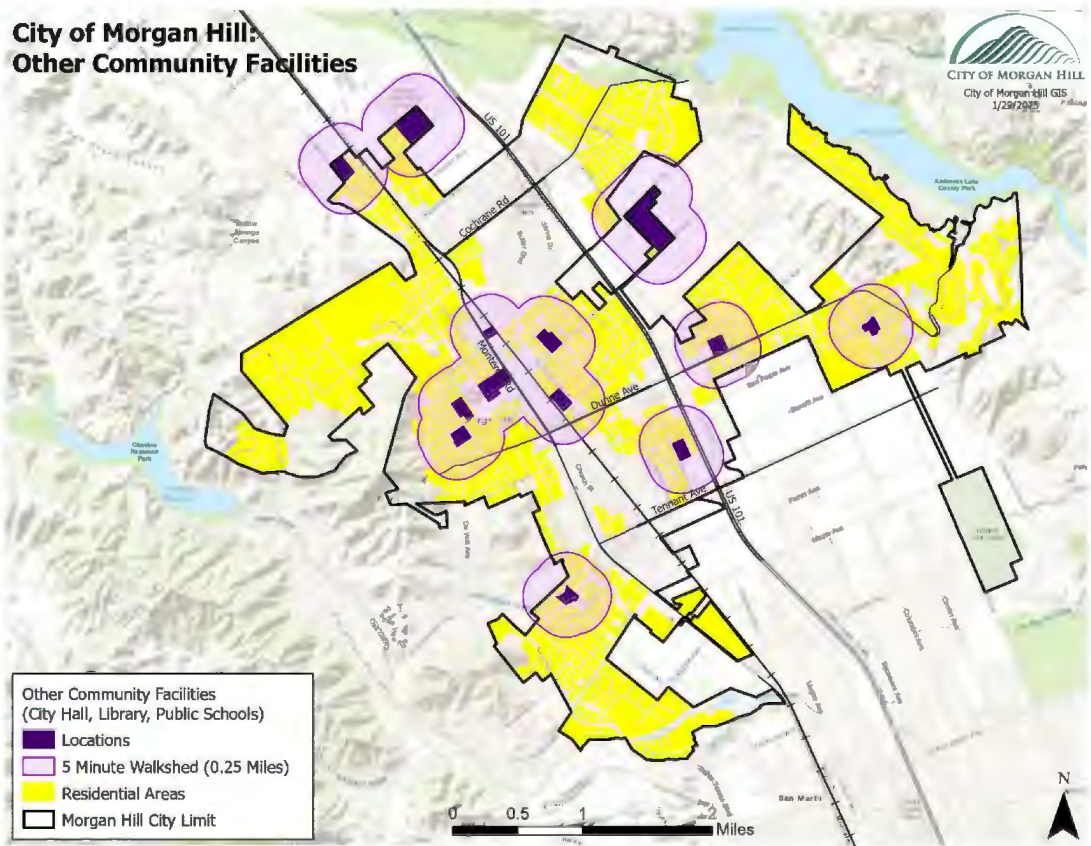
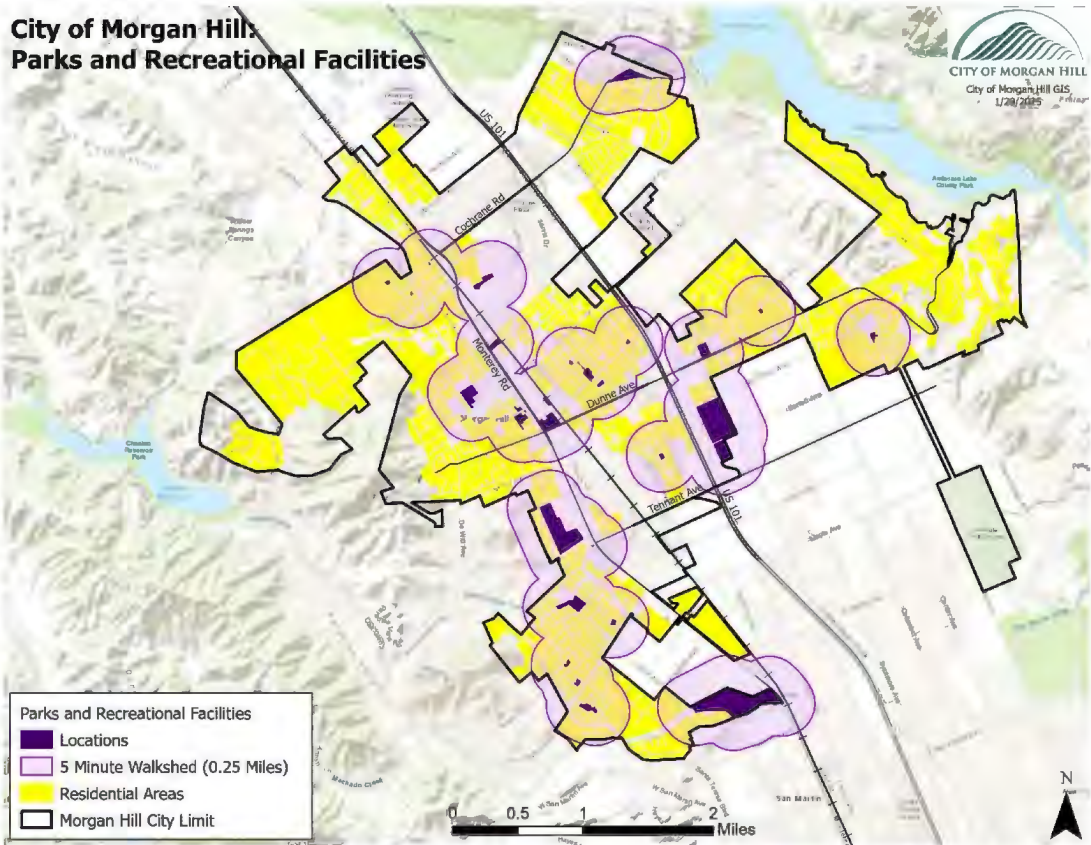
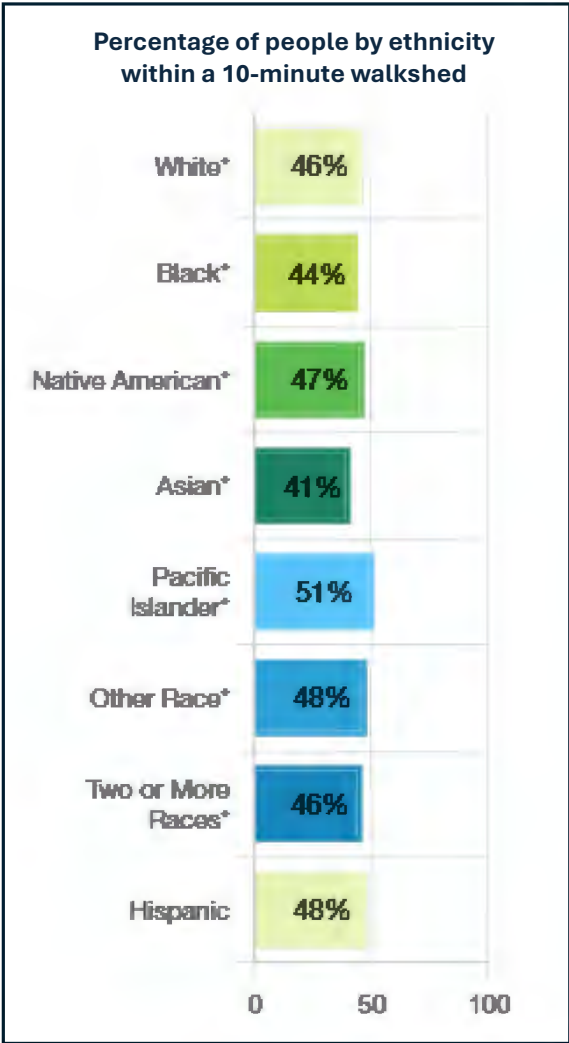
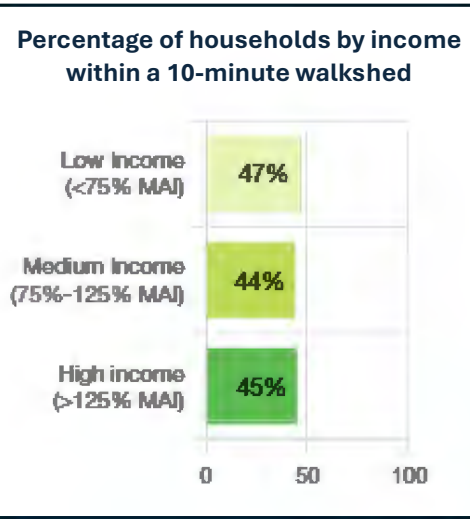
Public Facilities & Physical Activity

Access to Facilities & Services

Access to public amenities, including community facilities, parks, and recreational facilities, is an important component of community health. These facilities help provide necessary services and promote active lifestyles.

Parks and recreational facilities are essential resources for encouraging active play and healthy lifestyles. The map to the top right shows the 5-minute walksheds of parks and recreational facilities in the city, which is generally well-served. Areas that are underserved include parts of the city that are towards the western and eastern extremities of the city limits which are areas that are less dense, have larger homes, and larger yards. According to Trust for Public Land ParkServe 2023 data, provision of parks and facilities is fairly equitable as shown in the charts below.

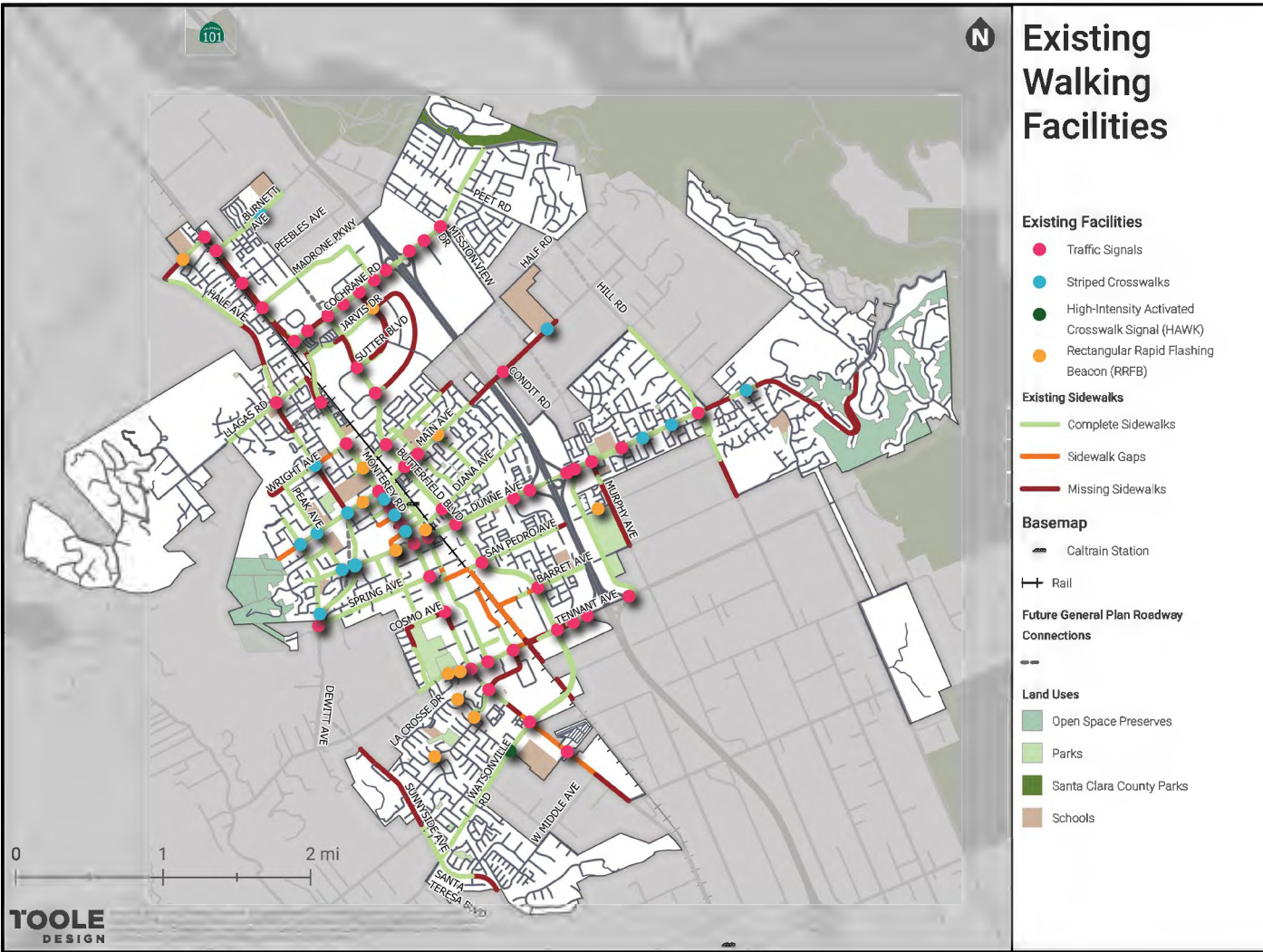
The map to the bottom right shows that public facilities including libraries, schools, childcare centers, and community centers are fairly well-distributed throughout the city. Some residential areas are within walking distance of these locations, such as in the downtown and central area of the city. It is noted that low-income areas between Dunne Ave and Tennant Avenue west of Highway 101 are somewhat underserved by libraries, schools, and civic buildings. However, parks, recreational facilities, and community centers are also found in these low-income areas and serve as important venues for community programs and resources.



Accessibility & Mobility

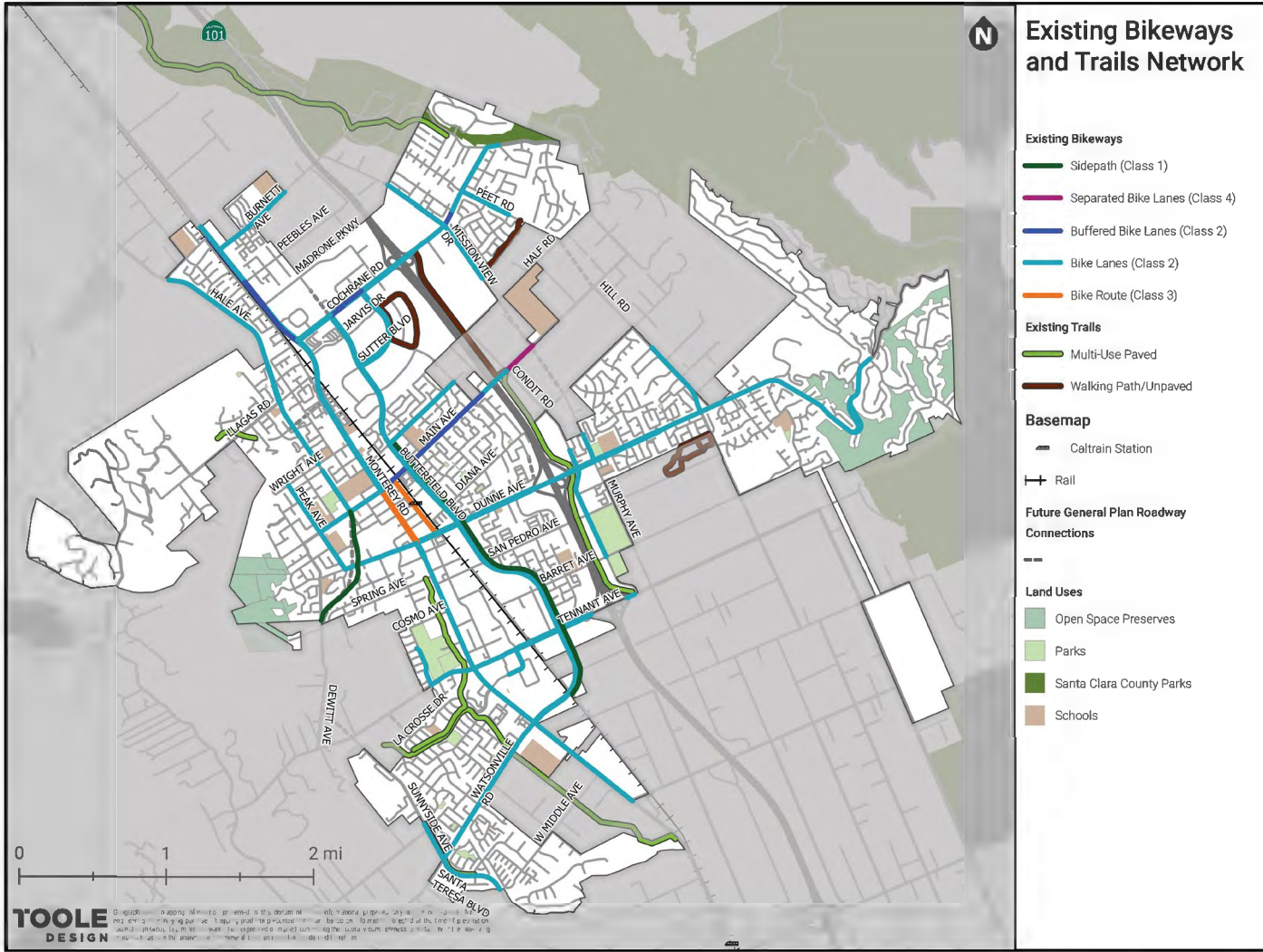
In 2023, most workers in Morgan Hill take a car, truck, or van to work, and 66 percent drive alone. In comparison, only 2 percent take public transportation, and 19 percent work from home. An active commute—walking or biking—is one way to increase daily physical activity to maintain a healthy lifestyle. However, in places where infrastructure does not support safe and convenient routes for pedestrians and cyclists or where jobs are far from residential areas, it may not be feasible for residents to choose an active mode to commute.

Walking destinations in Morgan Hill are connected by a system of sidewalks and crosswalks. While most major streets have sidewalks, there are just under 16 miles of missing sidewalks or sidewalks with gaps in Morgan Hill, which pose connectivity, safety, and accessibility issues. There are generally frequent opportunities to cross major streets in Morgan Hill particularly surrounding Downtown Morgan Hill. Most intersections along major roads in Morgan Hill are signalized, and a growing number of intersections feature Rectangular Rapid Flashing Beacons (RRFBs) and mid-block crossings, most of which are located near schools.



Morgan Hill features a growing network of on-street bikeways and multi-use trails that provide recreational opportunities and transportation connections to destinations across the City. The existing on-street bicycle network includes a mix of dedicated bike lanes and designated bike routes (i.e., shared lanes), while the trail network includes off-street multi-use paved and unpaved walking paths/trail segments. Past planning efforts in Morgan Hill identified potential bikeway and trail network improvements, some of which have been implemented as part of identified bikeway projects or as part of larger roadway improvement efforts. Currently, many streets in the City have bike lanes.

The existing multi-use trail network includes approximately 16 miles of off-street trails, with approximately nine miles of paved multi-use trails and approximately seven miles of unpaved walking paths. In addition to recreational uses, some trails also play important roles in the City’s transportation system by providing connections to key destinations and filling in network gaps. However, some trails have paved sections that transition to unpaved sections, this inconsistency can cause challenges and difficulties for people, especially for those who lack proper equipment and who have mobility limitations.



Existing fixed route transit service in Morgan Hill is limited, particularly on weekends, with regional services focused primarily on commuting trips. Existing transit service is provided by five Valley Transit Authority (VTA) bus routes (rapid, frequent, local, school, and express), and Caltrain regional rail service. These services are intended to address two categories of trip types: regional travel/commuting to San Jose and other employment areas in Santa Clara County to the north and local travel within the City of Morgan Hill.

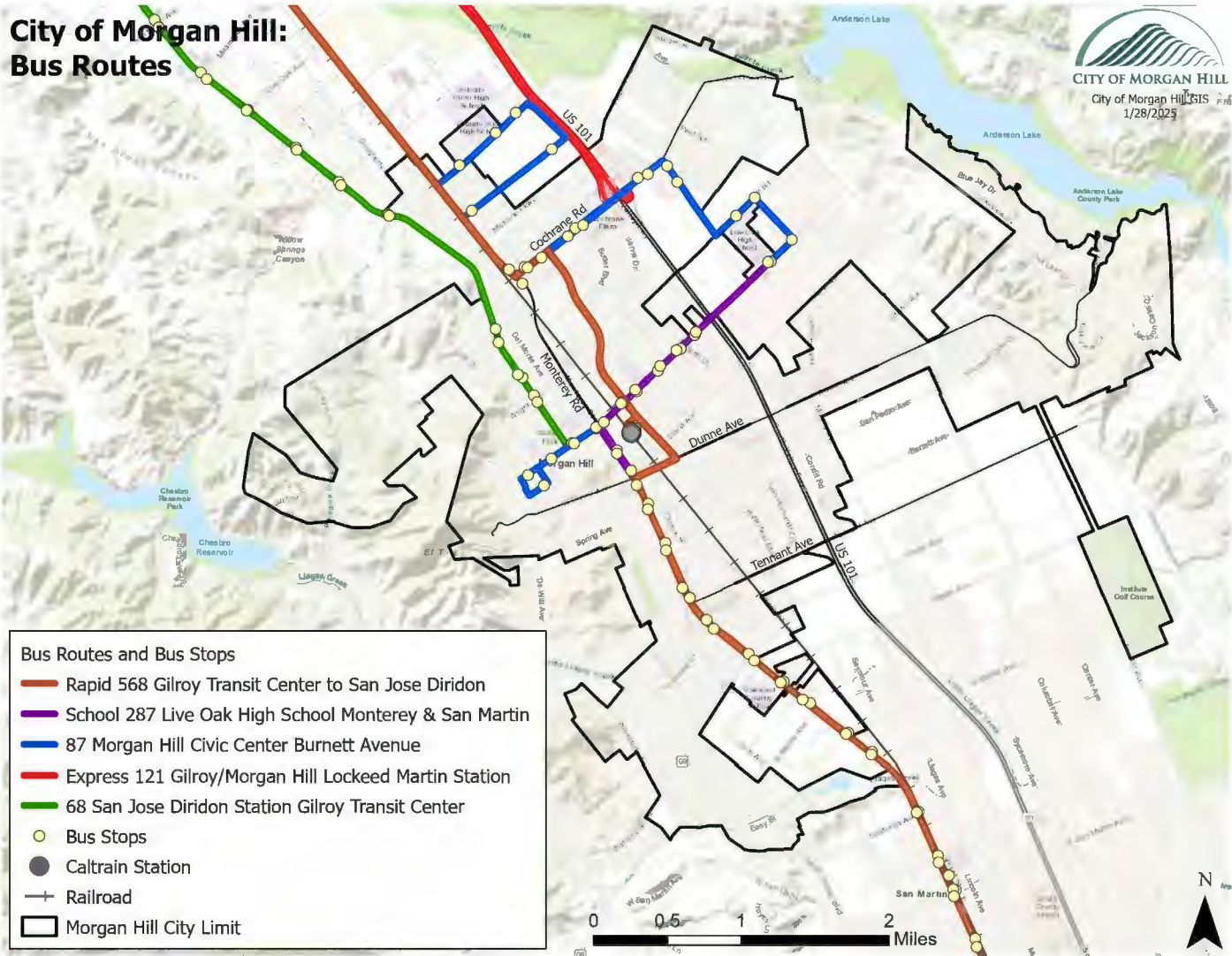
Regional VTA bus transit routes operate every 15 to 30 minutes and provide all-day service between Gilroy and San Jose, with various stops in Morgan Hill. Routes #68 (Frequent) and #568 (Rapid) are interlined along Monterey Road with the #568 (Rapid) operating at a lower frequency with fewer stops. The level of service for Route #68 (i.e., one bus every 15 minutes) enables Monterey Road to qualify as a high frequency transit corridor, allowing for higher density development and eliminating minimum parking requirements. Route #121 (Express) also has various stops in Morgan Hill and provides commuting service from Gilroy to San Jose, operating three times in the morning and in the evening.



VTA also operates two lines of fixed route service within the City of Morgan Hill. Route #87 primarily serves the west side of Morgan Hill, from Civic Center to Sobrato High School, while Route #287 primarily serves school students from San Martin Transit Center to Live Oak High School. Both routes operate on weekdays only.



Caltrain serves Morgan Hill with access via rail to Gilroy in the south and San Jose and San Francisco in the north. Service is oriented around commuting trips, with peak commute direction only trains concentrated during peak periods and no mid-day or weekend service. The Caltrain station is located in Downtown Morgan Hill and features surface parking and pedestrian access from surrounding neighborhoods. Recent Caltrain electrification requires train transfers at Diridon Station in San Jose for northbound travel from South County and southbound travel to South County since new electrified trains cannot operate on tracks south of San Jose.



Access Analysis & Barriers to Mobility

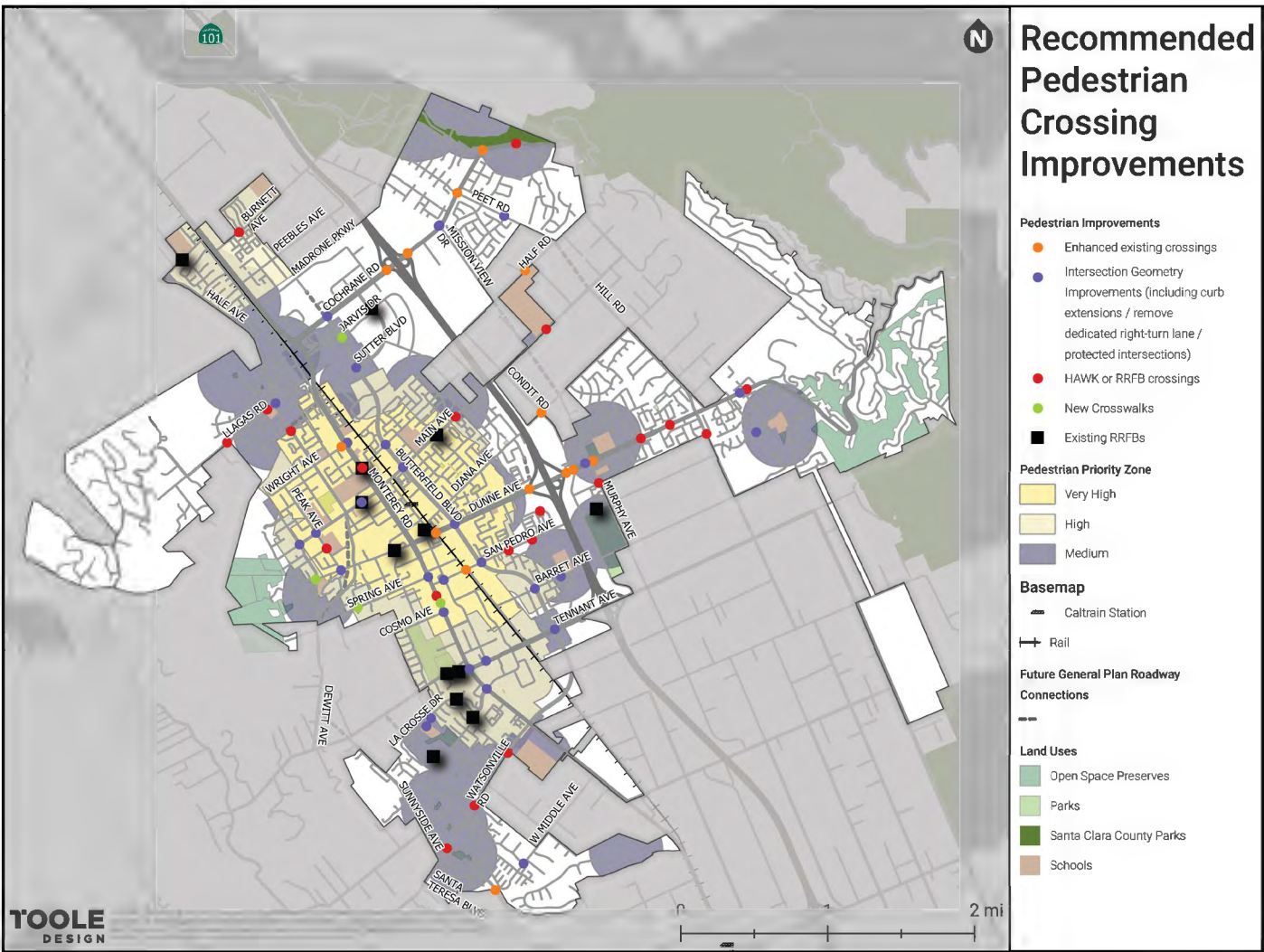
When a person lives far from regular destinations such as work or school, they spend more time and income getting to the places they need to go. Over time, this transportation burden can impact health—for example, through elevated levels of stress—and this outcome falls disproportionately on lower income residents and populations of color.

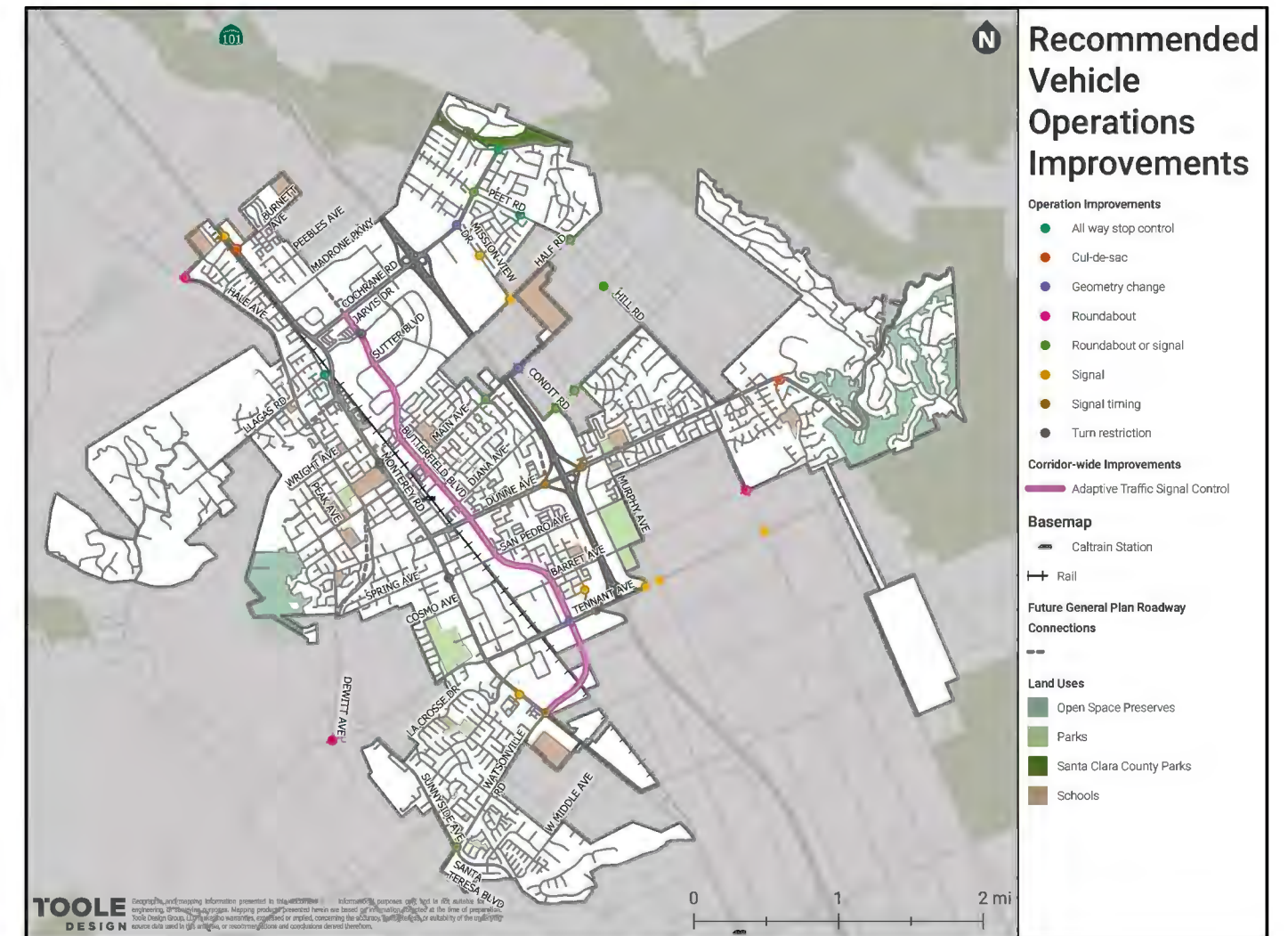
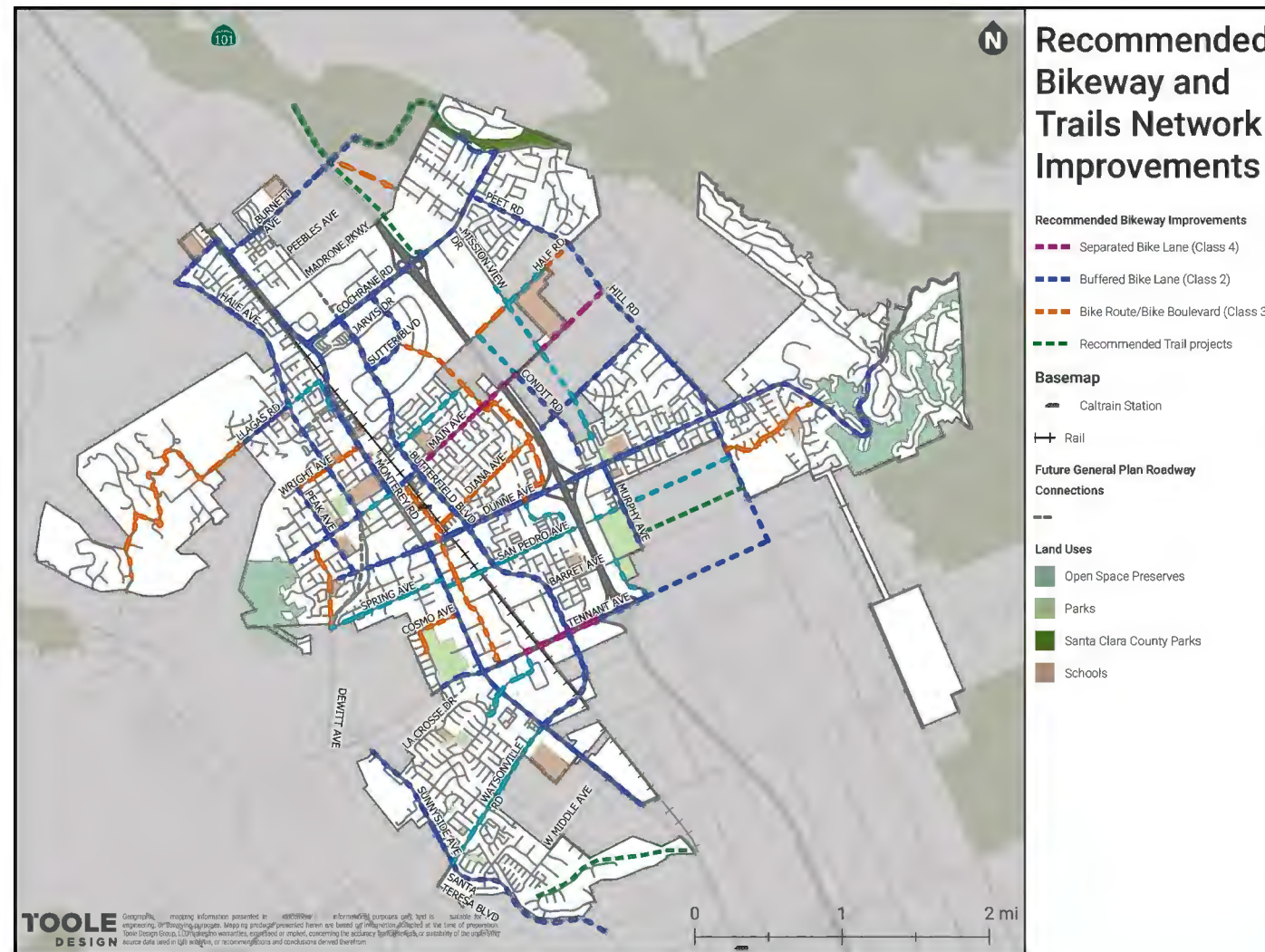
The City’s Transportation Master Plan, adopted in December 2024, identifies a series of pedestrian priority zones to indicate areas with higher levels of pedestrian activity and guide pedestrian improvements and project prioritization. Pedestrian priority zones are based around trip generators (i.e., attractors) to estimate potential pedestrian demand. Trip generators include the following categories: healthcare, parks, community resources, commercial, and transportation.

Pedestrian priority zones are concentrated west of Highway 101 and include a majority of the western portion of Morgan Hill, with a “very high” priority zone surrounding Downtown Morgan Hill. “Medium” priority zones are scattered around Morgan Hill and reflect areas with one or a small number of adjacent trip generators, such as parks and schools.

Pedestrian priority zones do not reflect the quality of sidewalks or comfort level of conditions for pedestrians today. Rather, the pedestrian priority zones information can be combined with the assessment of sidewalk gaps and crossing opportunities to identify the need for enhancements and to determine improvement priorities.

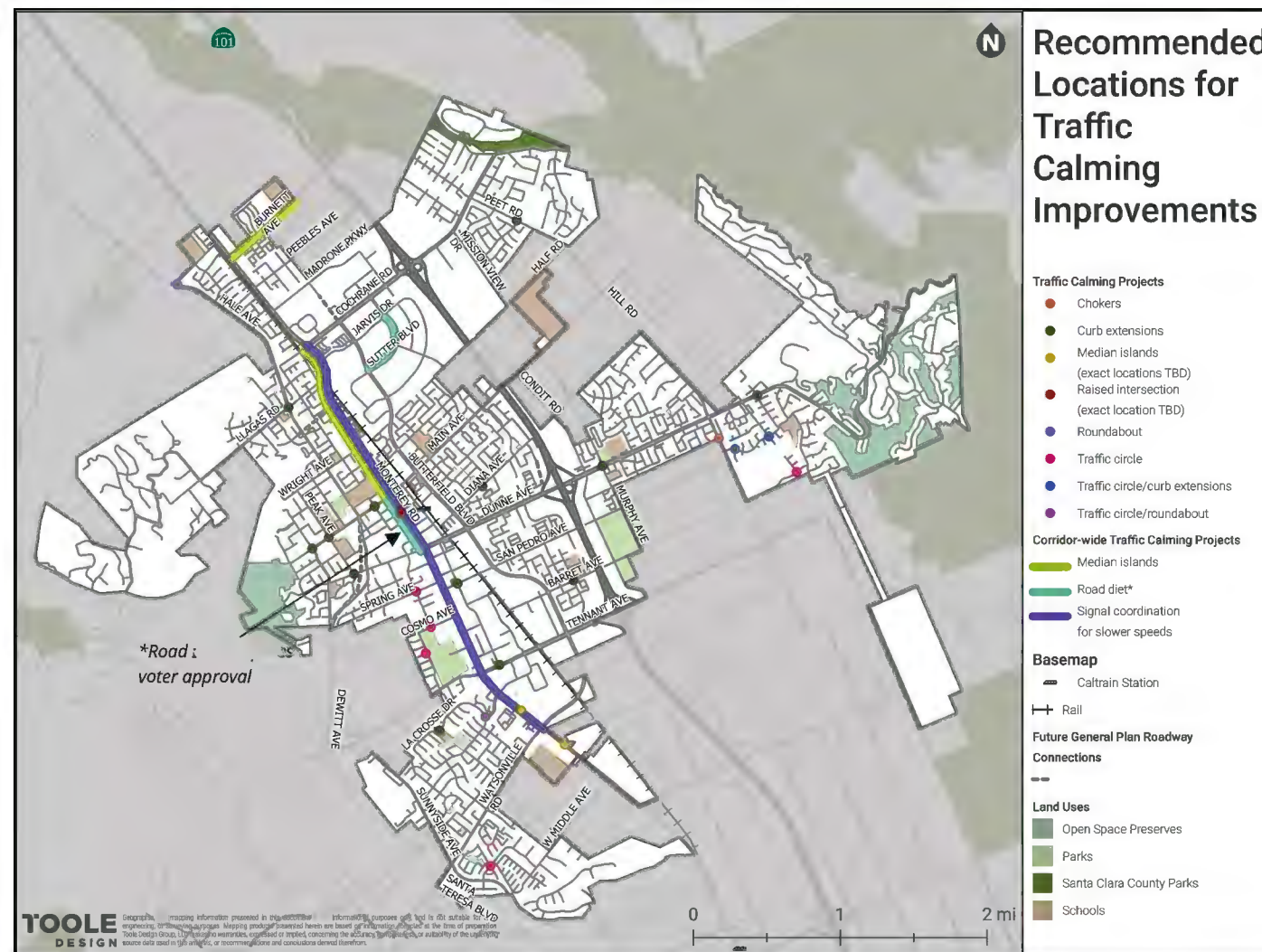
The pedestrian improvement projects recommended in the Transportation Master Plan intend to create a safer, accessible, connected, and more robust pedestrian network in Morgan Hill. Pedestrian improvements recommended include new pedestrian crossings and existing pedestrian crossings with enhanced features to create higher levels of comfort, more frequent crossing opportunities, and greater connections to and within Pedestrian Priority Zones as identified in the map to the right.





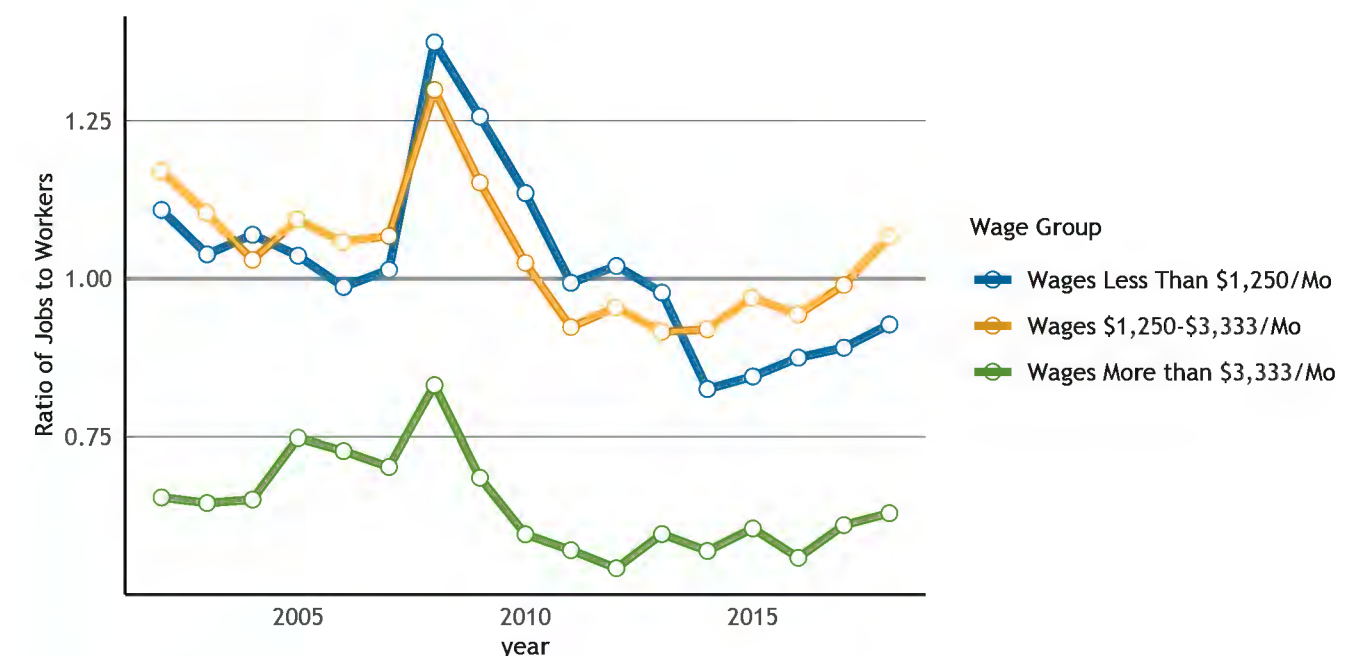
The bikeway projects proposed in the Transportation Master Plan, as identified in the above map, intend to create a safer and more comfortable network for riders of all ages and abilities. Where feasible, greater physical separation is recommended between the proposed bike lane and vehicular traffic. Additionally, the proposed network will provide greater connectivity throughout the City, including to schools, parks, and destination centers, and provides greater access between the west and east sides of Morgan Hill.

Areas with high commercial and employment activity, such as Downtown, and major streets that serve regional commuters, like Butterfield Boulevard, experience greater-than-average levels of peak period congestion. In addition to the multimodal improvements identified, enhancements to directly reduce vehicle congestion and delay will improve the overall experience for all users. Enhancements may range from traffic flow improvements such as signal coordination and turn restrictions to allow for more efficient travel along a corridor, to major intersection treatments to meet the needs of the City's planned growth while providing safe opportunities for alternative modes of travel within the City, as identified in the above map.



paying jobs. The lack of personal automobiles and public transit opportunities is an undue burden on lower-income residents having the ability to access higher paying jobs in northern Santa Clara County.

The chart below shows the imbalance of Morgan Hill's resident workers to the jobs located in the City for different wage groups as a ratio - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. The chart below indicates that Morgan Hill is importing low-wage workers from outside the City and exporting residents to higher paying wages outside of the City.

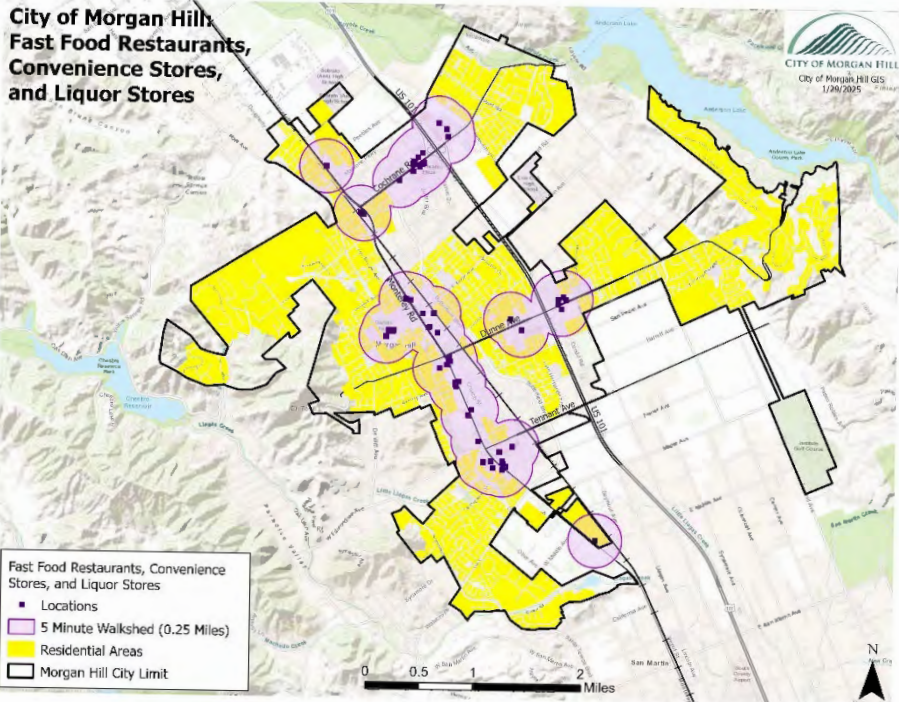


The intent of traffic calming projects proposed in the Transportation Master Plan, as identified in the above map, is to manage vehicular speeds along corridors in the City near destinations like schools, Downtown, and parks, and generally where speeding issues were observed to create a safer network for all users of the street. Where feasible, it is generally recommended that lanes be narrowed to ten feet. Key physical improvements proposed include signal synchronization for slower speeds along Monterey Road, road diet along Monterey Road (voter approval required), roundabout at Hale Avenue and Tilton Avenue, and curb extensions and traffic circles at several intersections along local streets.

In Morgan Hill, the average length of commute is 36.9 minutes, according to ACS 2023. This is longer than the statewide average commute length of 29.2 minutes. Average commute times throughout the City range from 31.6 minutes (within the city's poorest area, Census Tract 5123.10 encompassing the area within the city between Church Street and Highway 101 south of Dunne Avenue) through 41.9 minutes (within Census Tract 5123.09 encompassing the southeast portion of the City, south of Dunne Avenue and to the east of Highway 101). Coincidentally, both of these Census Tracts are adjacent to each other indicating there is a clear delineation of commute burden in the city based on income, in which higher income residents are commuting further, typically to the north, for higher

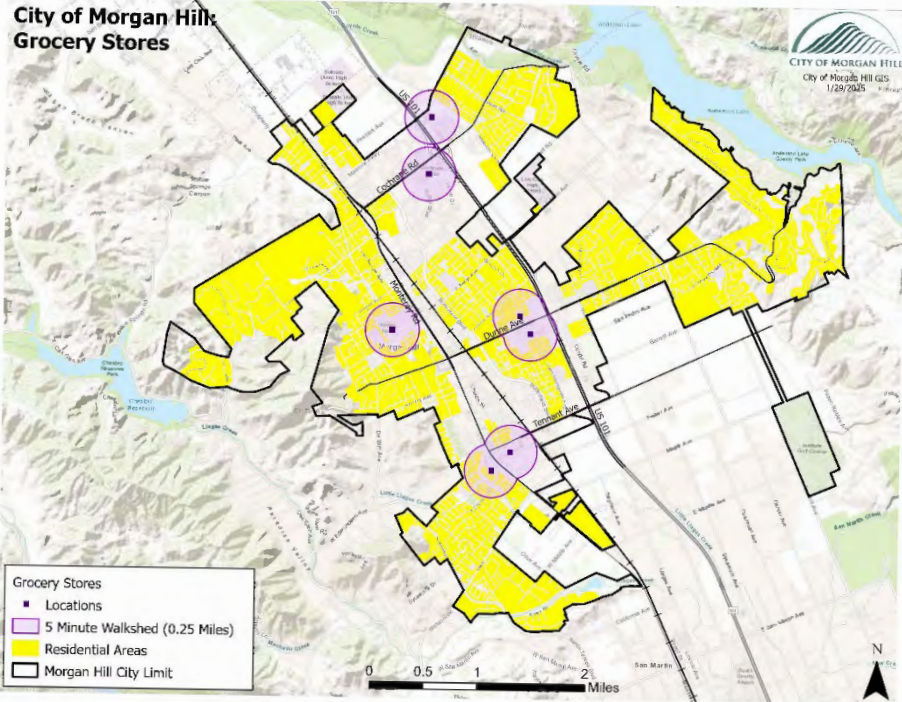
# Healthy Food

## Supply & Access to Healthy Food

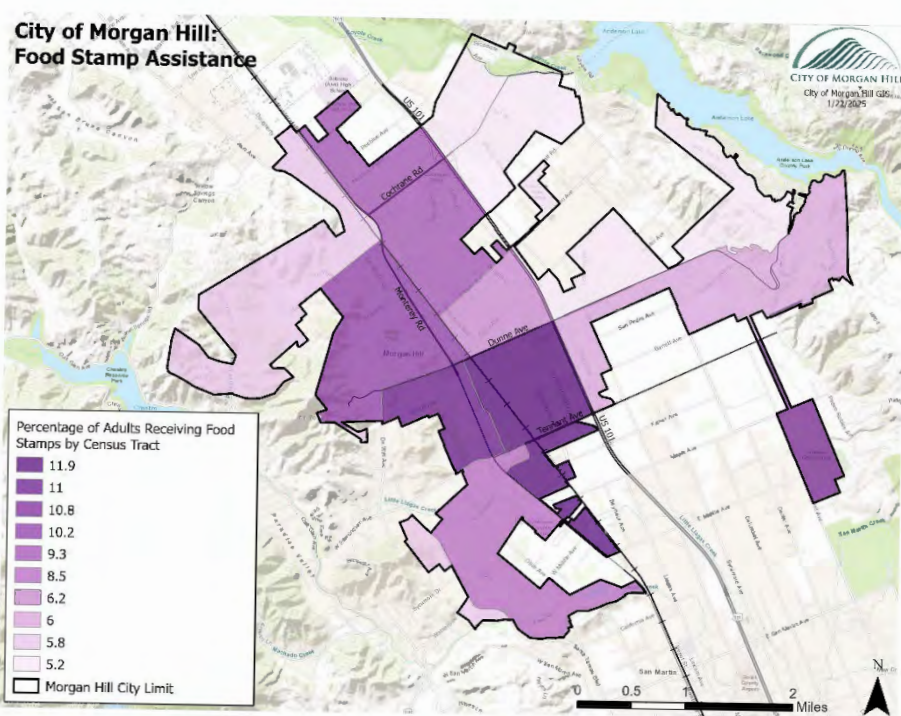


Retail food environment has a large influence on a person’s food choices, and oversaturation of unhealthy food retailers such as fast-food outlets, convenience stores, and liquor licenses (for off-site consumption) can lead to greater incidences of negative health outcomes including obesity, high cholesterol, and diabetes.

The map above shows the location of fast-food restaurants, convenience stores, and liquor stores, which is concentrated in the area along Monterey Road, Cochrane Road and Dunne Avenue, and the walkability to these unhealthy food choices.



Healthy food sources offer fresh and nutritious foods including fruits and vegetables and are ideally locally produced and/or organic. The map above reveals that many areas of the city do not have walkable access to healthy food sources including grocery stores.

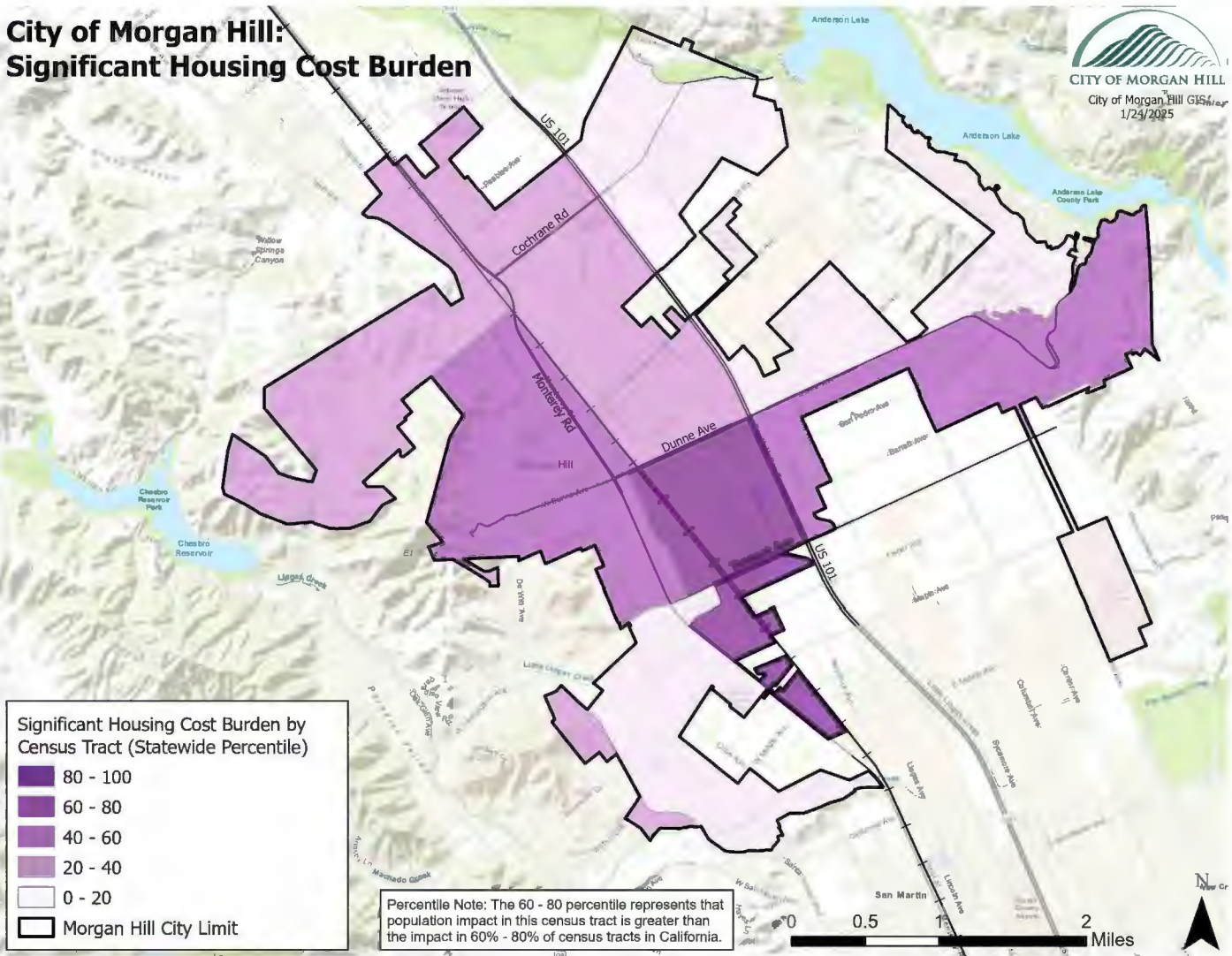


According to USDA, high food security means an individual does not have food-access problems or limitation. On the other hand, food insecurity can be described as a lack of consistent access to sufficient food and is a measure of how many people cannot afford food.

People experiencing food insecurity may participate in the Supplemental Nutrition Assistance Program (SNAP, formerly known as “food stamps”) or receive public assistance income. Based on ACS 2023, 7.2 percent of households in Morgan Hill receive SNAP and 2.0 percent are single mothers receiving SNAP. SNAP usage is particularly prominent in the central southwestern portion of the city.

Safe & Sanitary Housing

Housing Burden & Insecurity

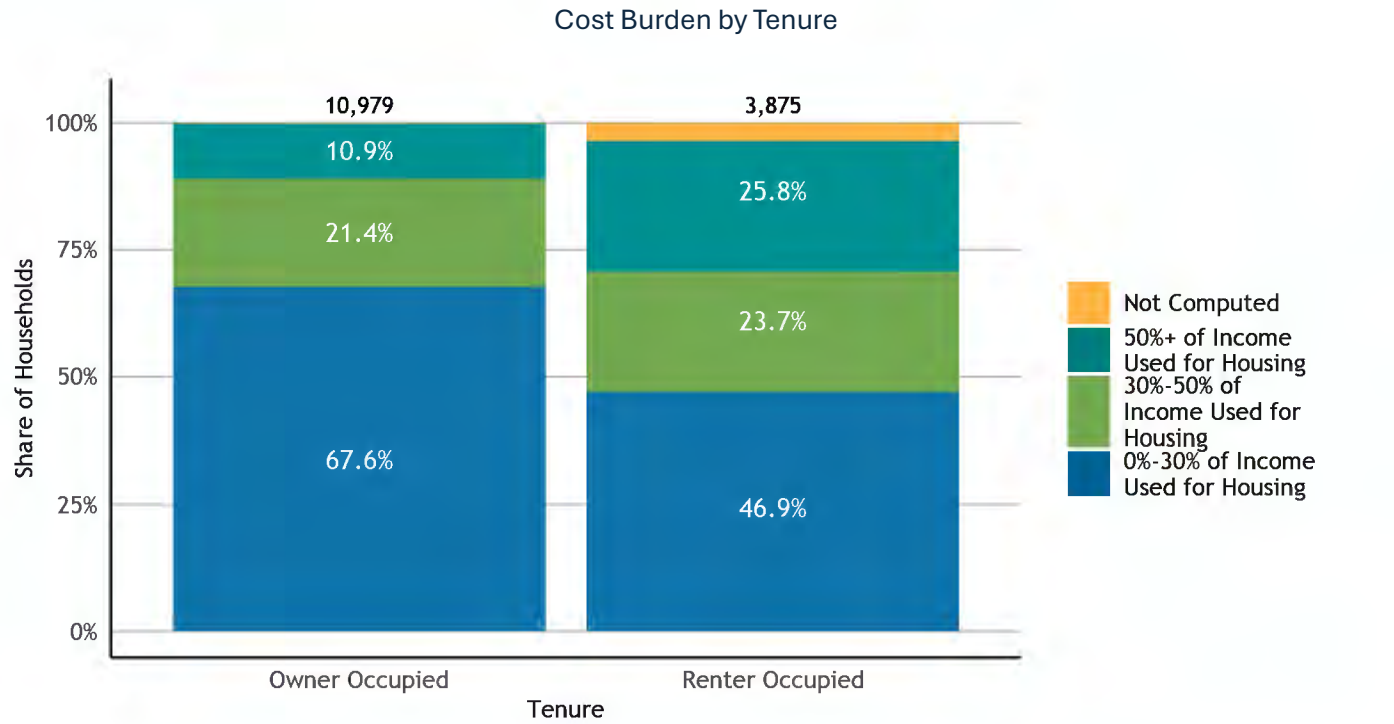


Rising housing costs and lack of affordability is a primary driver of housing insecurity. Households that spend 30 percent or more of their income on housing costs are deemed housing burdened, and those that spend 50 percent or more are significantly housing burdened. Households that are housing burdened have fewer financial resources for food, healthcare, and other needs. The inability of households to afford necessary non-housing goods after paying for shelter is known as housing-induced poverty. California has very high housing costs relative to much of the country, making it difficult for many to afford adequate housing. Within California, the cost of living varies significantly and is largely dependent on housing cost, availability, and demand.

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are

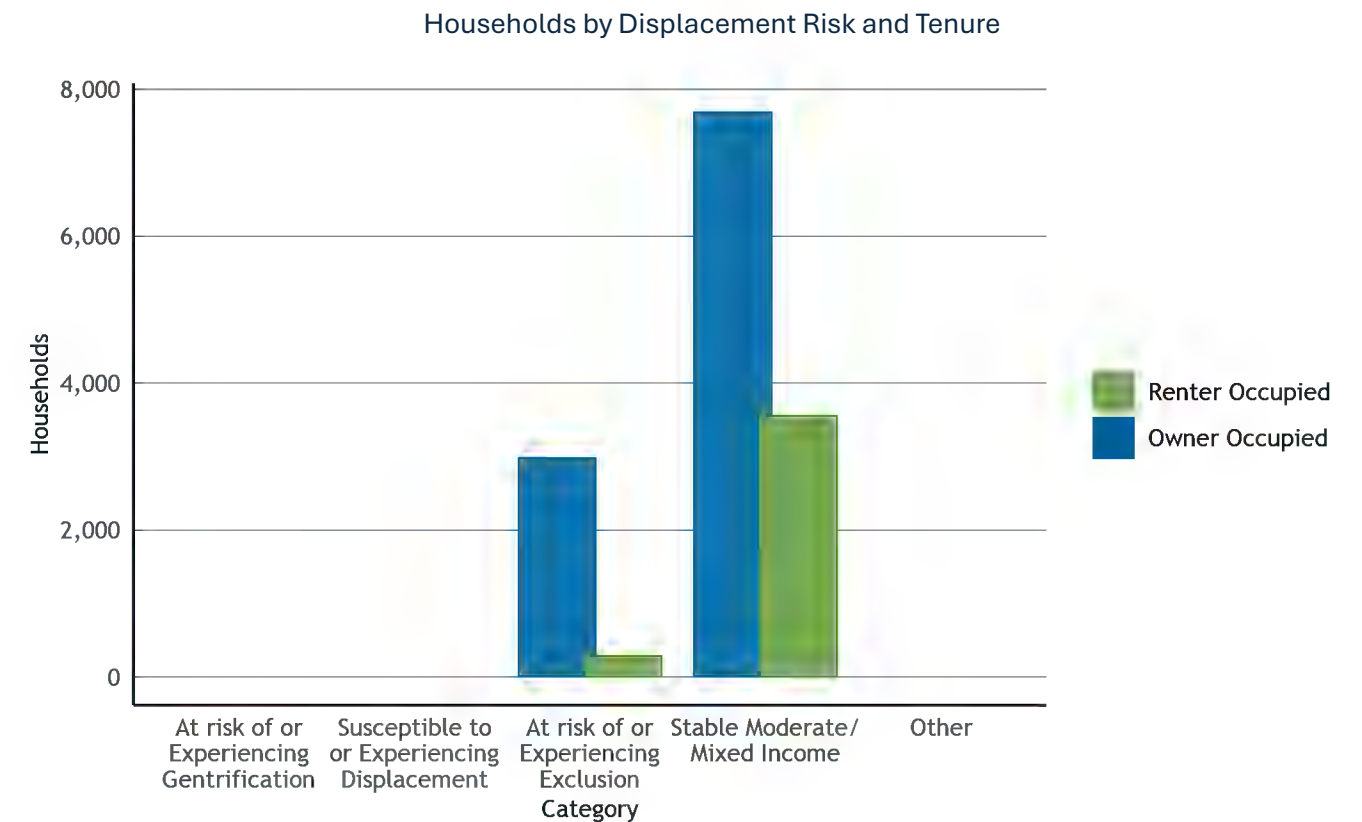
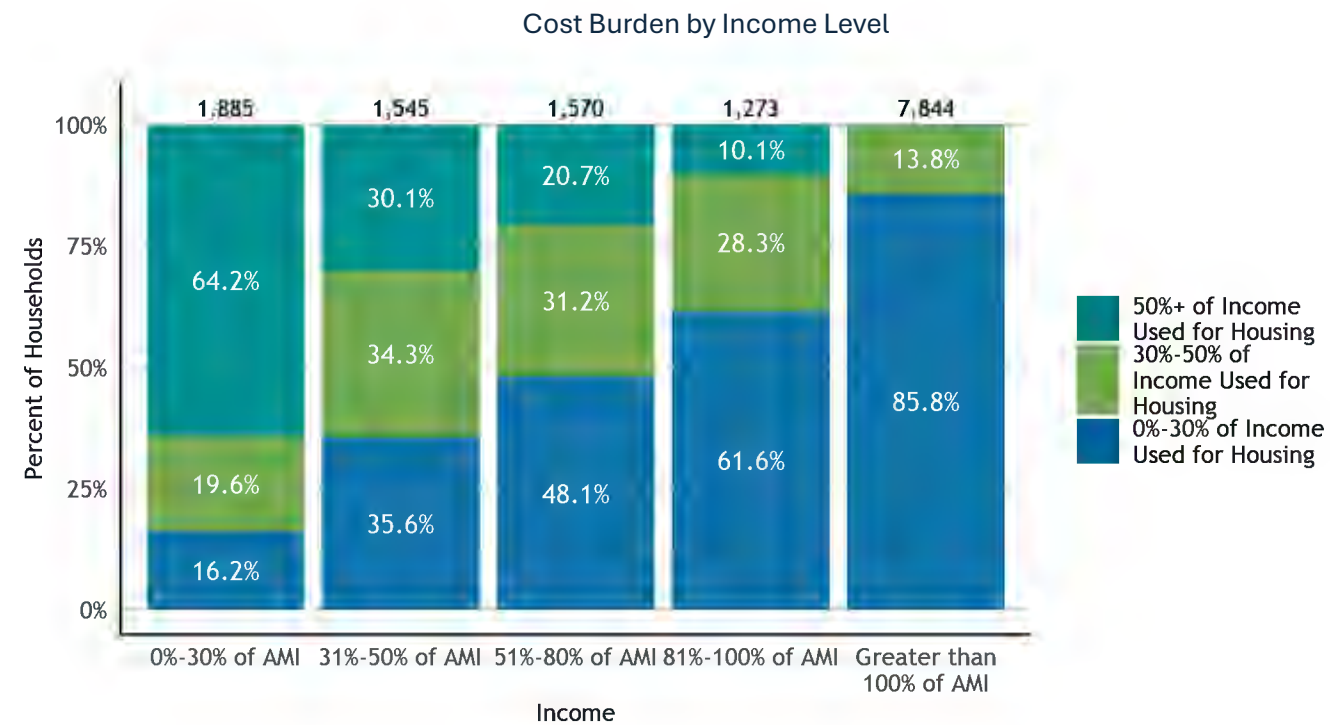
considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Morgan Hill, 23.7% of renters spend 30% to 50% of their income on housing compared to 21.4% of those that own. Additionally, 25.8% of renters spend 50% or more of their income on housing, while 10.9% of owners are severely cost-burdened.



In Morgan Hill, 15.3% of households spend 50% or more of their income on housing, while 20.1% spend 30% to 50%. However, these rates vary greatly across income categories. For example, 64.2% of Morgan Hill households making less than 30% of AMI spend the majority of their income on housing. For Morgan Hill residents making more than 100% of AMI, just 0.4% are severely cost-burdened, and 85.8% of those making more than 100% of AMI spend less than 30% of their income on housing.

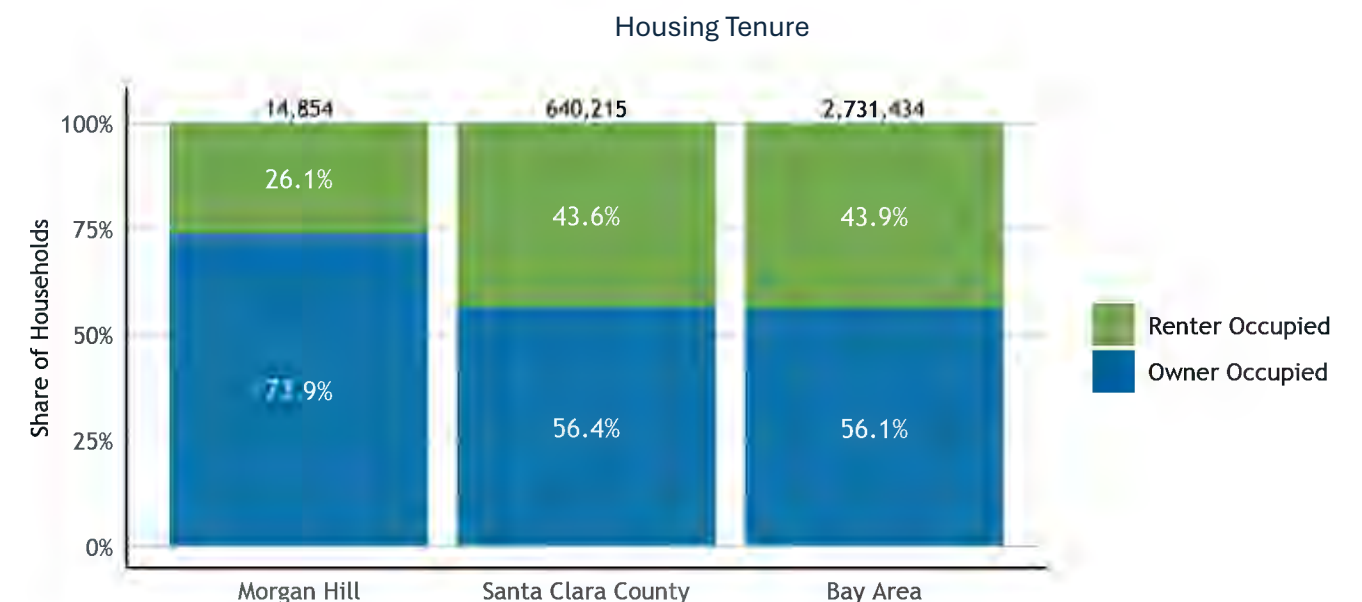
Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.



The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Morgan Hill, no households live in neighborhoods that are susceptible to or experiencing displacement or live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 22.6% of households in Morgan Hill live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.<sup>9</sup>

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Morgan Hill fewer residents rent than own their homes: 26.1% versus 73.9%. By comparison, 43.6% of households in Santa Clara County are renters, while 44% of Bay Area households rent their homes.

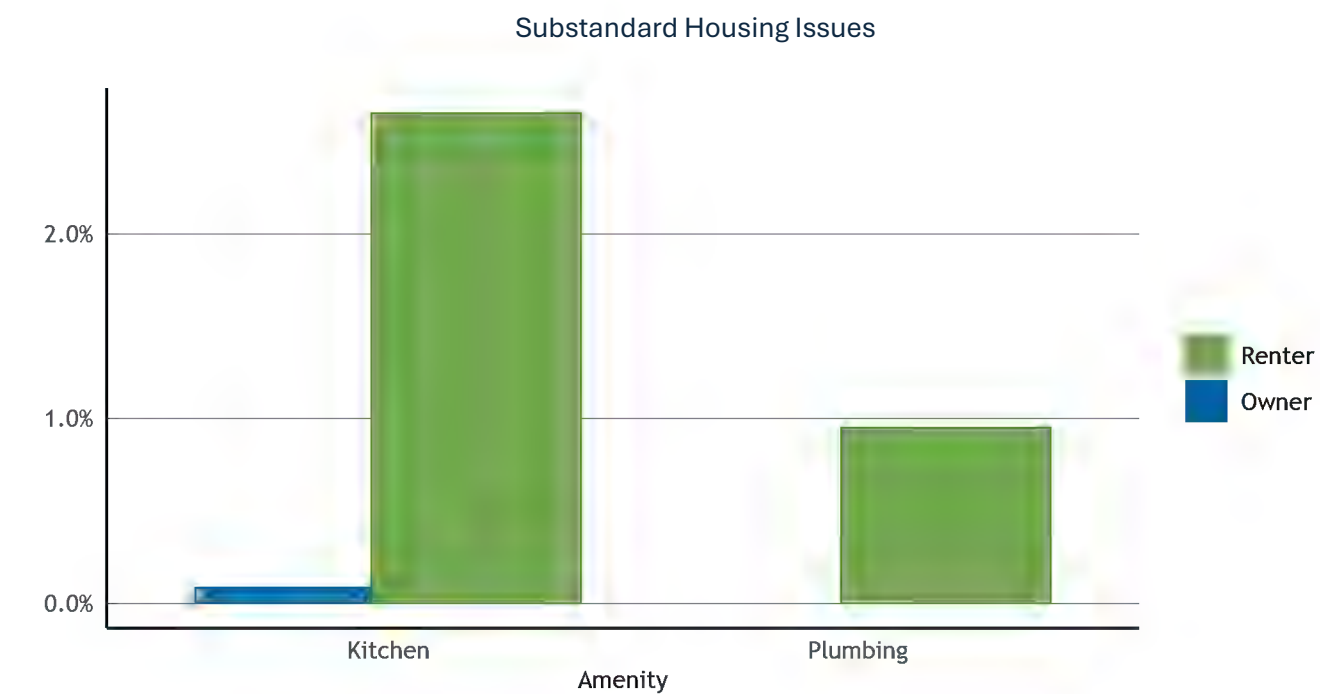


<sup>9</sup> More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: [https://www.urbandisplacement.org/sites/default/files/typology\\_sheet\\_2018\\_0.png](https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png).

Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

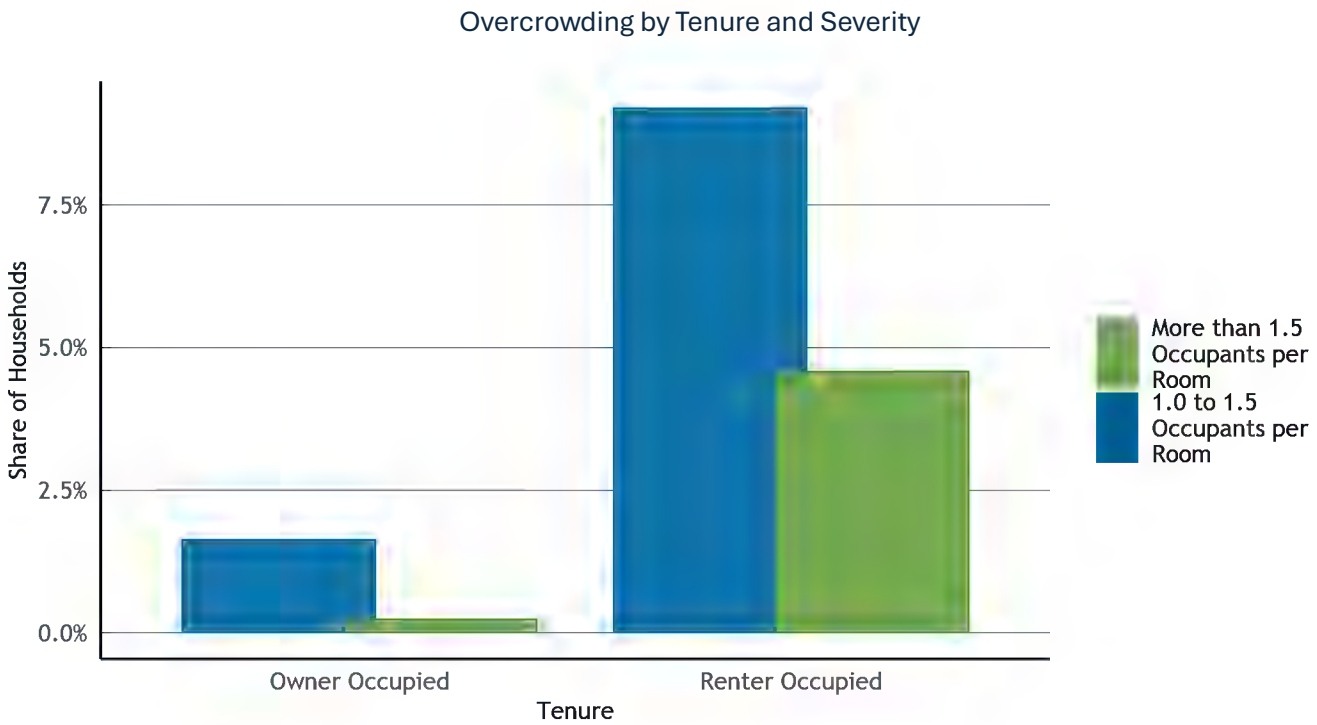
Housing Quality & Choice

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Morgan Hill. For example, 2.7% of renters in Morgan Hill reported lacking a kitchen and 1.0% of renters lack plumbing, compared to 0.1% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

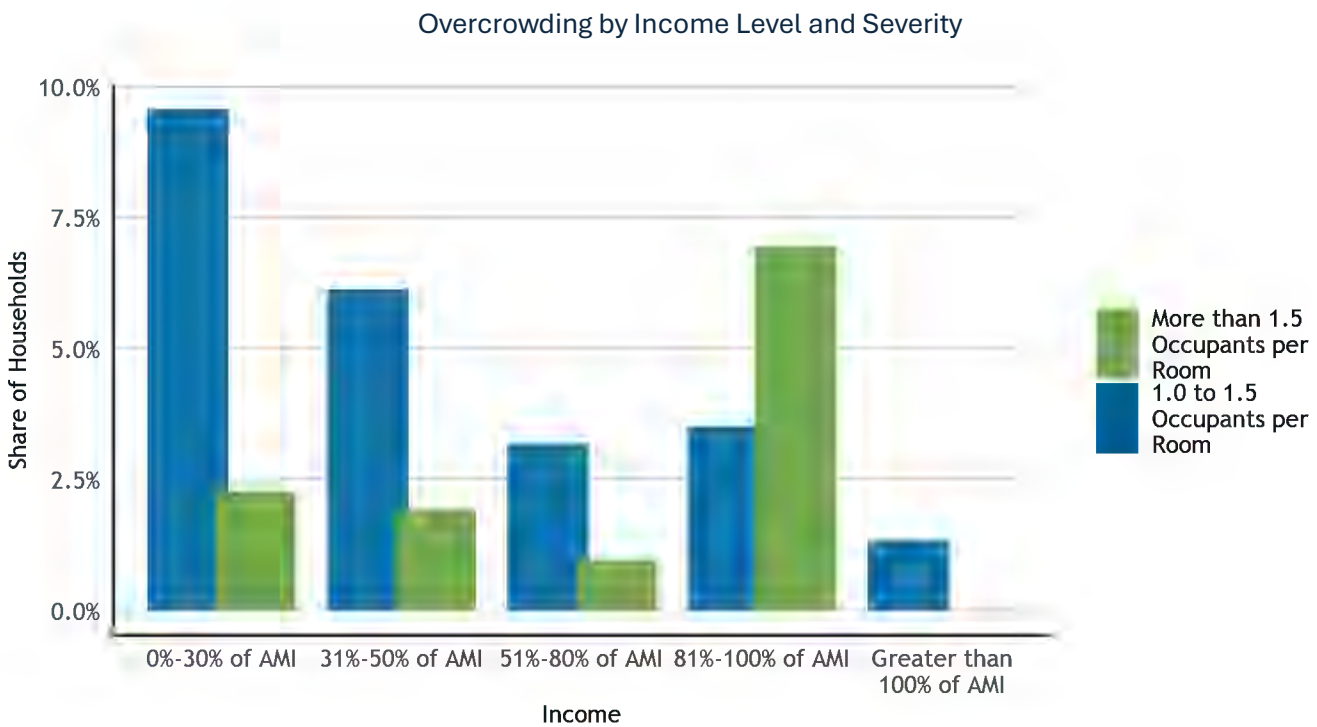


Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

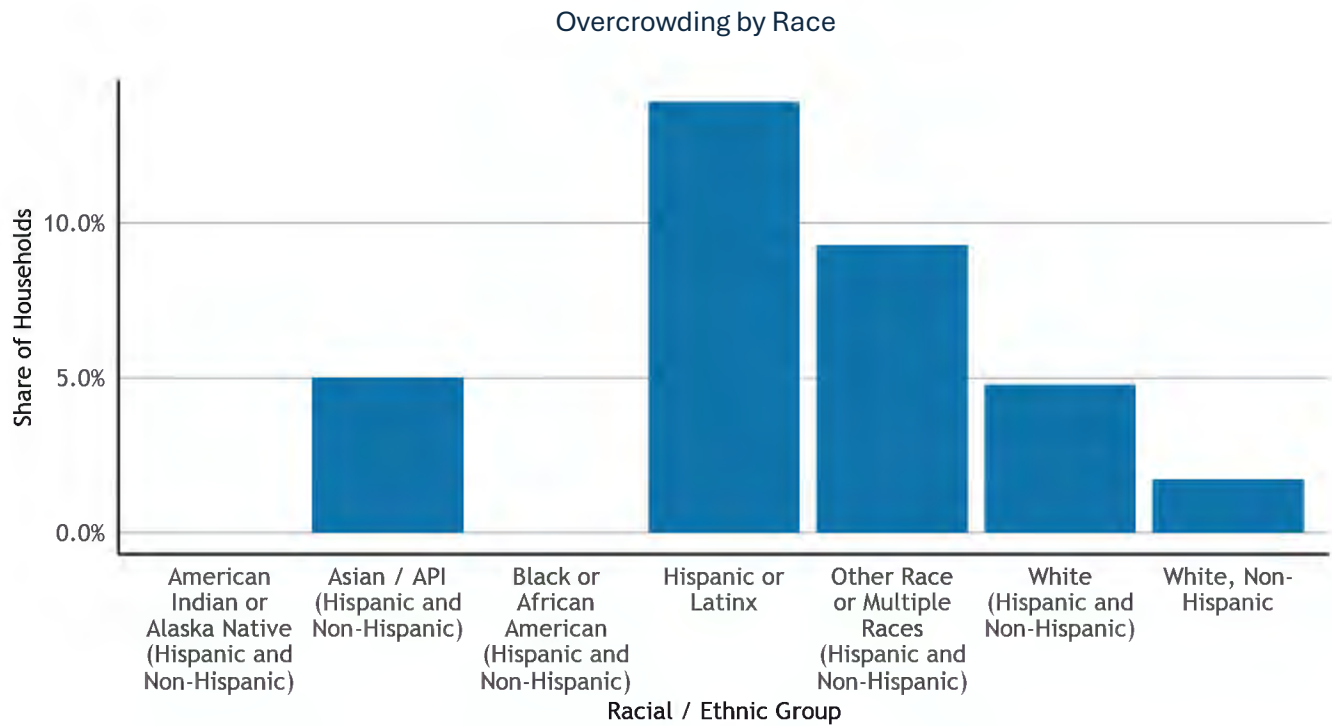
Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Morgan Hill, 4.6% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.2% of households that own. In Morgan Hill, 9.2% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 1.6% for those own.



Overcrowding often disproportionately impacts low-income households. 2.3% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.0% of households above 100% experience this level of overcrowding.

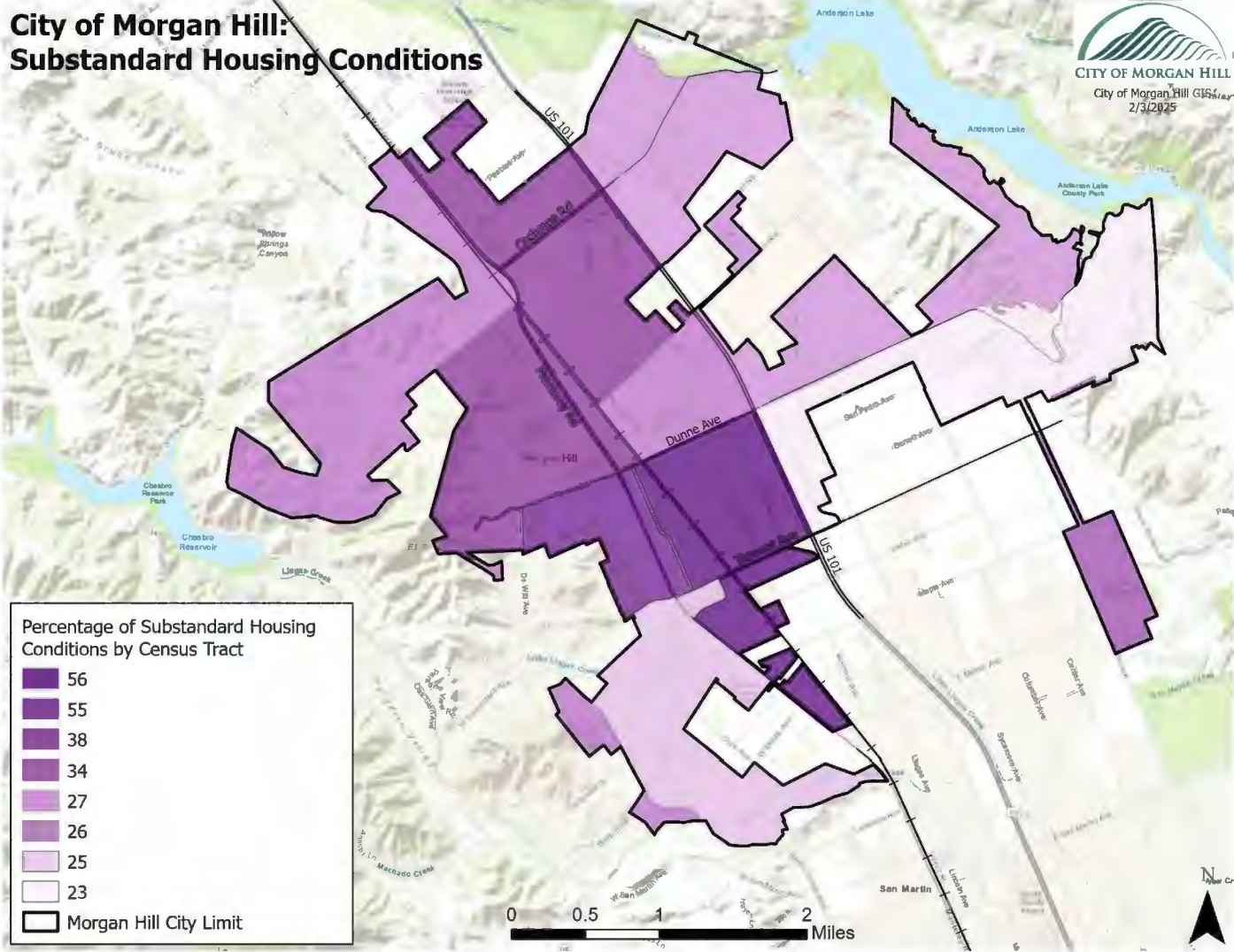


Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Morgan Hill, the racial group with the largest overcrowding rate is Hispanic or Latino.



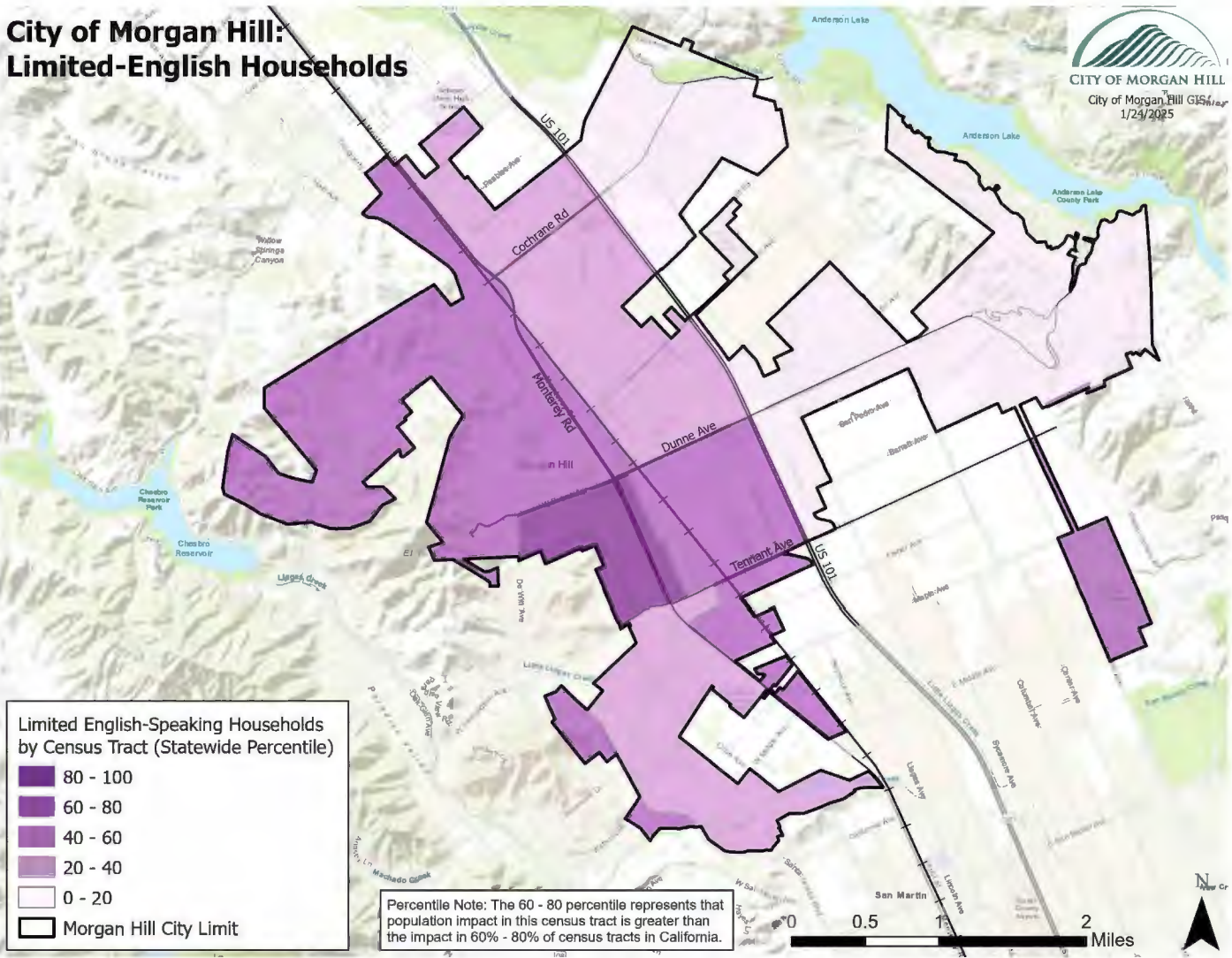
Selected financial and physical conditions including lack of complete plumbing facilities, lack of complete kitchen facilities, overcrowding, and housing are used by the Census Bureau to identify homes in which the quality of living and housing can be considered substandard.

Based on this definition and data from ACS 2023, the map to the right shows the percentage of households with the selected physical conditions by Census Tract.



# Civic Engagement & Investment Priority

## Barriers to Civic Engagement

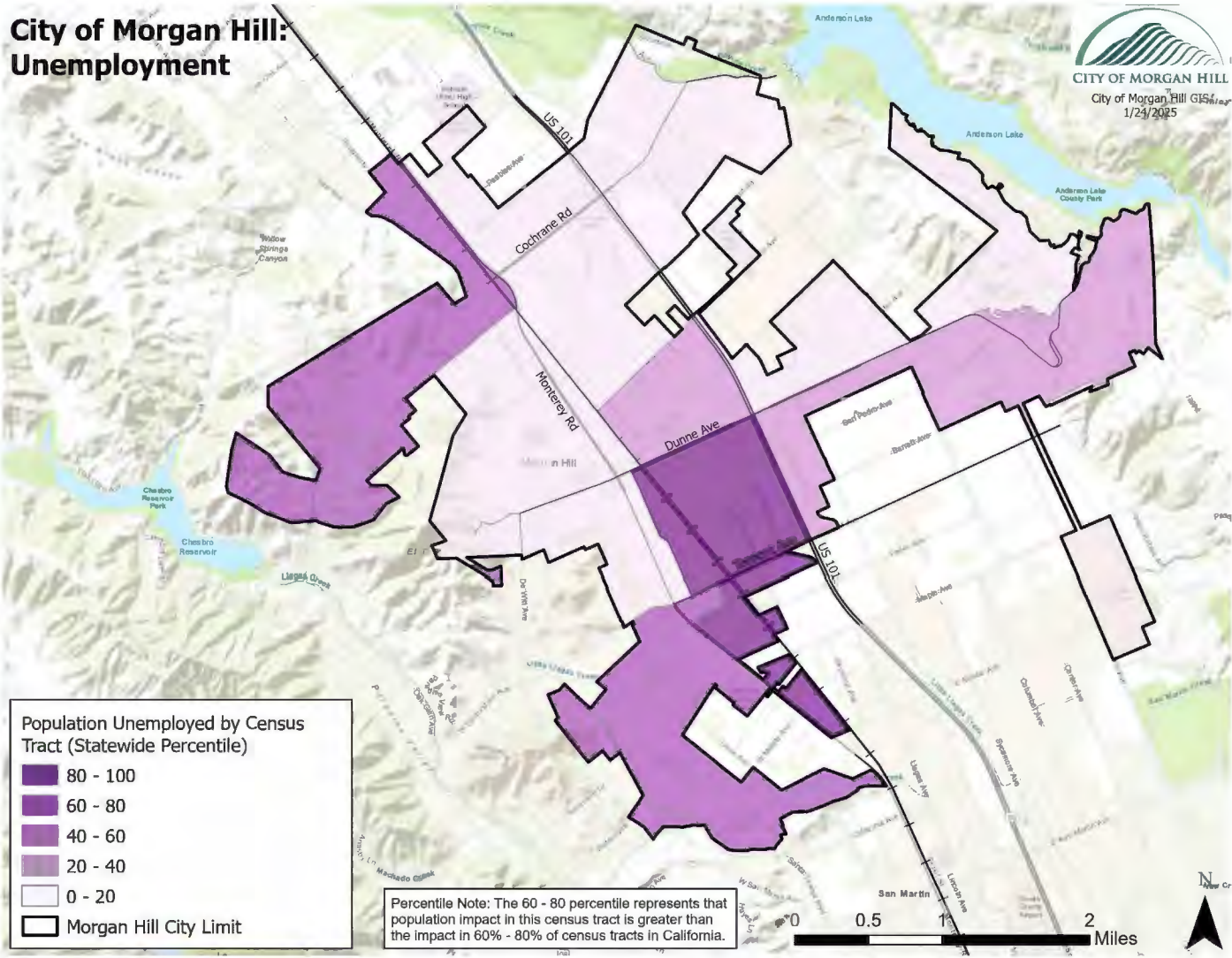


Individuals with limited English-speaking ability (also referred to as linguistic isolation) may not be able to properly communicate their needs or receive vital information to access resources and services. This barrier to access is even more pronounced when an entire household has limited English-speaking ability.

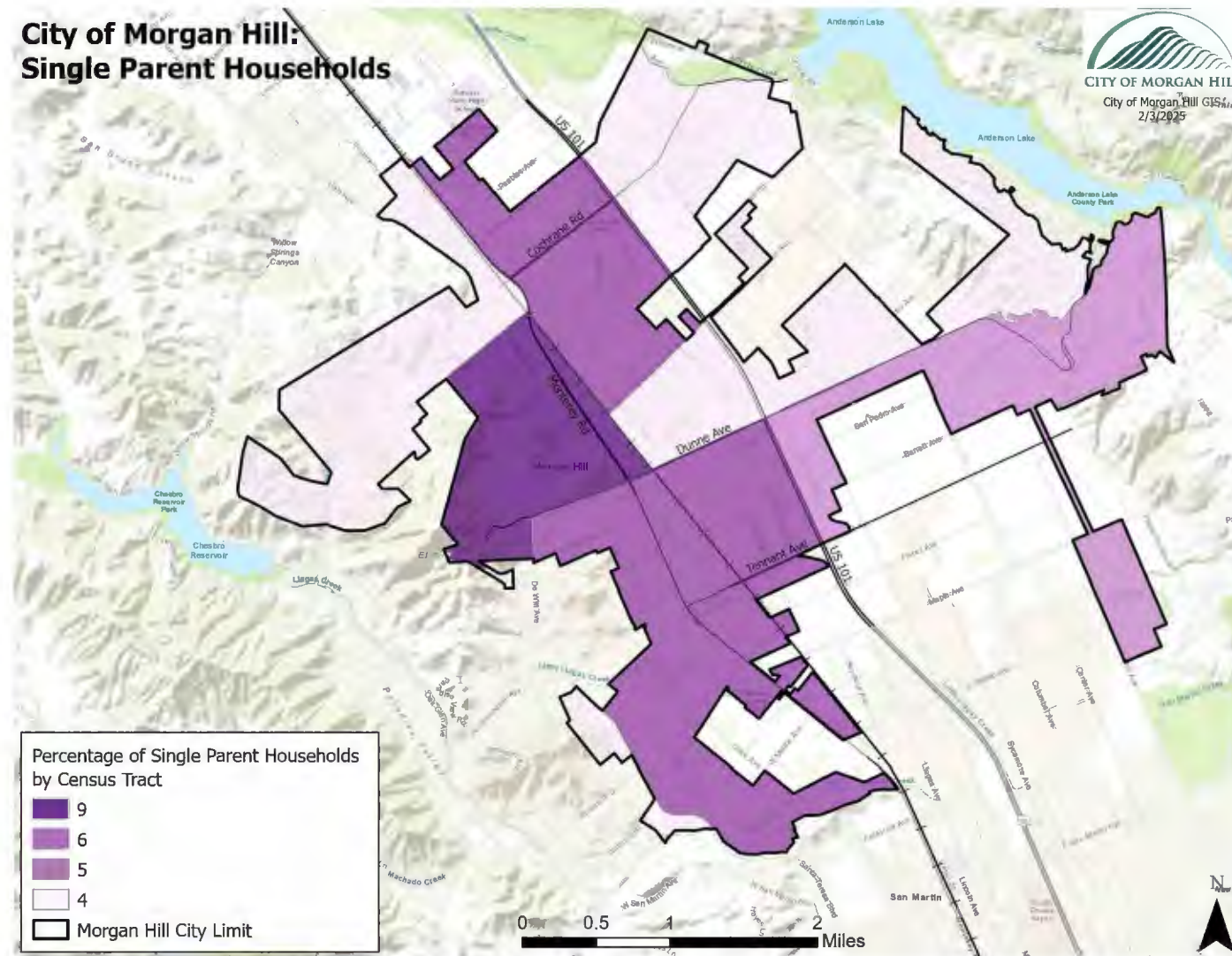
Linguistic isolation is a term used by the U.S. Census Bureau for limited English-speaking households. More than 40 percent of Californians speak a language other than English at home. About half of those do not speak English well or at all. Adults who are not able to speak English well often have trouble talking to the people who provide social services and medical care. Linguistically isolated households may also not hear or understand important information when there is an emergency like an accidental chemical release or spill. In addition, a high degree of linguistic

isolation among members of a community raises concerns about access to health information and public services, and effective engagement with regulatory processes.

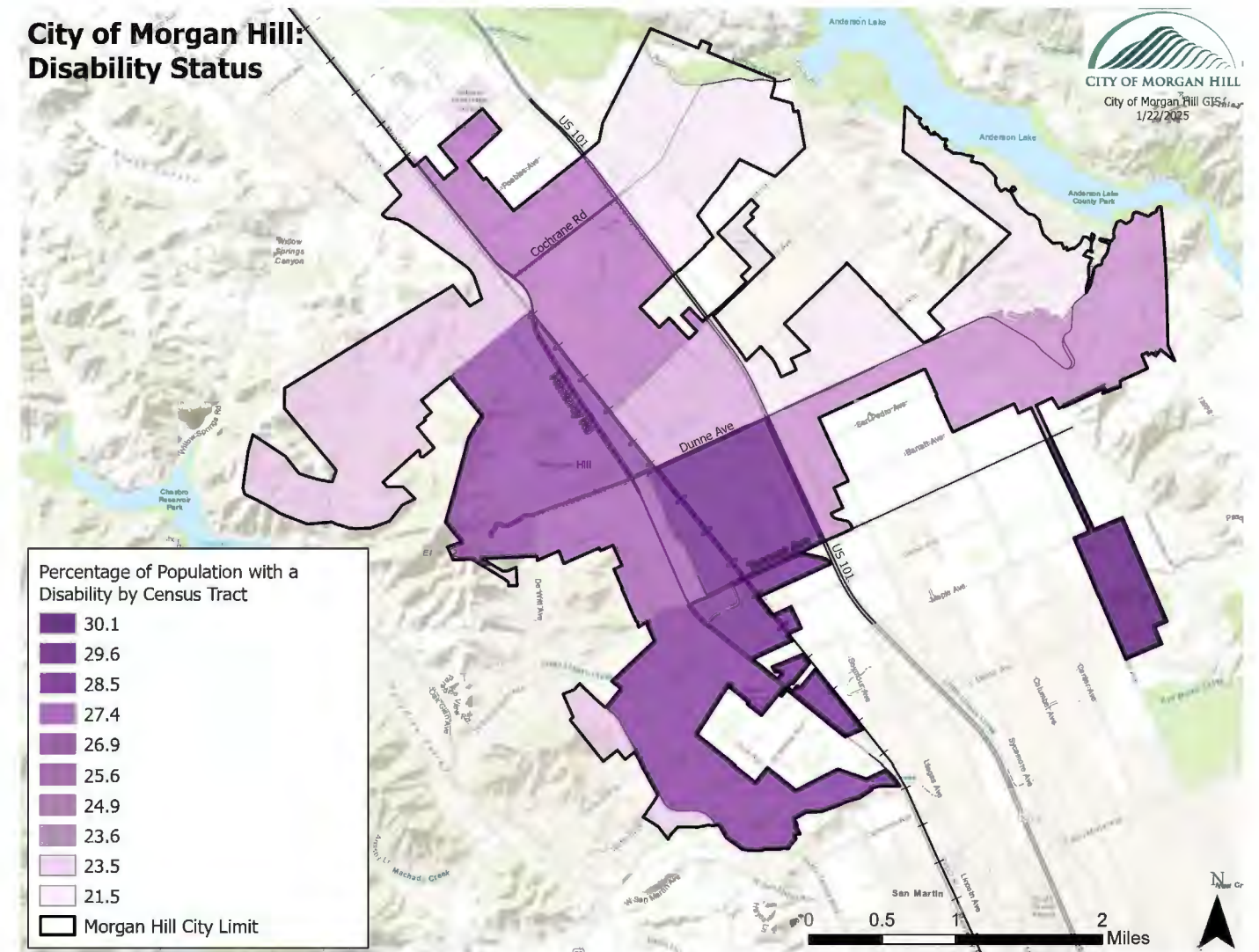
In Morgan Hill, as much as 11 percent of a tract’s population is linguistically isolated. The most common language spoken in these limited-English households is Spanish.



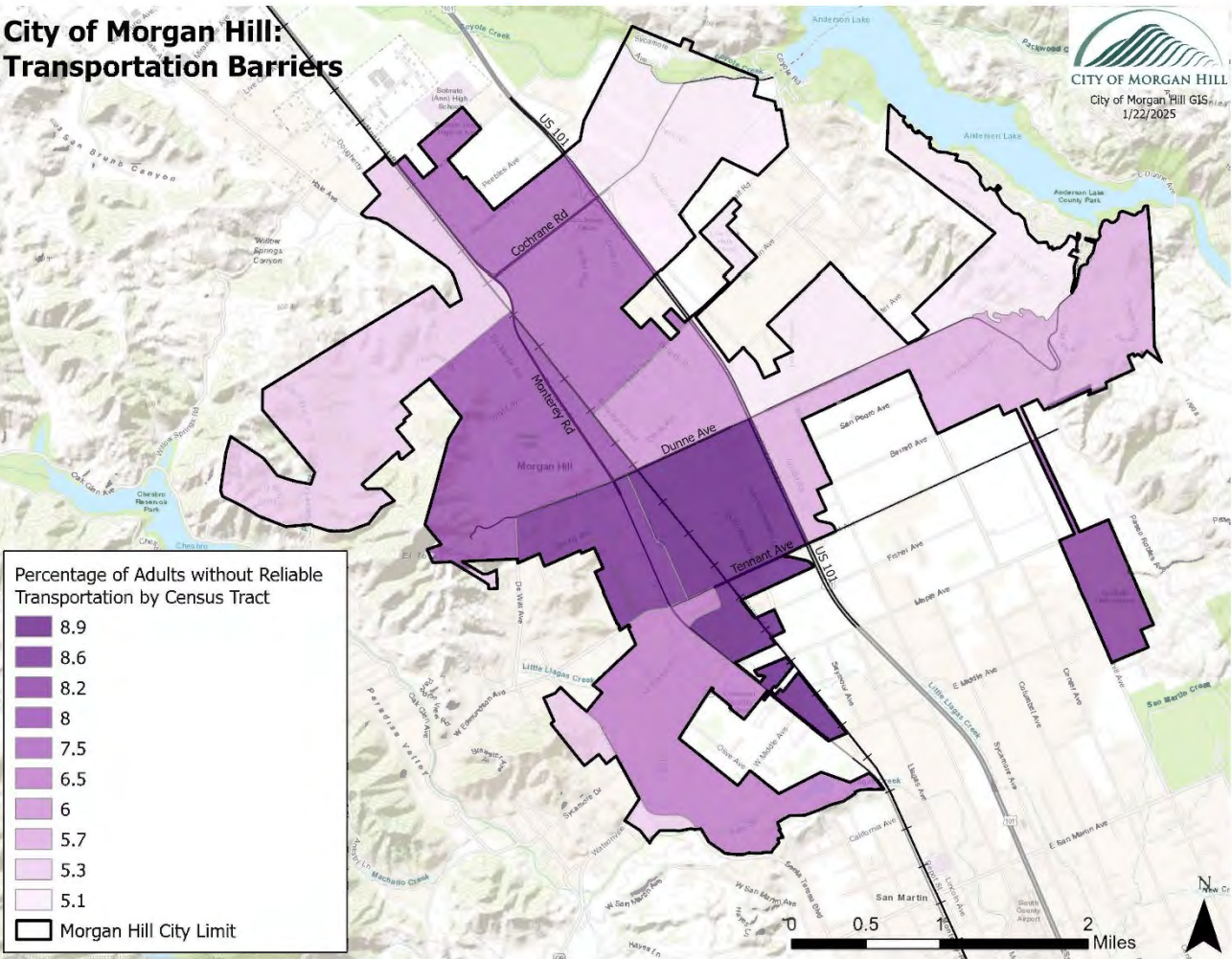
Employment is a central component of financial health and economic mobility opportunity that also has implications on a person’s health. According to ACS 2023, 4.8 percent of the city’s civilian labor force is unemployed. The census tract with the highest unemployment rate is 7 percent (placing it in the 67<sup>th</sup> percentile of the State), while some census tracts do not have any unemployed civilian population in the labor force as shown in the above map.



Given the increasing cost of living, maintaining a single-income household can be difficult, especially when supporting children. Single parents may not have the time or be able to afford childcare to be civically involved in their communities. The areas of the City with the highest percentage of households headed by single parent are along the Monterey Road corridor as identified in the above map.



Individuals with a disability may require additional accommodations to allow them to be meaningfully engaged in civic activities. This map shows the percentage of population by tract with one or more disabilities. The disabilities identified within this map include hearing, vision, cognitive (concentrating, remembering, or making decisions), mobility (walking or climbing stairs), self-care (dressing or bathing), and independent living (doing errands alone) disability.



Households without a vehicle may not be able to participate in civic activities due to inability or inconvenience of getting to a location. This is particularly an issue where alternative modes of transportation are not widely available. It is noted that neighborhoods with higher proportions of multi-family residences such as apartments are also likely to have higher proportions of households without a vehicle.

Lack of available, convenient, or reliable transportation can affect a person’s ability to consistently access health care services, which can lead to delays in healthcare and medication use that can subsequently impact overall health<sup>10,11</sup>. In addition, the inability to access reliable transportation to work, schools, and grocery stores is associated with higher rates of unemployment, poverty, and

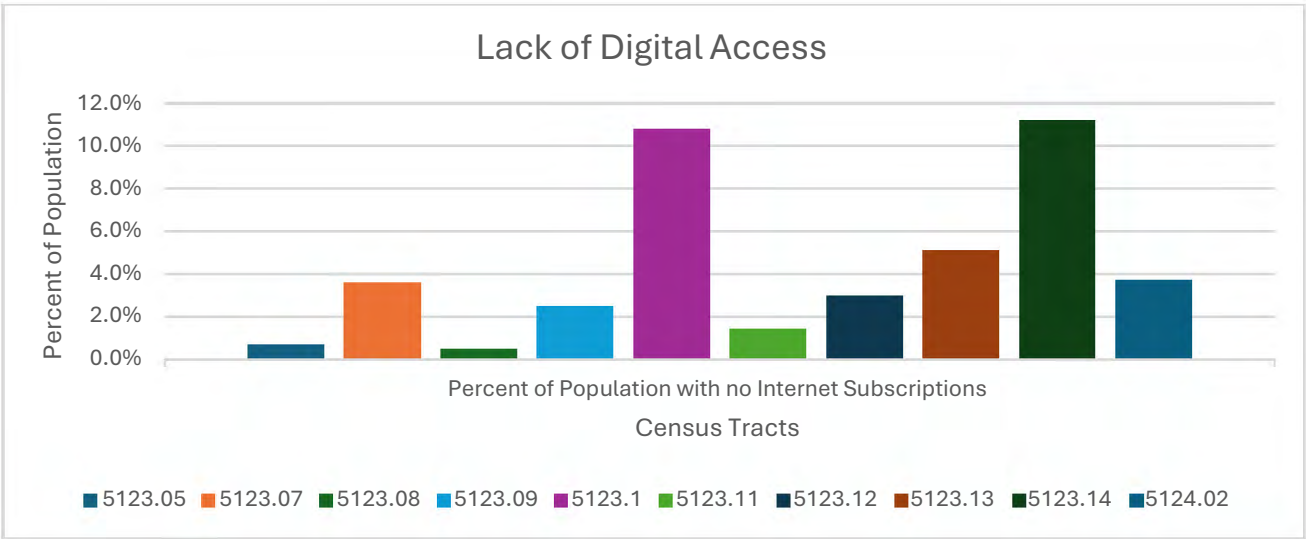
<sup>10</sup> Healthy People 2030. Access to Health Services. U.S. Department of Health and Human Services. Accessed February 5, 2025. <https://health.gov/healthypeople/priority-areas/social-determinants-health/literature-summaries/access-health-services>

<sup>11</sup> Syed ST, Gerber BS, Sharp LK. Traveling towards disease: transportation barriers to health care access. *J Community Health*. 2013;38(5):976-93. doi: <https://doi.org/10.1007/s10900-013-9681-1>

<sup>12</sup> United States Department of Transportation. Expanding Access. United States Department of Transportation; 2022. [https://www.transportation.gov/sites/dot.gov/files/2022-04/Expanding\\_Access.pdf](https://www.transportation.gov/sites/dot.gov/files/2022-04/Expanding_Access.pdf)

<sup>13</sup> Starbird LE, DiMaina C, Sun CA, Han HR. A systematic review of interventions to minimize transportation barriers among people with chronic diseases. *J Community Health*. 2019;44(2):400-411. doi: <https://doi.org/10.1007/s10900-018-0572-3>

chronic illness<sup>12</sup>. People with lower incomes and uninsured people are more likely to experience transportation barriers<sup>3, 4</sup>. Limited public transportation infrastructure in a neighborhood leaves people without access to vehicles lacking in reliable transportation options<sup>4</sup>. Offering free or reimbursed public transit or taxi costs, connecting individuals to transportation, and policies that improve the safety and accessibility of sidewalks and bike lanes can help improve transportation access<sup>4, 13</sup>.



The internet plays an increasingly central role in how people get information and connect with one another. This practice has become readily apparent throughout the COVID-19 pandemic, during which many community activities were held online. Households without computers or without internet subscriptions may rely on public resources such as libraries in order to access these platforms. In 2023, 7.9% of households in the United States did not have a broadband internet subscription<sup>14</sup>. Lack of broadband access can limit educational and economic opportunities, as well as delivery of health care services remotely through telehealth services<sup>15</sup>. Telehealth services have been shown to reduce chronic disease risk factors and improve the management of chronic disease conditions, like cardiovascular disease, diabetes, and obesity<sup>16</sup>.

Some Census Tracts in the city have significantly higher proportions of households that do not have internet, and these tracts are highly correlated with low-income areas in the central portions of the City along Monterey Road, as indicated in the chart above.

<sup>14</sup> *Types of Computers and Internet Subscriptions, American Community Survey, 1-Year Estimates Subject Tables, Table S2801*. United States Census Bureau; 2023. Accessed October 23, 2024. <https://data.census.gov/table?q=S2801>

<sup>15</sup> Bauerly BC, McCord RF, Hulkower R, Pepin D. Broadband access as a public health issue: the role of law in expanding broadband access and connecting underserved communities for better health outcomes. *J Law Med Ethics*. 2019;47(2 suppl): 39-42. doi: <https://doi.org/10.1177/1073110519857314>

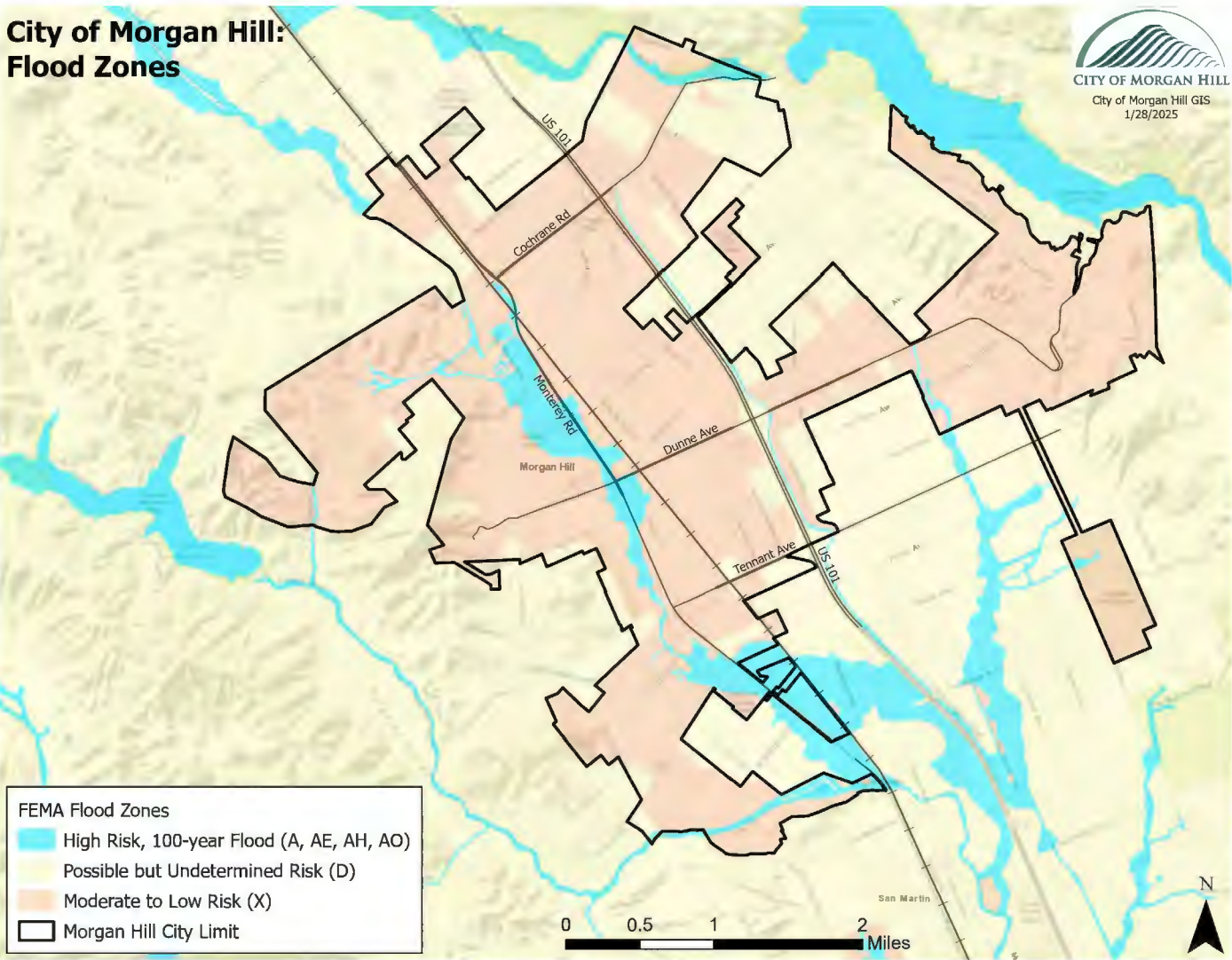
<sup>16</sup> Division for Heart Disease and Stroke Prevention. Telehealth Interventions to Improve Chronic Disease. Centers for Disease Control and Prevention. Updated May 15, 2024. Accessed February 5, 2025. <https://www.cdc.gov/cardiovascular-resources/php/data-research/telehealth.html>

Environmental Resiliency

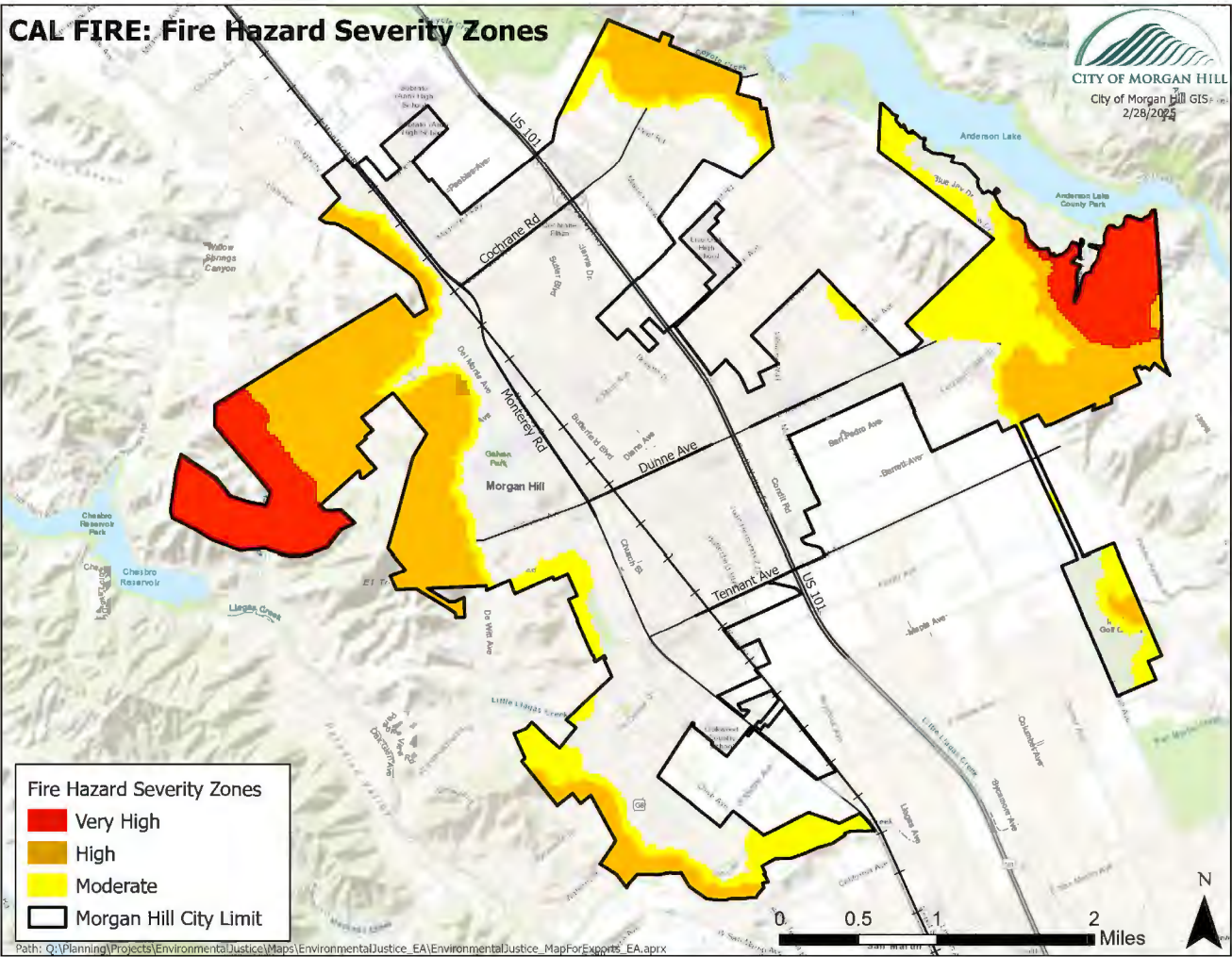
Natural Hazards

Natural disasters and hazards such as wildfires and flooding are exacerbated by environmental changes and pose an increased threat to life and property. Due to the varying geographic nature of the city, in addition to historical development patterns that impact the contemporary environment, certain residents of the city are more at risk than others.

The Federal Emergency Management Agency (FEMA) has identified flood risk areas, which include floodways and areas with 0.2 percent or 1 percent annual chance of flooding (known as 500-Year and 100-Year floodplains, respectively). These zones occur along West Little Llagas Creek, Llagas Creek, Coyote Creek, Paradise Creek, Madrone Channel, and Tennant Creek throughout the city.



Valley Water began construction on the final phase of the Upper Llagas Creek Flood Protection Project in September 2024, with construction to be completed in 2027. The project will provide flood protection to the Morgan Hill community along 13.9 miles of channel. The federally authorized preferred project will protect the urban area of Morgan Hill from a 1% (or 100-year) flood and reduce the frequency of flooding in surrounding areas; thereby reducing flood liability insurance (upon completion of the project and FEMA certification).

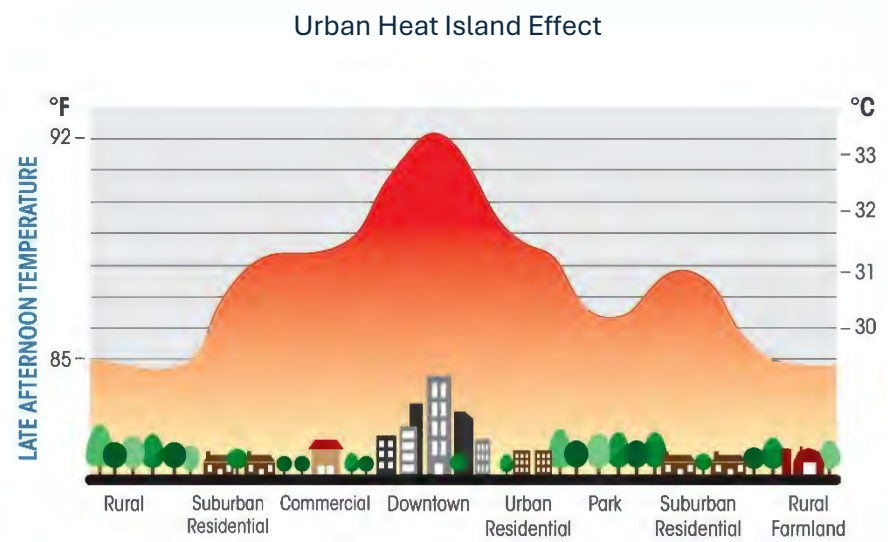


CalFire's Fire Hazard Severity Zones (FHSZ) are areas in California classified based on the likelihood and behavior of wildfires, which includes only certain variables, such as wind, vegetation, ember production and movement, climate, topography, and fire history. Morgan Hill is within a local responsibility area (LRA), and areas designated as Very High FHSZ are shown in red. The above map was released by CAL FIRE on February 24, 2025.

For many years, insurance companies have been using alternate wildfire risk tools for determining where they will write and renew policies, and how much premium to charge a policyholder, not the Fire Hazard Severity Zone maps. Therefore, a change in designation on the maps for a single homeowner is unlikely to affect their insurance.

Urban Heat

Housing and energy efficient, resilient, and healthy buildings are key components for achieving community vitality and serving the needs of residents. Energy efficient buildings increase occupant health by reducing infiltration of moisture, pests, or air pollution. They increase comfort and decrease utility bills. In the case of existing buildings, this can help prevent residents from having utilities turned off due to their inability to pay or resorting to unsafe practices for heating a home, such as relying on gas ovens. Energy efficient housing is also more resilient to prevent infiltration of wildfire smoke and keeping homes thermally comfortable during extreme heat events.

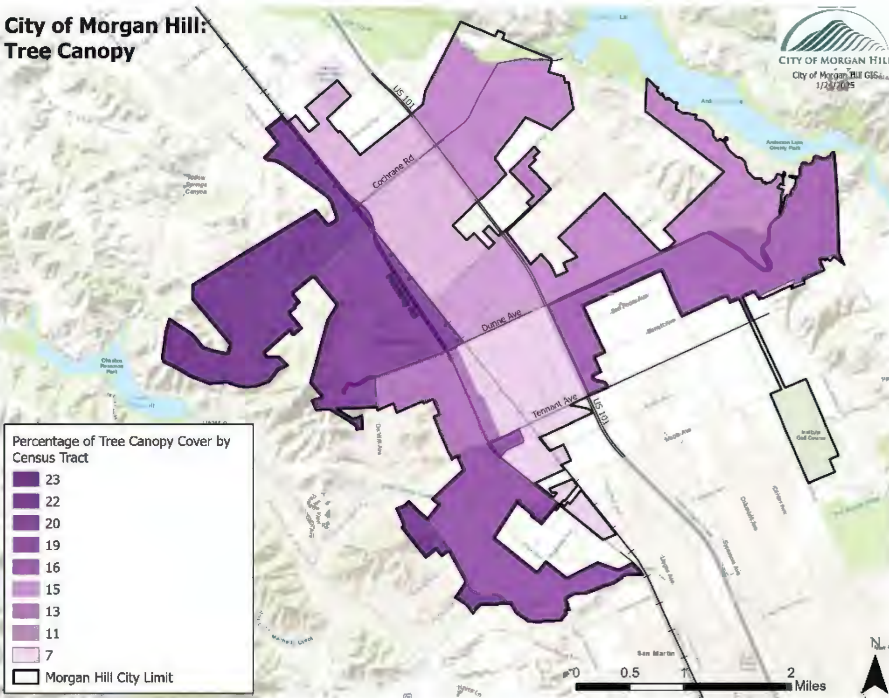


Built environments, where structures like buildings and roads are concentrated and greenery is limited, absorb and re-emit heat more than natural landscapes such as forests and water bodies. This leads to higher temperatures in urban areas that can be 1-7°F hotter during the day and 2-5°F hotter at night compared to outlying rural areas. This is referred to as the urban heat island effect. As cities grow and as climate change leads to more frequent and severe extreme heat events, risk of heat-related illnesses can be a growing concern.

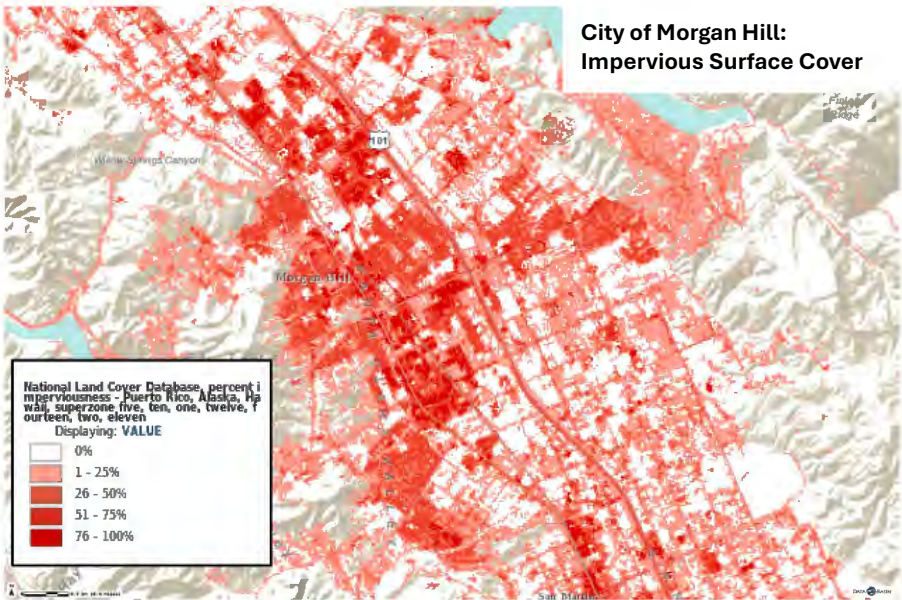
As such, Morgan Hill has, on average, an urban heat island effect ranging 56°F; a cumulative temperature difference over the day of 56°F. This measure helps in estimating the energy needs for heating or cooling buildings, as it indicates how much the temperature deviates throughout the day.

Due to the influence of the Pacific Ocean just 15 miles west, Morgan Hill enjoys a mild, comfortable climate. Temperatures range from average summer highs in the 90s °F to average winter lows in the 30s °F.

FEMA’s National Risk Index indicates that the average number of extreme heat days for Morgan Hill has historically been approximately 25 days per year and indicates that Morgan Hill has a Moderate Risk to heatwaves. A Heat Wave is a period of abnormally and uncomfortably hot and unusually humid weather typically lasting two or more days with temperatures outside the historical averages for a given area.

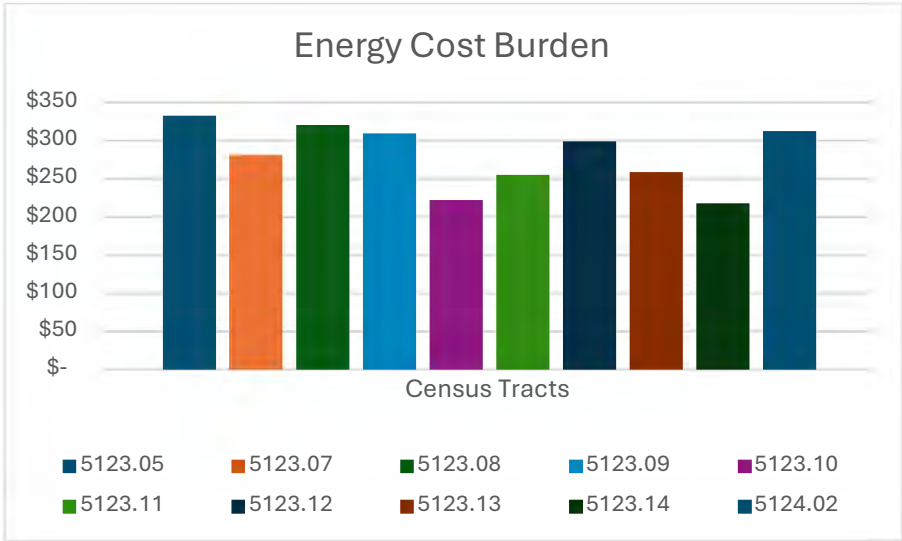


The above map shows the tree canopy coverage within the city. Lighter colors indicate less tree cover, meaning they have less shade to mitigate heat accumulation. Trees provide shade, which can help reduce heat stress and heat-related illnesses, help absorb rainwater and reduce the amount of polluted water that flows into streams, and can help slow traffic and make streets safer for pedestrians. Many of these tracts (in light purple) also do not have Cooling Centers (Morgan Hill Library and Centennial Recreation Center) where at-risk populations such as seniors can access air-conditioned settings to escape the heat.



Impervious surface cover, or urban land cover types found in developed areas such as buildings and pavement, are an indicator of places where urban heat could accumulate.

In Morgan Hill, there are many natural lands where impervious surface cover is as low as 0 percent, but other areas where development is highly concentrated including West of Highway 101, Downtown, and along the Monterey Road corridor.



As energy use needs increase to combat high heat or extreme cold, energy cost burdened households may struggle to afford the energy needed to cool and heat themselves and their homes.

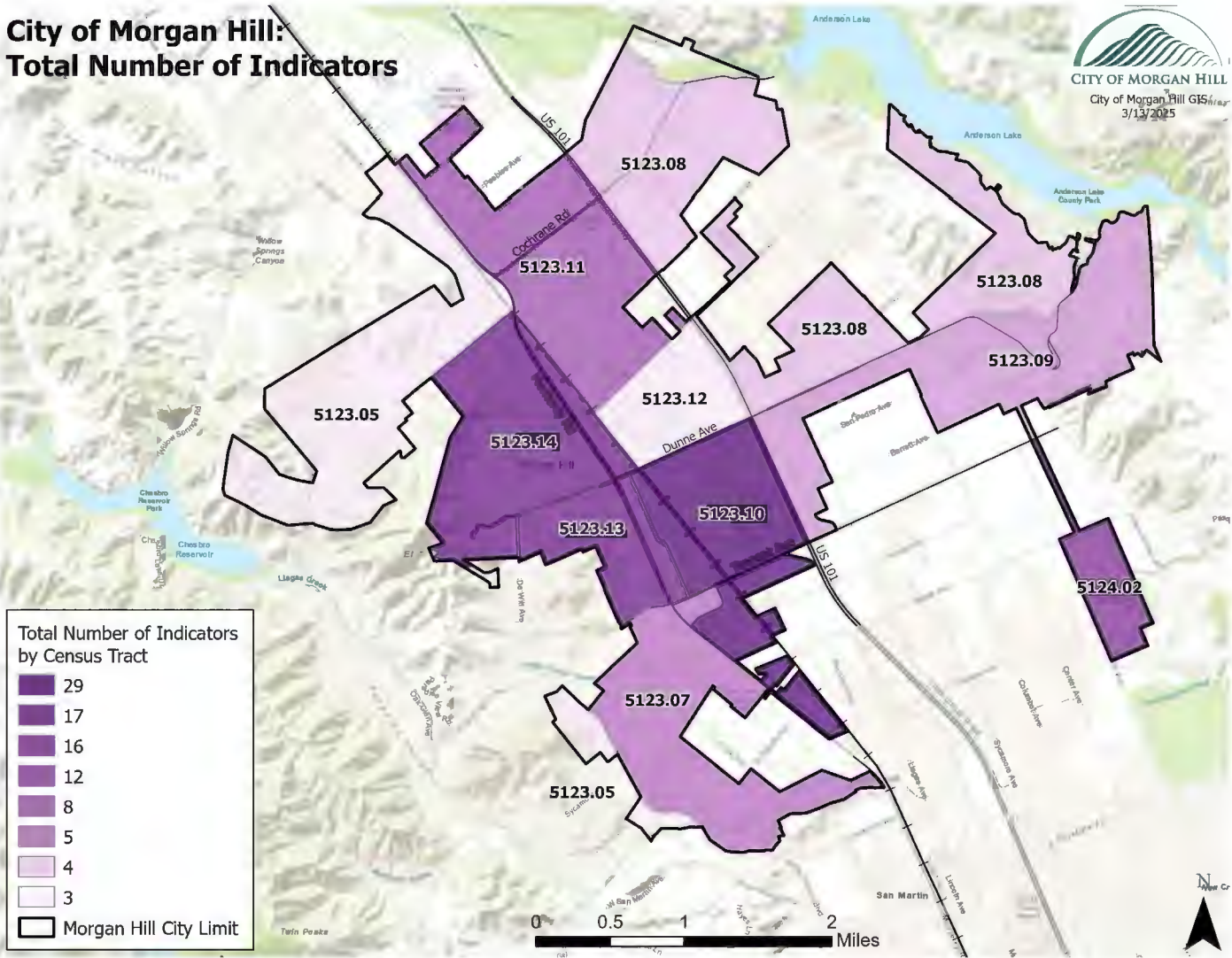
This chart illustrates the disparity in energy cost (electricity and gas) burdens in the city, which is based on data from ACS 2023.

Conclusion

Healthy Neighborhoods for All Indicator Summary

This report is crucial in establishing a baseline to communicate with the community on the needs and issues that various neighborhoods within Morgan Hill are facing. This report identified many topics of concern, including income, education, health inequalities, pollution exposure, access to public facilities, barriers to mobility, access to healthy food, housing burden, substandard housing, barriers to civic engagement, natural hazards, and urban heat.

All the above topics were evaluated by census tract; the table to the right provides a glance of which census tracts are most impacted by the issues identified in this report with an “X” indicating that the census tract is rank in the top quintile (top 20%) for the City, indicating it is the census tract(s) with the highest burden in the City per indicator of concern. However, it is noted that extensive community outreach is needed to determine and prioritize the needs of the community.



| Indicators by Census Tract   | 5123.05 | 5123.07 | 5123.08 | 5123.09 | 5123.10 | 5123.11 | 5123.12 | 5123.13 | 5123.14 | 5124.02 |
|------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Low Income                   |         |         |         |         | X       |         |         | X       | X       |         |
| Income Inequality            |         |         |         |         | X       | X       |         |         |         | X       |
| Mostly Hispanic              |         |         |         |         | X       |         |         | X       | X       |         |
| Low Child Opportunity Levels |         |         |         |         | X       | X       |         | X       | X       | X       |
| Low Education Attainment     |         |         |         |         | X       | X       |         | X       | X       | X       |
| Lower Life Expectancy        |         |         |         |         | X       | X       |         |         | X       |         |
| Lead Risk                    |         |         |         |         |         |         |         | X       | X       | X       |
| Asthma                       |         | X       |         |         | X       |         | X       | X       |         |         |
| Diabetes                     |         | X       |         |         | X       |         |         |         |         | X       |
| Stroke                       |         | X       |         |         | X       |         |         |         |         | X       |
| Heart Disease                |         | X       |         | X       | X       |         |         |         |         | X       |
| Obesity                      |         | X       |         |         | X       |         |         | X       | X       | X       |
| Teeth Lost                   |         | X       |         |         | X       |         |         | X       | X       |         |
| Population who Smokes        |         | X       |         |         | X       |         |         | X       | X       | X       |
| Poor Health                  |         |         |         |         | X       |         |         | X       | X       | X       |
| Lack of Health Insurance     |         |         |         |         | X       |         |         | X       | X       | X       |
| Low Health Visits            |         |         |         |         | X       |         |         | X       | X       |         |
| Diesel Particulate Matter    |         |         |         |         | X       | X       | X       |         |         |         |
| Traffic Density              |         |         | X       | X       |         | X       | X       |         |         |         |
| Groundwater Threats          |         |         |         |         | X       |         |         |         |         |         |
| Impaired Water Bodies        | X       |         |         |         |         |         |         |         |         | X       |
| Hazardous Waste Facilities   |         |         |         |         | X       | X       |         |         |         |         |
| Cleanup & Solid Waste Sites  |         |         |         |         | X       | X       |         |         |         | X       |
| Pesticide Use                |         |         | X       | X       |         | X       |         |         |         | X       |
| Lack of Parks/Facilities     | X       |         | X       | X       | X       |         |         |         |         |         |
| Unhealthy Food Options       |         |         |         |         | X       | X       |         | X       | X       |         |
| Food Stamp Assistance        |         |         |         |         | X       |         |         | X       |         | X       |
| Housing Cost Burden          |         |         |         |         | X       |         |         |         |         |         |
| Substandard Housing          |         |         |         |         | X       | X       |         | X       | X       |         |
| Barriers to Engagement       |         |         |         |         | X       |         |         | X       | X       | X       |
| Lack of Digital Access       |         |         |         |         | X       |         |         |         | X       |         |
| Flood Zones                  |         | X       |         |         | X       |         |         | X       | X       |         |
| Fire Hazard                  | X       |         | X       | X       |         |         |         |         |         |         |
| Lack of Tree Canopy          |         |         |         |         | X       | X       |         |         |         |         |
| TOTAL INDICATORS             | 3       | 8       | 4       | 5       | 29      | 12      | 3       | 17      | 17      | 16      |

# HEALTHY Neighborhoods For All

Outreach and Engagement Summary  
August 2025



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## Overview

The Healthy Neighborhoods for All Element will rely on inclusive community input and participation to develop goals, policies, and actions for future implementation. This document provides an overview of the steps taken to create opportunities for meaningful public input and gather feedback from the public. An overview of engagement events conducted, the project timeline, and overall strategy for outreach and engagement are provided, followed by an engagement summary that will be used to inform the Healthy Neighborhoods for All Element.



### Preliminary Engagement

- Preliminary Engagement
- Building Awareness
- About the Survey
- Key Findings

The City of Morgan Hill's Long Range Planning Division conducted initial outreach and engagement to build awareness around the Healthy Neighborhoods for All Element. This section summarizes activities conducted to build awareness and a high-level overview of survey participation and key findings—up to this point in the process.

The survey encompassed two questions that presented environmental and social issues and several more questions that captured the demographics of respondents. The first question sought to identify and prioritize environmental and social issues being experienced by Morgan Hill community members based on topics that will be covered in the Healthy Neighborhoods for All Element. The second question focused on broadening understanding of environmental conditions impacting communities. Demographic questions helped identify gaps and opportunities to broaden engagement. Together, these efforts informed engagement materials and activities that supported and expanded the reach of this initiative.

## Building Awareness



**Community Group** announcements and presentations.

**38 Meetings**



**Stakeholder Outreach,** introductions, and conversations.

**39 Organizations**



**Attendance and Participation** in meetings for opportunity neighborhoods, stakeholders, and ¡Morgan Hill Prospera! steering committee.



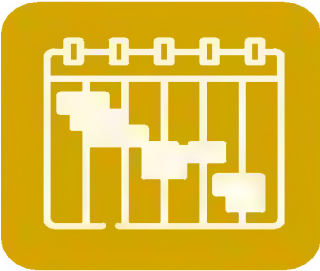
**Outreach at Community Events** across Morgan Hill.



**Sharing Information** through traditional and electronic outreach.

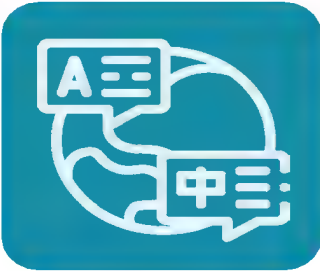


About the Survey



March 2025 – May 2025

The survey was live from March 2025 to May 2025.



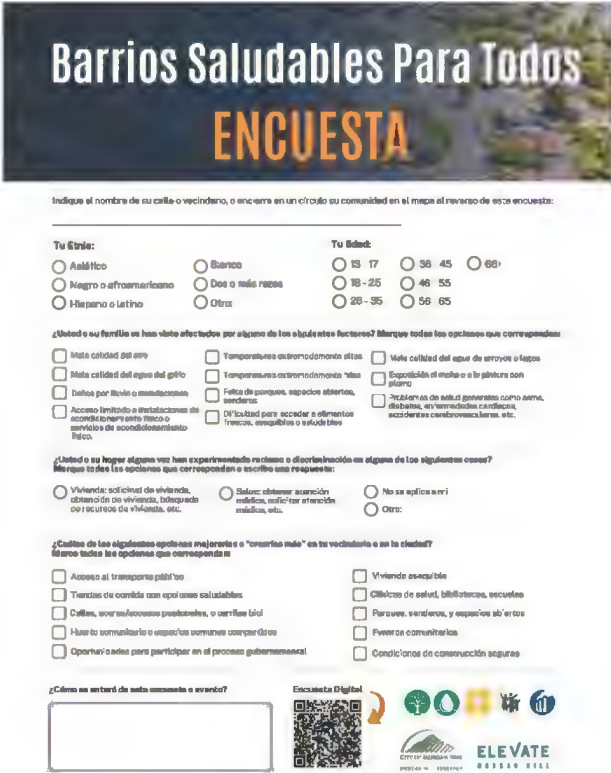
Available in 2 Languages

The survey was available in Spanish and English.



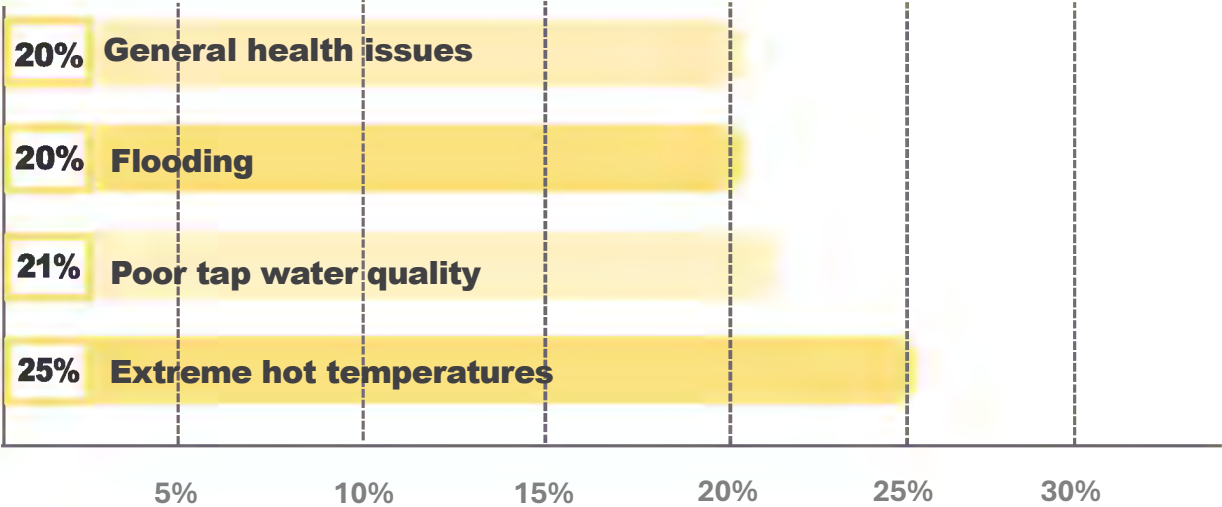
414 Responses

A total of 414 community members completed the survey (a quarter of responses in Spanish).

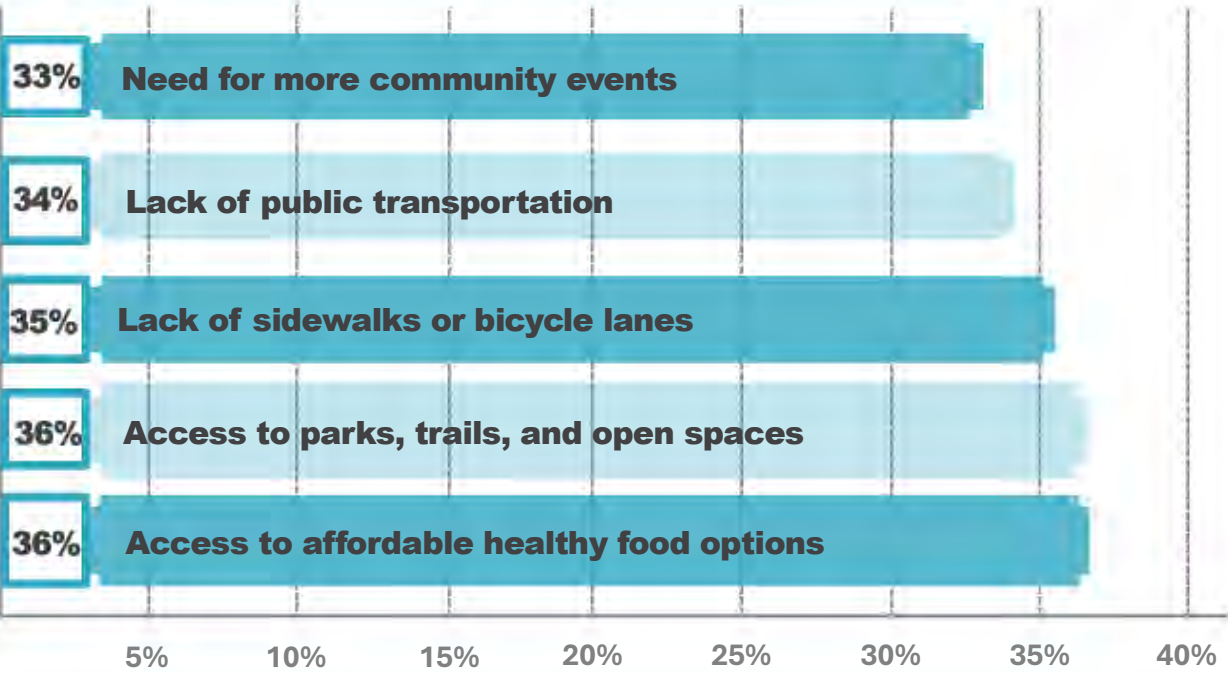


Key Findings

Top 4 environmental issues:



Top 5 categories summarizing environmental conditions impacting health and livability:





## Developing a Strategy

- Identify the Audience(s)
- Spectrum of Public Participation
- Engagement Strategy
- Project Timeline

### Identify the Audience(s)

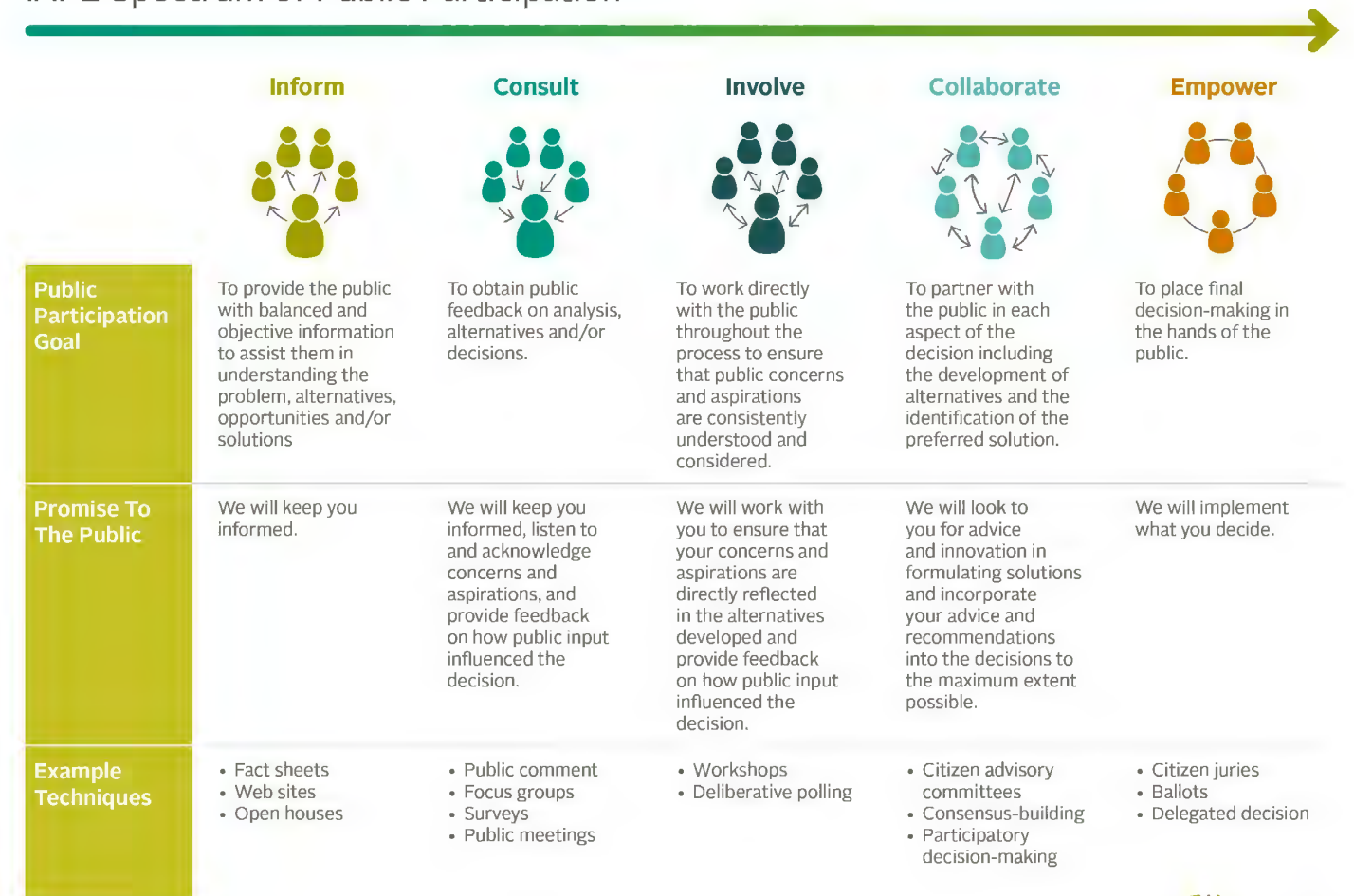
There are several audiences that were engaged throughout this process.



## Spectrum of Public Participation

The IAP2's Spectrum of Public Participation, developed by the International Association for Public Participation, helps identify the level of participation by the public. This tool is used globally and is commonly found in plans for engaging the public in different activities. Where each engagement type and event falls on the spectrum was identified to ensure a well-balanced mix of opportunities of engagement is provided.

### IAP2 Spectrum of Public Participation



Adapted from: International Association for Public Participation, Canada

## Engagement Strategy

A variety of methods were used to reach stakeholders to share and receive feedback on issues related to the Healthy Neighborhoods for All initiative. This section outlines the outreach and engagement strategy for the Healthy Neighborhoods for All Element.

### Pursued Pop-up Outreach Opportunities

Inform

Involve

The project team hosted a booth at various community and school events to make information more accessible and reach community stakeholders to share more about the City’s efforts regarding the Healthy Neighborhoods for All initiative.

### Participated in Cross-Collaboration Committee Meetings

Inform

Involve

Collaborate

The City participated in committee meetings to foster coordination and planning collaboration between organizations working to advance environmental health conditions of those who are most impacted in Morgan Hill. These meetings helped identify opportunities to coordinate programs and actions.

### Formed & Facilitated Stakeholder Committee

Consult

Collaborate

The project team facilitated the ¡Morgan Hill Prospera! steering committee, consisting of “Promotoras” (community ambassadors), CBO’s, Planning Commissioner members, and Santa Clara County Social Services Agency and South County Youth Task Force staff. Input from ¡Morgan Hill Prospera! will be incorporated into the Healthy Neighborhoods for All Element to support strategies that were equitable, culturally competent, and effective.

### Supported Area-Specific Engagement Activities

Involve

Collaborate

The City worked with community-based organizations (CBOs) and housing managers on outreach efforts and engagement activities to gather feedback, with the goal of reaching those who are most impacted.

### Door-to-Door outreach in Priority Neighborhoods

Inform

Collaborate

Empower

The project team held meetings (with bilingual facilitators) within opportunity neighborhoods, meeting people where they are (i.e. apartments, mobile home parks, affordable housing, etc.). Postcards, in Spanish and English, were also mailed out to opportunity neighborhoods to inform residents of the Healthy Neighborhoods for All initiative and to gather survey responses.

### Presented at Workshops & Public Hearings

Consult

Feedback gathered will be incorporated into the Healthy Neighborhoods for All Element, which will be presented at Planning Commission and City Council for consideration and adoption. The public is invited to all public hearings to share additional information and listen to ongoing discussions around this initiative.

### Provide Informational Materials

Inform

Consult

A variety of informational materials have been developed to easily learn more about the Healthy Neighborhoods for All Element and foster a transparent process. These materials included:

- Project Website
- Background Review Report
- Flyers
- Postcards
- Survey
- PowerPoint presentations

# Engagement Strategy

## Engagement Events

A multifaceted approach was used to ensure various ways of community involvement and empowerment to facilitate the development of the Healthy Neighborhoods for All Element.

### Pop-Up and Community Events

Community events were led by the Long Range Planning Division throughout the city to broadly engage community members on Healthy Neighborhoods for All topics in their neighborhoods, using different methods to meet people where they are.

### Visioning Workshops

Visioning workshops to inform the development of the Healthy Neighborhoods for All Element were led by the Long Range Planning Division to meet community members of all age groups at places within their neighborhoods.

### Roundtable Meetings

Facilitated by the Long Range Planning Division, roundtables provided the space for the ¡Morgan Hill Prospera! steering committee to share updates on ongoing outreach and engagement activities and lessons learned, as well as to provide input on the development of Healthy Neighborhoods for All goals, policies, and actions.



## Engagement Tactics

The various engagement tactics that were deployed to gather a variety of input from community members are described below:

**Flyers, posters, surveys, and newsletters** in Spanish and English offered an opportunity to inform community members of the Healthy Neighborhood for All topics and create an opportunity to identify issues.

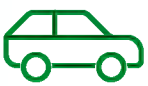
**Pop-up events** were organized at various businesses and schools to inform community members of the Healthy Neighborhood for All topics and to gather input.

**Community events** were organized at established community events and food distribution centers (with bilingual facilitators) to meet the community where they are and to gather input on Healthy Neighborhoods for All issues.

**Workshops and meetings** facilitated open discussions and knowledge-sharing (with bilingual facilitators) around relevant Healthy Neighborhoods for All topics, ensuring that community members had a platform to voice their ideas and concerns.

## Topics Covered

The City of Morgan Hill’s Healthy Neighborhoods for All Element Outreach and Engagement Plan focused on the topics listed below. To hear from community members in areas most impacted by compounded health risks, various events were held to help inform the goals, policies, and actions related to each topic—advancing Healthy Neighborhoods for All within Opportunity Neighborhoods.



Pollution Exposure  
& Air Quality



Promoting Physical Activity



Affordable Healthy Food Access



Inclusive Public  
Engagement in City  
Decisions



Safe & Healthy Homes



Increase Overall Health



Public Facilities & Infrastructure

# Project Timeline

JULY –  
DEC 2024



## Project Initiation

- Project webpage created
- Healthy Neighborhoods for All education campaign at pop-up events
- Draft Community of Concern map available for discussion and input

JAN - MAY  
2025



## Phase 1: Listening & Learning

- Healthy Neighborhoods for All Background Review Report released
- Healthy Neighborhoods for All Survey released
- Gather community input via surveys, meetings, and outreach events (Identify key issues)

MAY –  
AUG 2025



## Phase 2: Visioning & Engagement

- Host community discussions, pop-up events, and outreach activities to refine priorities
- Healthy Neighborhoods for All Outreach and Engagement Summary released

AUG 2025  
– JAN 2026



## Phase 3: Draft Plan & Public Review

- Draft Healthy Neighborhoods for All Element
- Present findings, gather feedback on proposed policies and actions, and finalize recommendations
- Public hearings & adoption of Healthy Neighborhoods for All Element



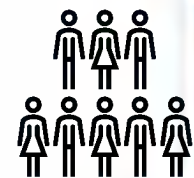


## Engagement Summary

- Summary of Engagement Tactics
- Schedule of Events
- What We Heard
- Lessons Learned

### Summary of Engagement Tactics

|  | # of events |                        | # of people engaged |
|--|-------------|------------------------|---------------------|
|  | 6           | Pop-Up Events          | 176                 |
|  | 23          | Community Events       | 577                 |
|  | 27          | Visioning Workshops    | 749                 |
|  | 3           | ¡Morgan Hill Prospera! | 27                  |



**59 events reaching a total of 1,529 community members**

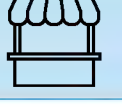
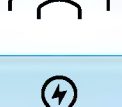
### Schedule of Events

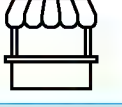
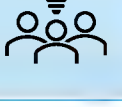
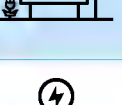
The events that follow are listed by organization and were done with the idea of connecting with community members at places, events or established meetings that people already planned to attend.

| Event                                                                                                                               | Tactic | Strategy |         |             |
|-------------------------------------------------------------------------------------------------------------------------------------|--------|----------|---------|-------------|
| National Night Out<br>Tuesday, August 6, 2024<br>5:00pm – 8:00pm<br>Civic Center                                                    |        | Inform   | Involve |             |
| Sidewalk Saturday<br>Saturday, August 10, 2024<br>10:00am – 3:00pm<br>E 3rd St                                                      |        | Inform   | Involve |             |
| Elevate Morgan Hill<br>Tuesday, August 27, 2024<br>5:30pm – 8:30pm<br>Community & Cultural Center                                   |        | Inform   | Involve |             |
| Sidewalk Saturday<br>Saturday, September 14, 2024<br>10:00am – 3:00pm<br>E 3rd St                                                   |        | Inform   | Involve |             |
| Community Crossroads: Autos & Artisans<br>Saturday, September 28, 2024<br>9:00am – 3:00pm<br>Community & Cultural Center            |        | Inform   | Involve |             |
| Sidewalk Saturday<br>Saturday, October 12, 2024<br>10:00am – 3:00pm<br>E 3rd St                                                     |        | Inform   | Involve |             |
| Youth Action Council<br>Tuesday, January 14, 2025<br>5:00pm – 6:00pm<br>Centennial Recreation Center                                |        | Inform   | Involve | Collaborate |
| Cafecito con la Directora<br>Wednesday, February 12, 2025<br>8:00am – 9:00am<br>Voices Charter School                               |        | Inform   | Involve |             |
| Chamber of Commerce Economic Development/Government Relations Committee<br>Thursday, February 13, 2025<br>8:00am – 9:30am<br>Online |        | Inform   | Involve | Collaborate |
| Local Government Day – Leadership Morgan Hill<br>Friday, February 21, 2025<br>11:30pm – 1:00pm<br>Council Chambers                  |        |          | Involve | Collaborate |

| Event                                                                                                                                  | Tactic | Strategy |             |             |
|----------------------------------------------------------------------------------------------------------------------------------------|--------|----------|-------------|-------------|
| Community Asset Builders Meeting<br>Friday, February 21, 2025<br>12:00pm – 1:00pm<br>Online                                            |        | Inform   | Involve     | Collaborate |
| All Hands Development Services Meeting<br>Tuesday, March 4, 2025<br>9:00am – 10:00am<br>Civic Center                                   |        | Inform   | Involve     | Collaborate |
| Chamber of Commerce Economic Development/Government Relations Committee<br>Thursday, March 13, 2025<br>8:00am – 9:30am<br>Online       |        | Inform   | Involve     | Collaborate |
| Horizons Community Meeting<br>Tuesday, March 25, 2025<br>10:00am – 11:00am<br>Horizons Senior Housing                                  |        | Inform   | Collaborate | Empower     |
| ¡Morgan Hill Prospera! Steering Committee<br>Wednesday, March 26, 2025<br>6:00pm – 7:30pm<br>Civic Center                              |        | Consult  | Collaborate |             |
| Festival Dia Del Nino<br>Thursday, March 27, 2025<br>4:30pm – 6:30pm<br>Pacific Clinics                                                |        | Inform   | Collaborate | Empower     |
| Paradise Valley Engineering Academy - Open House<br>Thursday, March 27, 2025<br>5:00pm – 6:30pm<br>Paradise Valley Engineering Academy |        | Inform   | Involve     |             |
| Youth Action Council<br>Tuesday, April 1, 2025<br>5:00pm – 6:00pm<br>Centennial Recreation Center                                      |        | Inform   | Involve     | Collaborate |
| Pop-up Event<br>Thursday, April 10, 2025<br>9:00am – 10:00am<br>Morgan Hill Laundry                                                    |        | Inform   | Involve     |             |
| Pop-up Event<br>Thursday, April 10, 2025<br>11:30am – 1:30pm<br>Super Taqueria                                                         |        | Inform   | Involve     |             |
| Food Distribution<br>Wednesday, April 16, 2025<br>8:00am – 10:00am<br>P.A. Walsh Elementary                                            |        | Involve  | Collaborate |             |

| Event                                                                                                                            | Tactic | Strategy |             |             |
|----------------------------------------------------------------------------------------------------------------------------------|--------|----------|-------------|-------------|
| Food Distribution<br>Thursday, April 17, 2025<br>8:00am – 9:00am<br>Advent Lutheran Church                                       |        | Involve  | Collaborate |             |
| Park Place Spring Celebration<br>Thursday, April 17, 2025<br>1:30pm – 3:00pm<br>Park Place Apartments                            |        | Inform   | Collaborate | Empower     |
| Crossings at Morgan Hill Community Meeting<br>Thursday, April 17, 2025<br>5:30pm – 7:00pm<br>Crossings at Morgan Hill Apartments |        | Involve  | Collaborate |             |
| Food Distribution<br>Tuesday, April 22, 2025<br>10:30am – 12:00pm<br>Community & Cultural Center                                 |        | Involve  | Collaborate |             |
| Food Distribution<br>Tuesday, April 22, 2025<br>1:00pm – 2:30pm<br>St. Catherine of Alexandria Catholic Church                   |        | Involve  | Collaborate |             |
| Planning Commission Meeting<br>Tuesday, April 22, 2025<br>7:00pm<br>Civic Center                                                 |        | Consult  |             |             |
| MHUSD Student Services Team Collaborative Meeting<br>Wednesday, April 23, 2025<br>11:00am – 12:00pm<br>Online                    |        | Inform   | Involve     | Collaborate |
| Loaves & Fishes<br>Wednesday, April 23, 2025<br>12:30pm – 2:30pm<br>St. Catherine of Alexandria Catholic Church                  |        | Involve  | Collaborate |             |
| Food Distribution<br>Thursday, April 24, 2025<br>1:00pm – 2:30pm<br>St. Catherine of Alexandria Catholic Church                  |        | Involve  | Collaborate |             |
| Children's Play Space Grand Opening<br>Saturday, April 26, 2025<br>10:00am – 12:00pm<br>Morgan Hill Library                      |        | Inform   | Involve     |             |
| Earth Day Festival<br>Saturday, April 26, 2025<br>10:00am – 12:00pm<br>Community & Cultural Center                               |        | Inform   | Involve     |             |

| Event                                                                                                                        | Approach                                                                            | Strategy                                        |
|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------|
| Substance Use Prevention & Intervention Resources Fair<br>Monday, April 28, 2025<br>12:00pm – 1:00pm<br>Live Oak High School |    | <b>Involve</b> <b>Collaborate</b>               |
| Morgan Hill/San Martine Thrives!<br>Committee Meeting<br>Wednesday, April 30, 2025<br>10:00am – 12:00pm<br>Pacific Clinics   |    | <b>Inform</b> <b>Involve</b> <b>Collaborate</b> |
| P.A. Walsh -Open House<br>Thursday, May 1, 2025<br>5:30pm – 7:00pm<br>P.A. Walsh Elementary                                  |    | <b>Inform</b> <b>Involve</b>                    |
| Art a la Carte<br>Sunday, May 4, 2025<br>1:00pm – 4:00pm<br>Community & Cultural Center                                      |    | <b>Inform</b> <b>Involve</b>                    |
| Cinco de Mayo event by Victory Outreach<br>Monday, May 5, 2025<br>4:30pm – 6:00pm<br>Royal Oak Village Apartments            |    | <b>Inform</b> <b>Collaborate</b> <b>Empower</b> |
| Palomino Community Meeting<br>Wednesday, May 7, 2025<br>5:00pm – 6:30pm<br>Palomino at Orchard Ranch Apartments              |   | <b>Inform</b> <b>Collaborate</b> <b>Empower</b> |
| Park Place Mother's Day Event<br>Friday, May 9, 2025<br>11:00am – 1:00pm<br>Park Place Apartments                            |  | <b>Inform</b> <b>Collaborate</b> <b>Empower</b> |
| Open Streets Fair<br>Saturday, May 10, 2025<br>9:00am – 1:00pm<br>Community & Cultural Center                                |  | <b>Inform</b> <b>Involve</b>                    |
| City/School Liaison Committee Meeting<br>Thursday, May 15, 2025<br>9:00am – 10:30am<br>MHUSD District Office                 |  | <b>Inform</b> <b>Involve</b> <b>Collaborate</b> |
| Health and Wellness Resources Fair<br>Saturday, May 17, 2025<br>10:00am – 1:00pm<br>Community & Cultural Center              |  | <b>Inform</b> <b>Involve</b>                    |
| Community Cafecito<br>Thursday, May 22, 2025<br>6:00pm – 8:00pm<br>Community & Cultural Center                               |  | <b>Involve</b> <b>Collaborate</b>               |
| ¡Morgan Hill Prospera! Steering Committee<br>Wednesday, May 28, 2025<br>6:30pm – 7:30pm<br>Civic Center                      |  | <b>Consult</b> <b>Collaborate</b>               |

| Event                                                                                                               | Approach                                                                              | Strategy                                        |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------|
| Pop-up Event<br>Thursday, May 29, 2025<br>2:00pm – 3:30pm<br>San Martin/Gwinn Elementary School                     |    | <b>Inform</b> <b>Involve</b>                    |
| BMX at Barrett<br>Monday, June 9, 2025<br>12:00pm – 1:00pm<br>Barrett Elementary School                             |    | <b>Inform</b> <b>Involve</b>                    |
| Windmill Mobile Estates Community Meeting<br>Wednesday, June 11, 2025<br>6:30pm – 7:30pm<br>Windmill Mobile Estates |    | <b>Inform</b> <b>Collaborate</b> <b>Empower</b> |
| Community Meet & Greet/SCHEALS<br>Thursday, June 26, 2025<br>6:00pm – 8:00pm<br>Centennial Recreation Center        |    | <b>Involve</b> <b>Collaborate</b>               |
| Parks and Recreation Night Summer Fun<br>Saturday, June 28, 2025<br>4:00pm – 7:00pm<br>Galvan Park                  |   | <b>Inform</b> <b>Involve</b>                    |
| Murphy Ranch "The Help Market"<br>Monday, July 7, 2025<br>2:00pm – 5:00pm<br>Murphy Ranch Apartments                |  | <b>Inform</b> <b>Collaborate</b> <b>Empower</b> |
| Community Cafecito<br>Thursday, July 10, 2025<br>6:00pm – 8:00pm<br>Centennial Recreation Center                    |  | <b>Involve</b> <b>Collaborate</b>               |
| Sidewalk Saturday<br>Saturday, June 14, 2025<br>9:00am – 2:00pm<br>E 3rd St                                         |  | <b>Inform</b> <b>Involve</b>                    |
| Sidewalk Saturday<br>Saturday, July 12, 2025<br>9:00am – 2:00pm<br>E 3rd St                                         |  | <b>Inform</b> <b>Involve</b>                    |
| The Huntington Community Meeting<br>Tuesday, July 15, 2025<br>1:00pm – 2:00pm<br>The Huntington Senior Apartments   |  | <b>Inform</b> <b>Collaborate</b> <b>Empower</b> |
| Terracina Community Meeting<br>Wednesday, July 30, 2025<br>4:30pm – 5:30pm<br>Terracina Apartments                  |  | <b>Inform</b> <b>Collaborate</b> <b>Empower</b> |
| National Night Out<br>Tuesday, August 5, 2025<br>5:00pm – 8:00pm<br>Civic Center                                    |  | <b>Inform</b> <b>Involve</b>                    |

| Event                                                                                                                       | Approach                                                                          | Strategy                   |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------|
| The Lodge Community Meeting<br>Thursday, August 14, 2025<br>1:00pm – 2:00pm<br>The Lodge Senior Apartments                  |  | Inform Collaborate Empower |
| Morgan Hill/San Martine Thrives!<br>Committee Meeting<br>Wednesday, August 27, 2025<br>10:00am – 12:00pm<br>Pacific Clinics |  | Inform Involve Collaborate |
| ¡Morgan Hill Prospera! Steering Committee<br>Wednesday, August 27, 2025<br>6:00pm – 7:30pm<br>Community & Cultural Center   |  | Consult Collaborate        |



What We Heard

This section summarizes the community feedback received at the Pop-Up Events, Community Events, Visioning Workshops, and ¡Morgan Hill Prospera! steering committee. Each topic has a summary paragraph that gives an overview of what was commonly said by community members, followed by a section that outlines recurring themes and key issues regarding the topic.

Inclusive Public Engagement in City Decisions

Community members were interested in participating in civic engagement opportunities and expressed a desire to be made aware of topics of interest and the future decision-making processes. However, some community members were unsure of how to initiate their participation and voiced concern that they are not aware of the various opportunities available to them. Distance, time, and childcare hinder active civic engagement, highlighting the need for easily accessible opportunities to encourage involvement. Other barriers to participation, such as limited access to technology, transportation, and Spanish translation were also noted, emphasizing the importance of increased outreach efforts and providing a variety of ways to engage in City processes.

Suggestions for improving opportunities for civic participation included offering translation services at meetings, better marketing/notification of meetings, and providing childcare during meetings.

| Themes                           | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Desire for Community Involvement | <ul style="list-style-type: none"><li>Community members expressed a positive attitude towards civic engagement, emphasizing their desire to be heard and be involved in decision-making processes regarding topics that affect or interest them.</li><li>Challenges such as distance, time, and childcare were identified as impediments to civic engagement, highlighting the need for accessible opportunities for involvement.</li><li>Community members said they did not know how to get involved or what issues are being heard at Planning Commission and City Council meetings.</li><li>Hispanic/Latino community members expressed the fear they face of the recent Immigration and Customs Enforcement (ICE) actions nationally, including raids and increased enforcement and deportation, thereby reducing community members interactions with the City.</li></ul> |

| Themes                       | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Barriers to Civic Engagement | <ul style="list-style-type: none"><li>Some community members felt uncertain about how to begin engaging and were not aware of available opportunities for involvement.</li><li>Challenges around access to technology, transportation, and Spanish translation were noted as barriers to participation, indicating a need for increased accessibility and outreach efforts.</li></ul>                                                                                                                                                                                                                                                                                                                                                                           |
| Communication and Outreach   | <ul style="list-style-type: none"><li>Improving communication between city officials and the community was suggested to facilitate civic engagement and ensure that community members are informed about opportunities to participate.</li><li>Language and technology barriers hinder access to information, necessitating the translation of planning language into more accessible messaging and concerns about engaging the City’s Hispanic/Latino population.</li><li>Community members expressed the need to increase visibility, access, and use of the City’s website in Spanish.</li><li>During Visioning Workshops, community members were unaware of community events, expressing the need for better or alternative marketing for events.</li></ul> |



What We Heard

Pollution Exposure and Air Quality

Community members advocated for increasing green spaces and tree canopy as strategies to improve environmental health, reduce pollution, and provide recreational opportunities. Addressing pollution exposure and air quality concerns, such as diesel traffic-related pollution and providing alternative transit options, was identified as essential to ensure the well-being and health of the community.

Many community members expressed the desire to bring back MoGo, or a similar rideshare program. Public transit within Morgan Hill is limited, and MoGo served as a last-mile on-demand rideshare service to supplement existing public transportation. It offered citywide trips to and from designated stops, with virtual stops located at key areas like commercial centers, community spaces, and neighborhoods, aiming for convenience and affordability. The service was a two-year pilot project that ended in early 2025.

Air and noise pollution due to heavy traffic were identified, especially in densely populated areas and near schools. Improvements to public and active transportation options, implementing regulations on vehicles to prevent traffic congestion and increasing the number of green spaces and trees were requested to enhance overall health and air quality.

Some community members advocated for integrating eco-friendly community amenities and practices to promote environmental sustainability and resilience, such as requiring zero emissions for businesses.



| Themes                    | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic-related Pollution | <ul style="list-style-type: none"><li>Concerns were raised about air and noise pollution resulting from heavy traffic, particularly in densely populated areas and near schools.</li><li>A desire for improved public transportation and active transportation options to mitigate the negative effects of traffic on air quality was raised.</li><li>Many community members expressed the desire to bring back MoGo or a similar rideshare program.</li><li>More trees and green spaces are needed to improve air quality and overall environmental health.</li></ul> |
| Green Spaces and Access   | <ul style="list-style-type: none"><li>Many community members expressed the desire to increase the amount of green spaces and tree canopy within the City to offset pollution, provide areas to recreate, and provide shade.</li><li>Increase community gardens, wider sidewalks, bike lanes, accessible transportation options for non-drivers, speed management for motorized vehicles, and bus shelters with weather protection were suggested.</li></ul>                                                                                                            |
| Eco-friendly Community    | <ul style="list-style-type: none"><li>Some community members expressed concerns about homes abutting non-compatible uses such as industrial buildings and auto-repair shops.</li><li>Concerns were raised about adjacent incompatible uses and the need to require zero emissions for businesses.</li><li>Local air quality raised concerns for community members and the need to have an air filtration or air purifier program for homes.</li></ul>                                                                                                                  |

What We Heard

Promoting Physical Activity

Community members highlighted that accessible healthcare services and well-maintained public spaces, including parks, are crucial to promoting physical and mental health in their communities. Community members that were engaged through this process emphasized the importance of infrastructure improvements for walking and cycling to encourage active lifestyles and provide opportunities for indoor and outdoor recreation. Community health centers were also prioritized to promote overall well-being and physical activity. Participants were interested in expanding affordable sports programs and recreation camps, especially for teenagers, and discussed the benefits of gardening and sports for physical health and community engagement.

| Themes                          | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Health and Well-Being | <ul style="list-style-type: none"><li>• Hospitals, medical clinics, and mobile dental clinics were identified as a priority, emphasizing the need for accessible healthcare services to promote overall well-being within the community.</li><li>• Activities for children and teenagers were discussed as being essential to promote wellbeing at an early age; however high costs for sports programs and summer recreation programs were the primary reason they do not participate in these programs.</li><li>• Membership costs to the Centennial Recreation Center and Aquatics Center were discussed as prohibitive for community members in Opportunity Neighborhoods.</li><li>• Safe and well-maintained, lit, public spaces, including sidewalks and parks, were noted as essential for promoting physical and mental health.</li><li>• Infrastructure improvements for cycling and walking (sidewalks) were desired to encourage active lifestyles and provide opportunities for outdoor recreation, such as exercise equipment at parks, contributing to improved health outcomes.</li><li>• Expand community events and free recreation, specifically the Splash Pad hours at the Community and Cultural Center.</li><li>• Provide information about discounted recreation program costs and translate information to Spanish.</li></ul> |

| Themes                                               | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Improvements in Public Facilities and Infrastructure | <ul style="list-style-type: none"><li>• Community members expressed a need for enhancements in street and pedestrian infrastructure, including improvements in intersections to ensure smoother traffic flow and safer pedestrian crossings. Additionally, high speeds on roadways created pedestrians and bicyclists to feel unsafe, thereby reducing their comfortability to walk or bike.</li><li>• Safety enhancements, such as installing streetlights and improving cycling infrastructure, were suggested to address safety concerns in public spaces and promote active transportation.</li><li>• Improvements to public transit accessibility and efficiency to reduce reliance on cars and promote sustainable transportation options were raised at community events. This included addressing issues such as limited amenities nearby and inefficient transit routes.</li><li>• Community members expressed the need to have closer parks, parks for all abilities, and parks for teenagers.</li><li>• Trails to schools were widely expressed as needed to provide students with a safe way to bike to school.</li></ul> |



What We Heard

Affordable Healthy Food Access

Three focus areas were suggested as priorities for improving access to healthy food: food affordability, expanding community garden programs, and promoting healthy food education.

Community members would like to improve the accessibility of healthy and affordable food options, especially for seniors with limited mobility. Community members have limited access to healthy and affordable options within walking/rolling distance, as the current food system is car-centric and the few large grocery stores are clustered together but are separated by significant distances from residences. Community members expressed that they use food distribution centers, but the days and hours of operation of the food distribution centers are limited due to only being open during work hours and therefore other community members who have jobs in need of accessible food are not able to use the food distribution centers. In addition, the locations of the food distribution centers are limited and therefore are car-centric for many community members.

To make healthy food options more accessible and affordable, it was recommended that local food systems be incentivized, provide additional community gardens near neighborhoods, and collaborate on food rescue programs. Workshops and programs that promote learning, personal growth, mental well-being, and focus on nutrition were also discussed.

| Themes                                 | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable and Accessible Healthy Food | <ul style="list-style-type: none"><li>• The community prioritized access to fresh and healthy food, emphasizing both affordability and distance as key factors.</li><li>• Healthy and affordable food for overall well-being and the health benefits of nutritious food were raised by those engaged.</li><li>• Financial constraints were identified as a barrier to food access for many community members, underscoring the need for affordable options.</li><li>• Community members expressed concerns about the lack of accessibility to healthy and affordable food options, particularly for seniors with limited mobility.</li><li>• Allowing permanent fruit stands and produce markets, food rescue programs, and mobile “ugly produce” markets were highlighted as a desirable addition to help promote access to healthy and locally grown foods.</li></ul> |

| Themes                                          | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable and Accessible Healthy Food (cont'd) | <ul style="list-style-type: none"><li>• Education programs were suggested to help community members learn how to grow and access affordable and healthy food, as well as nutrition workshops/materials to support community members in making healthy lifestyle choices.</li><li>• Support to expand the locations and hours for food banks was highlighted as a need within the community.</li><li>• Concerns about the distance to healthy and affordable food, safety issues, and limited space for growing food were also raised.</li></ul> |
| Community Gardens                               | <ul style="list-style-type: none"><li>• Those engaged expressed a desire for increasing community gardens throughout the city as a solution for improving access to affordable and healthy food options.</li></ul>                                                                                                                                                                                                                                                                                                                              |
| Local Food Systems and Infrastructure           | <ul style="list-style-type: none"><li>• Concerns were raised about the current food infrastructure, which relies on a car-centric model with few large grocery stores that are clustered together but are separated by significant distances from residences.</li><li>• Suggestions include allowing permanent fruit stands and produce markets and allowing affordable food wholesale.</li></ul>                                                                                                                                               |



What We Heard

Safe and Healthy Homes

The increasing cost of housing and the limited availability of affordable options were identified as the main barriers to safe and healthy homes. There was an overwhelming concern that individuals and families will be forced out of their homes due to the high costs of buying or renting property, making it difficult to find a suitable place to live in Morgan Hill. In addition, community members who rent expressed that they do not report health (i.e. mold, lead paint) and maintenance issues (i.e. plumbing or appliance issues) to landlords in fear that their rent will be raised. Overall, there was an underlying demand for more subsidized and affordable housing, including single-story and accessible housing options, to tackle the housing affordability crisis.

Community members also expressed concerns regarding community safety and overall health conditions within homes. Speeding of automobiles is a concern, in which community members felt unsafe walking or biking next to roadways. Ensuring safe and healthy homes was a priority with community members, with a focus on improving living conditions, particularly having clean drinkable tap water, air quality within homes, and receiving educational materials about healthy home living.

| Themes             | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable Housing | <ul style="list-style-type: none"><li>Community members expressed concerns about the affordability of housing in Morgan Hill, making it difficult for individuals and families to buy or rent property.</li><li>There was a call for more subsidized and affordable housing, including single-story and accessible options, to address the housing affordability crisis.</li><li>Issues related to rising housing costs, limitations on housing availability, and concerns about displacement were highlighted as major community priorities.</li><li>Community members expressed concern about the displacement of community members due to rent increases.</li><li>Community members stated the need for low-cost loans for critical home repairs and weatherization.</li></ul> |

| Themes               | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Safety     | <ul style="list-style-type: none"><li>Community members emphasized the need to address safety hazards such as speeding cars, making community members feel unsafe to bike or walk on sidewalks next to roadways.</li><li>Flooding was an issue for some community members affecting ground floor apartments and flooded roadways affecting employed community members getting to work.</li><li>Some community members expressed concerns regarding transient activity around apartments and parks.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Community Well-being | <ul style="list-style-type: none"><li>Ensuring safe and healthy homes was a priority, with a focus on improving living conditions.</li><li>Issues of displacement, building maintenance, and the economic challenges faced by the community were also highlighted.</li><li>Education programs were suggested to help community members learn about safe and sanitary homes to support community members in making healthy lifestyle choices.</li><li>Access to clean water was a concern to many community members, with suggestions to have a water filtration program for homes be provided.</li><li>Community members suggested better advocacy on water quality and water testing, especially to renters.</li><li>Air quality within homes was a concern for areas adjacent to industrial and high-trafficked areas, with community members recommending air filtration or air purifier programs for homes be instilled.</li><li>Eliminate the use of toxic pesticides.</li></ul> |

What We Heard

Increase Overall Health

Opportunity Neighborhoods are more impacted by environmental and social factors influenced by climate change and the resilience of the built environment than more affluent communities, thereby impacting overall health of community members within the Opportunity Neighborhoods. Climate change is giving rise to extreme weather conditions that impact well-being, safety and overall health across the City, such as flooding, wildfires, and extreme heat; however, some neighborhoods bear a heavier burden and possess fewer resources to be able to cope with and respond to these challenges. To safeguard the city’s most vulnerable populations, such as low-income community members, children, seniors, and individuals with disabilities, it is essential to address climate vulnerabilities, especially within Opportunity Neighborhoods. Community members highlighted the need for increased resilience and health within their neighborhoods, ranging from health education to increased active transportation opportunities.

In addition, community members expressed a need for programs that address physical, mental and emotional well-being within their neighborhoods. This includes enhancement and support for social infrastructure such as health centers.

| Themes                                                | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Support for Recreation and Physical Activity Programs | <ul style="list-style-type: none"><li>Community members expressed a desire for free exercise programs and initiatives that encourage outdoor play and physical activity, particularly among children and teenagers, and on weekends.</li><li>There was recognition of the benefits of gardening and playing sports for physical health and community engagement.</li><li>Membership costs to the Centennial Recreation Center and Aquatics Center were discussed as prohibitive for community members in Opportunity Neighborhoods.</li></ul> |
| Programming for Personal Health and Growth            | <ul style="list-style-type: none"><li>Community members valued workshops and programs that promote learning, personal growth, and mental health well-being.</li><li>Educational materials in Spanish and English on allergies, asthma, and overall health were recommended.</li><li>Educational materials on nutrition and budgeting programs were also recommended.</li></ul>                                                                                                                                                                |

| Themes                          | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Health and Well-Being | <ul style="list-style-type: none"><li>Hospitals, medical clinics, and mobile dental clinics were identified as a priority, emphasizing the need for accessible healthcare services to promote overall well-being within the community.</li><li>Activities for children and teenagers were discussed as being essential to promote wellbeing at an early age.</li><li>Safe and well-maintained, lit, public spaces, including sidewalks and parks, were noted as essential for promoting physical and mental health.</li><li>Infrastructure improvements for cycling and walking (sidewalks) were desired to encourage active lifestyles and provide opportunities for outdoor recreation, such as exercise equipment at parks, contributing to improved health outcomes.</li><li>High speeds on roadways created pedestrians and bicyclists to feel unsafe, thereby reducing their comfortability to walk or bike.</li><li>Expand community events and free recreation, specifically the Splash Pad hours at the Community and Cultural Center.</li><li>Provide information about discounted recreation program costs and translate information to Spanish.</li><li>Revise landscaping policies around shrubs, bushes and trees that are asthma friendly.</li><li>There is a desire to bring back MoGo or a similar rideshare program so community members can access medical appointments, recreation, and groceries.</li><li>Many community members expressed the impacts of extreme heat in their communities, with recommendations to increase tree canopy and open spaces throughout Morgan Hill.</li></ul> |

What We Heard

Public Facilities and Infrastructure

When community members were asked how to improve existing infrastructure and public spaces, many of the responses centered on increased support, access, and funding for programming opportunities. Community members voiced a desire for enhanced parks and affordable recreation that catered to the needs of all family members, particularly teenagers and adults, and provided safe opportunities for physical activity. The high costs for sports programs and summer recreation programs were a major concern for most community members. Apprehensions about recreating in the evening led community members to provide a broad range of ideas for how to increase safety within public spaces.

Stormwater infrastructure improvements were recommended as some community members had experienced some level of flooding within their neighborhoods. While specific suggestions for solutions to this were not made, it highlights the need for climate resilience and runoff capture both during times of extreme weather and normal storm events.

| Themes                                                | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Support for Recreation and Physical Activity Programs | <ul style="list-style-type: none"><li>Community members were keen on enhancing active transportation connectivity to facilitate access to public amenities and schools.</li><li>Membership costs to the Centennial Recreation Center and Aquatics Center were discussed as prohibitive for community members in Opportunity Neighborhoods.</li><li>Safe and well-maintained, lit, public spaces, including sidewalks and parks, were noted as essential for promoting physical and mental health.</li><li>Infrastructure improvements for cycling and walking (sidewalks) were desired to encourage active lifestyles and provide opportunities for outdoor recreation, such as exercise equipment at parks, contributing to improved health outcomes.</li><li>Expand community events and free recreation, specifically the Splash Pad hours at the Community and Cultural Center.</li></ul> |
| Stormwater Management and Infrastructure              | <ul style="list-style-type: none"><li>Community members suggested improving stormwater management practices and infrastructure to avoid flooding in their neighborhoods.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Themes                                               | Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Improvements in Public Facilities and Infrastructure | <ul style="list-style-type: none"><li>Community members expressed a need for enhancements in street and pedestrian infrastructure, including improvements in intersections to ensure smoother traffic flow and safer pedestrian crossings. Additionally, high speeds on roadways created pedestrians and bicyclists to feel unsafe, thereby reducing their comfortability to walk or bike.</li><li>Safety enhancements, such as installing streetlights and improving cycling infrastructure, were suggested to address safety concerns in public spaces and promote active transportation.</li><li>Improvements to public transit accessibility and efficiency to reduce reliance on cars and promote sustainable transportation options were raised at community events. This included addressing issues such as limited amenities nearby and inefficient transit routes.</li><li>Community members expressed the need to have closer parks, parks for all abilities, and parks for teenagers.</li><li>Trails to schools were widely expressed as needed to provide students with a safe way to bike to school.</li><li>Increase community gardens, wider sidewalks, bike lanes, accessible transportation options for non-drivers, speed management for motorized vehicles, public restrooms at parks, human-scale lighting, and bus shelters with weather protection were suggested.</li><li>More benches/seating around the City along sidewalks and trails were also suggested.</li></ul> |
| Access to Community Services                         | <ul style="list-style-type: none"><li>Public park facilities in Opportunity Neighborhoods are limited (there is only one public park). Access from these neighborhoods to other parks or recreation facilities have safety concerns due to traffic congestion, and inadequate or safe public transportation, or alternative transportation means.</li><li>Community members recommended to partner with MHUSD to improve “Safe Routes to Schools”.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

# Lessons Learned

From August 2024 to August 2025, the City spearheaded dozens of community events and visioning workshops, as well as three ¡Morgan Hill Prospera! steering committee roundtable sessions.

The ¡Morgan Hill Prospera! steering committee sessions aimed to provide ongoing updates, offer a platform for steering committee members to voice community concerns directly to the City, and foster knowledge-sharing among participants. This approach facilitated the identification of recurring themes, real-time feedback collection and the enhancement of reports. In the roundtable sessions, steering committee members and city officials collaborated to align goals and expectations, devised engagement strategies, and addressed prevalent concerns within Opportunity Neighborhoods.

Reflecting on the outreach performed, the City recognizes the need to conduct various types of outreach. The Pop-up Events and Community Events served as ways to educate and inform the community of the Healthy Neighborhoods for All initiative, as well as build trust in the community. As community members saw City staff in the community more, community members began to open-up more and converse with staff regarding the work being performed and ultimately building relations to host visioning workshops at apartment complexes and affordable housing developments within the Opportunity Neighborhoods.

Food distribution centers, along with affordable apartment complexes, were invaluable locations to engage community members, and food provisions and prizes during engagement events were impactful. On the other hand, overcoming language barriers was identified early in the outreach process as essential and key to engagement endeavors led by the City.

Throughout the process, key takeaways included:

- A clearer understanding by community members of the Healthy Communities for All Element
- The development of cohesive engagement messages
- The identification of priority Healthy Communities for All topics
- Recommendations for improving community participation like incentive strategies, including raffles, gift cards, food, and translation services

Overall, the importance of community input in shaping policies and initiatives, highlighting the need for ongoing collaboration and support between the city, housing managers, and CBOs to address Healthy Neighborhoods for All issues effectively is underscored.





# Healthy Neighborhoods for All

Planning Commission  
October 14, 2025



# Why are we doing this?

## Senate Bill 1000 (Environmental Justice)

- Address pollution and other hazards disproportionately impacting low-income communities and communities of color
- Identify “disadvantaged communities”
- Must address 8 different topics:
  - Reduce pollution exposure
  - Promote public facilities
  - Promote food access
  - Promote safe and sanitary homes
  - Promote physical activity
  - Reduce unique or compounded health risks
  - Promote civic engagement
  - Prioritize the needs of “disadvantaged communities”

# Healthy Neighborhoods for All

## What is Healthy Neighborhoods for All?

- A **plan** to ensure **everyone** has the right to **clean air, water, and a healthy environment**
- No group of people should have more pollution risk than others
- **Communities** should **have a say** in making their neighborhoods better
- This plan will be part of the future for Morgan Hill (2035 General Plan)

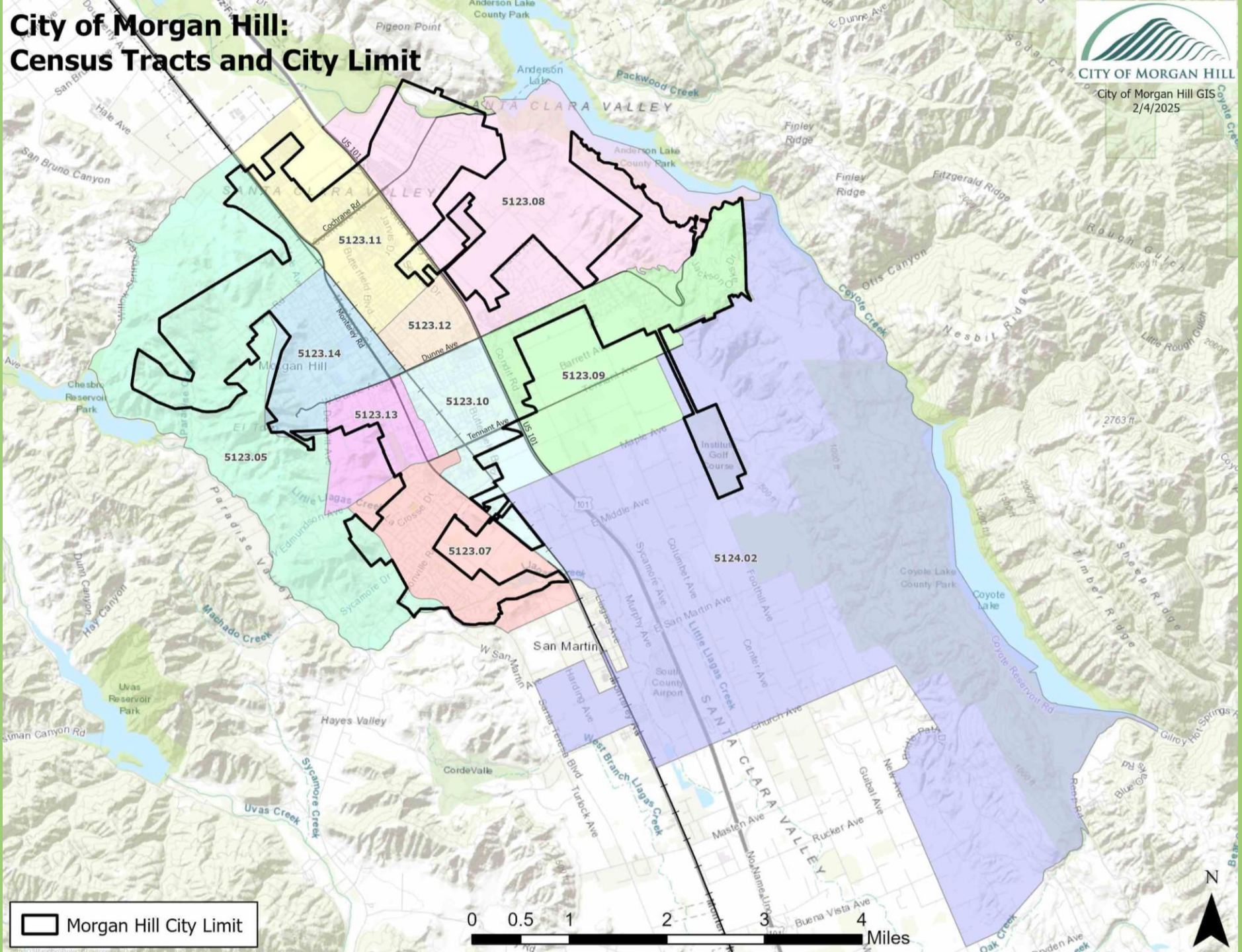


# HEALTHY Neighborhoods For All

Background Review Report  
March 2025



# City of Morgan Hill: Census Tracts and City Limit



□ Morgan Hill City Limit

0 0.5 1 2 3 4 Miles



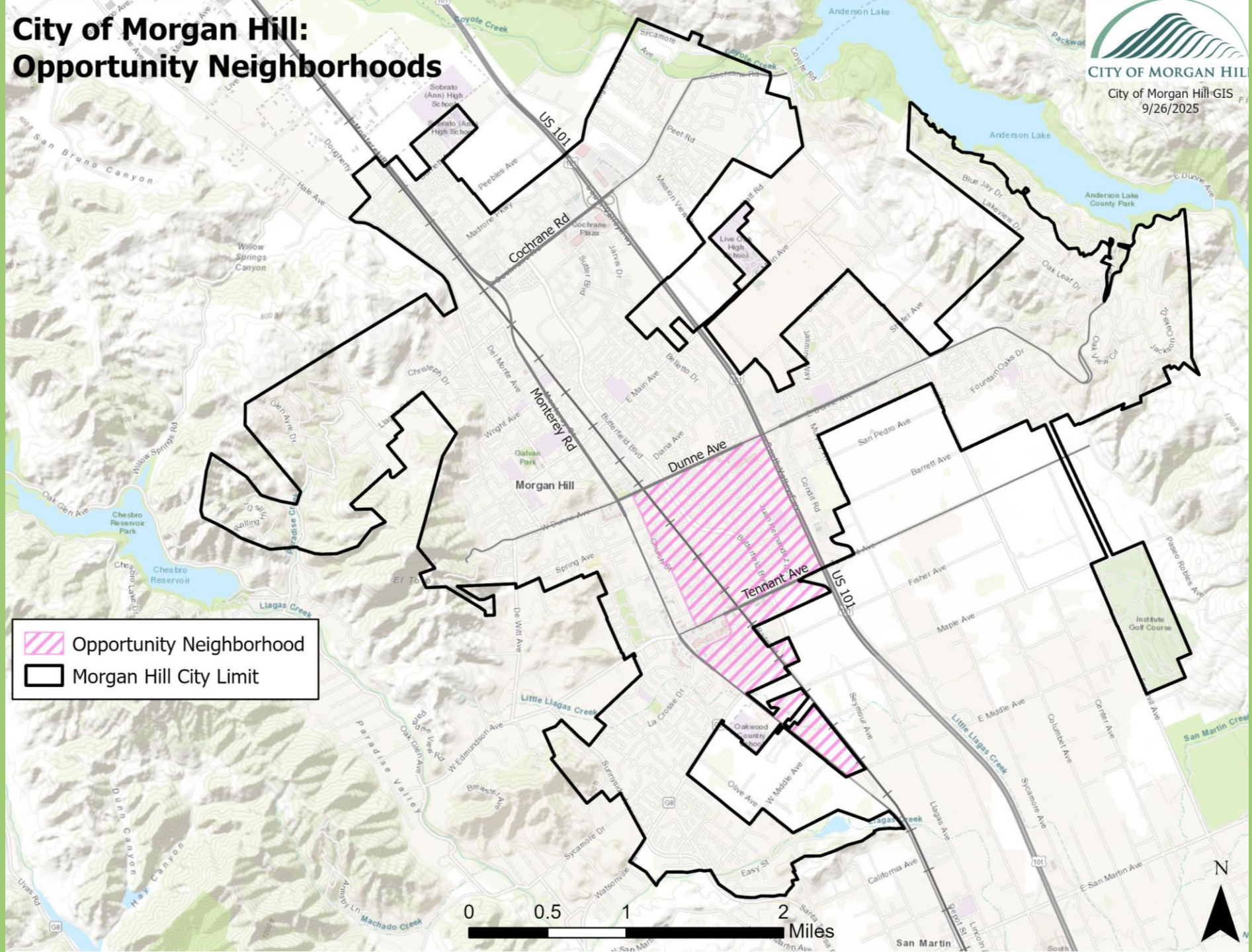
# Opportunity Neighborhoods

## Indicators by Census Tract



| Indicators by Census Tract   | 5123.05  | 5123.07  | 5123.08  | 5123.09  | 5123.10   | 5123.11   | 5123.12  | 5123.13   | 5123.14   | 5124.02   |
|------------------------------|----------|----------|----------|----------|-----------|-----------|----------|-----------|-----------|-----------|
| Low Income                   |          |          |          |          | X         |           |          | X         | X         |           |
| Income Inequality            |          |          |          |          | X         | X         |          |           |           | X         |
| Mostly Hispanic              |          |          |          |          | X         |           |          | X         | X         |           |
| Low Child Opportunity Levels |          |          |          |          | X         | X         |          | X         | X         | X         |
| Low Education Attainment     |          |          |          |          | X         | X         |          | X         | X         | X         |
| Lower Life Expectancy        |          |          |          |          | X         | X         |          |           | X         |           |
| Lead Risk                    |          |          |          |          |           |           |          | X         | X         | X         |
| Asthma                       |          | X        |          |          | X         |           | X        | X         |           |           |
| Diabetes                     |          | X        |          |          | X         |           |          |           |           | X         |
| Stroke                       |          | X        |          |          | X         |           |          |           |           | X         |
| Heart Disease                |          | X        |          | X        | X         |           |          |           |           | X         |
| Obesity                      |          | X        |          |          | X         |           |          | X         | X         | X         |
| Teeth Lost                   |          | X        |          |          | X         |           |          | X         | X         |           |
| Population who Smokes        |          | X        |          |          | X         |           |          | X         | X         | X         |
| Poor Health                  |          |          |          |          | X         |           |          | X         | X         | X         |
| Lack of Health Insurance     |          |          |          |          | X         |           |          | X         | X         | X         |
| Low Health Visits            |          |          |          |          | X         |           |          | X         | X         |           |
| Diesel Particulate Matter    |          |          |          |          | X         | X         | X        |           |           |           |
| Traffic Density              |          |          | X        | X        |           | X         | X        |           |           |           |
| Groundwater Threats          |          |          |          |          | X         |           |          |           |           |           |
| Impaired Water Bodies        | X        |          |          |          |           |           |          |           |           | X         |
| Hazardous Waste Facilities   |          |          |          |          | X         | X         |          |           |           |           |
| Cleanup & Solid Waste Sites  |          |          |          |          | X         | X         |          |           |           | X         |
| Pesticide Use                |          |          | X        | X        |           | X         |          |           |           | X         |
| Lack of Parks/Facilities     | X        |          | X        | X        | X         |           |          |           |           |           |
| Unhealthy Food Options       |          |          |          |          | X         | X         |          | X         | X         |           |
| Food Stamp Assistance        |          |          |          |          | X         |           |          | X         |           | X         |
| Housing Cost Burden          |          |          |          |          | X         |           |          |           |           |           |
| Substandard Housing          |          |          |          |          | X         | X         |          | X         | X         |           |
| Barriers to Engagement       |          |          |          |          | X         |           |          | X         | X         | X         |
| Lack of Digital Access       |          |          |          |          | X         |           |          |           | X         |           |
| Flood Zones                  |          | X        |          |          | X         |           |          | X         | X         |           |
| Fire Hazard                  | X        |          | X        | X        |           |           |          |           |           |           |
| Lack of Tree Canopy          |          |          |          |          | X         | X         |          |           |           |           |
| <b>TOTAL INDICATORS</b>      | <b>3</b> | <b>8</b> | <b>4</b> | <b>5</b> | <b>29</b> | <b>12</b> | <b>3</b> | <b>17</b> | <b>17</b> | <b>16</b> |

# City of Morgan Hill: Opportunity Neighborhoods

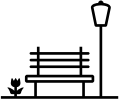


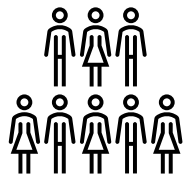
# HEALTHY Neighborhoods For All

Outreach and Engagement Summary  
August 2025



# Summary of Engagement

|                                                                                   | # of events |                        | # of people engaged |
|-----------------------------------------------------------------------------------|-------------|------------------------|---------------------|
|  | 6           | Pop-Up Events          | 176                 |
|  | 23          | Community Events       | 577                 |
|  | 27          | Visioning Workshops    | 749                 |
|  | 3           | iMorgan Hill Prospera! | 27                  |



**59 events reaching a total of 1,529  
community members**



# Inclusive Public Engagement in City Decisions

| Themes                                  | Key Issues                                                                                                                                                                                 |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Desire for Community Involvement</b> | <ul style="list-style-type: none"><li>• Challenges such as distance, time, and childcare.</li><li>• Do not know how to get involved or what issues are being heard.</li></ul>              |
| <b>Barriers to Civic Engagement</b>     | <ul style="list-style-type: none"><li>• Uncertain how to engage.</li><li>• Challenges around access to technology, transportation.</li></ul>                                               |
| <b>Communication and Outreach</b>       | <ul style="list-style-type: none"><li>• Improve communication between city officials and the community.</li><li>• Language and technology barriers hinder access to information.</li></ul> |

# Pollution Exposure and Air Quality

| Themes                    | Key Issues                                                                                                                                                                                 |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic-related Pollution | <ul style="list-style-type: none"><li>• Air and noise pollution resulting from heavy traffic.</li></ul>                                                                                    |
| Green Spaces and Access   | <ul style="list-style-type: none"><li>• More trees and green spaces.</li><li>• Increase community gardens</li></ul>                                                                        |
| Eco-friendly Community    | <ul style="list-style-type: none"><li>• Homes abutting non-compatible uses.</li><li>• Zero emissions for businesses.</li><li>• Air filtration or air purifier program for homes.</li></ul> |

# Promoting Physical Activity

| Themes                                               | Key Issues                                                                                                                                                                                                                                |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Health and Well-Being                      | <ul style="list-style-type: none"><li>• Affordable activities for children and teenagers.</li><li>• High membership costs to the CRC.</li><li>• Expand community events and free recreation, specifically the Splash Pad hours.</li></ul> |
| Improvements in Public Facilities and Infrastructure | <ul style="list-style-type: none"><li>• Safety enhancements (streetlights, crossings &amp; cycling infrastructure).</li><li>• Closer parks; parks for all abilities and teenagers.</li></ul>                                              |

# Affordable Healthy Food Access

| Themes                                        | Key Issues                                                                                                                                                                  |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Affordable and Accessible Healthy Food</b> | <ul style="list-style-type: none"><li>• Educational nutrition programs.</li><li>• Expand locations and hours for food banks.</li></ul>                                      |
| <b>Community Gardens</b>                      | <ul style="list-style-type: none"><li>• Increase community gardens.</li></ul>                                                                                               |
| <b>Local Food Systems and Infrastructure</b>  | <ul style="list-style-type: none"><li>• Need for more Hispanic grocery stores.</li><li>• Allow permanent fruit stands/produce markets and mobile produce vendors.</li></ul> |

# Safe and Healthy Homes

| Themes               |  | Key Issues                                                                                                                                                                         |
|----------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable Housing   |  | <ul style="list-style-type: none"><li>• Need for more affordable housing.</li><li>• Displacement.</li><li>• Low-cost loans for critical home repairs and weatherization.</li></ul> |
| Community Safety     |  | <ul style="list-style-type: none"><li>• Speeding cars feel unsafe to bike or walk.</li><li>• Flooding.</li><li>• Transient activity.</li></ul>                                     |
| Community Well-being |  | <ul style="list-style-type: none"><li>• Education programs.</li><li>• Water filtration program.</li><li>• Air filtration or air purifier programs for homes.</li></ul>             |

# Increase Overall Health

| Themes                                     | Key Issues                                                                                                                                                                                                                                               |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Programming for Personal Health and Growth | <ul style="list-style-type: none"><li>• Educational materials in Spanish and English on allergies, asthma, overall health, nutrition, and budgeting programs.</li></ul>                                                                                  |
| Community Health and Well-Being            | <ul style="list-style-type: none"><li>• Hospitals, medical clinics, and mobile dental clinics.</li><li>• Revise landscaping policies that are asthma friendly.</li><li>• Impacts of extreme heat.</li><li>• MoGo or similar rideshare program.</li></ul> |

# Public Facilities and Infrastructure

| Themes                                                | Key Issues                                                                                                                                                                                                                                                                |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Support for Recreation and Physical Activity Programs | <ul style="list-style-type: none"><li>• Enhance active transportation connectivity to access public amenities and schools.</li><li>• Expand community events and free recreation, outdoor exercise equipment.</li></ul>                                                   |
| Improvements in Public Facilities and Infrastructure  | <ul style="list-style-type: none"><li>• Enhance street and pedestrian infrastructure and safety enhancements.</li><li>• Increase community gardens, wider sidewalks, bike lanes, human-scale lighting, and bus shelters with weather protection were suggested.</li></ul> |
| Access to Community Services                          | <ul style="list-style-type: none"><li>• Improve “Safe Routes to Schools”.</li></ul>                                                                                                                                                                                       |

# Healthy Neighborhoods For All Element

Adopted XXXXX 2025



# Inclusive Public Engagement in City Decisions

**GOAL HN-1**      **Equitable access to decision making, safe and welcoming civic spaces, and the resources necessary to live in healthy, connected, and empowered communities regardless of race, national origin, income, or neighborhood.**

**Policy HN-1.1**      **Trust and Transparency.**  
Foster trust between City staff and community members through transparency and implementing best practices to make information easily accessible.

**Policy HN-1.2**      **Meaningful, Relevant Engagement.** Pursue opportunities to promote engagement at evening meetings, weekend workshops, and community meetings.

**Policy HN-1.3**      **Community Partners.**  
Partner with community-based organizations on an ongoing basis to develop and implement effective outreach programs, increase opportunities for community involvement in civic processes, and build a deeper understanding of city governance within the community

- **Action HN-1.A Interpretation at Public Meetings.** Provide access to Spanish interpretation at public meetings, as requested.
- **Action HN-1.B Translation for Public Notices.** Publish public meeting notices in English and Spanish.
- **Action HN-1.C Distribution of Information.** Distribute City information to all community members such as numbers to call for city and community partner programs, housing needs, and general City information.
- **Action HN-1.D Engagement.** Encourage successful engagement participation by providing alternative meeting locations, food, interpretation services, childcare, giveaways, or other methods, when warranted, that reduce or remove barriers to participation.
- **Action HN-1.E Healthy Neighborhoods Promotoras.** Evaluate the need to recruit, train, and compensate resident ambassadors from Opportunity Neighborhoods to conduct outreach, provide multilingual interpretation, and bridge gaps in obtaining community feedback.

# Pollution Exposure and Air Quality

**GOAL HN-2**      **Pollution reduction in Opportunity Neighborhoods with no segment of the community disproportionately burdened by environmental conditions.**

**Policy HN-2.1**      **Reduce Pollution.** Strive to reduce pollution exposure and air quality issues experienced in Opportunity Neighborhoods.

**Policy HN-2.2**      **Air Quality Monitoring.** Collaborate with the Bay Area Air Quality Management District (BAAQMD) to support the expansion of air quality monitoring efforts in Morgan Hill, prioritizing Opportunity Neighborhoods, to inform area-specific improvement actions and other Community Emissions Reduction Programs (CERPs).

**Policy HN-2.3**      **Land Use Compatibility.** Buffer incompatible uses within Opportunity Neighborhoods to reduce exposure to pollution and other health impacts.

- **Action HN-2.A Sensitive Site Protection.** Require new residential development in Opportunity Neighborhoods located within 500 feet from Highway 101 or adjacent to Butterfield Boulevard to implement appropriate measures to reduce exposure to traffic related air pollution, including but not limited to, increased landscape buffers and setbacks, restrict outdoor common and private open space adjacent to roadways, and high efficiency indoor air filtration.
- **Action HN-2.B Heavy Duty Truck Routes.** Limit truck routes adjacent to sensitive receptors where feasible, post anti idling signage where necessary, and coordinate targeted enforcement in Opportunity Neighborhoods through the evaluation of Chapter 10.60 (Truck Route and Parking Ordinance) of the Municipal Code in conformance with Assembly Bill 98.
- **Action HN-2.C Reduce Potential Pollution Exposure.** Require new development adjacent to incompatible uses to incorporate mechanisms to reduce potential exposure to pollution, including but not limited to, buffers, setbacks, building orientation, and high efficiency filtration.
- **Action HN-2.D Zero Emission Standards.** Evaluate and consider zero-emission standards for businesses

# Promoting Physical Health

| GOAL HN-3 Geographically accessible, safe, inclusive, and active public spaces for all residents.                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Policy HN-3.1 Affordable Recreation.</b> Ensure affordable access to the Centennial Recreation Center and Aquatics Center and associated programs by offering subsidized fees, expanding free or low cost recreation activities, and partnering with healthcare and community providers to offset costs to community members. | <ul style="list-style-type: none"><li>• <b>Action HN-3.A Health and Fitness.</b> Provide educational information to community members regarding the availability of financial assistance and no-cost memberships for health and fitness programming and senior adult programs at the Centennial Recreation Center.</li><li>• <b>Action HN-3.B Inclusive Parks.</b> Design new parks to be inclusive, equitable, and accessible for all ages, abilities, and cultural needs, while transforming existing parks to accommodate the recreational needs of all users.</li></ul> |  |
| <b>Policy HN-3.2 Prioritize Parks within Opportunity Neighborhoods.</b> Prioritize the siting of new parks and recreation facilities within Opportunity Neighborhoods that support physical health.                                                                                                                              | <ul style="list-style-type: none"><li>• <b>Action HN-3.C Community Events and Recreation.</b> Expand community events and free recreation opportunities, including extended Splash Pad hours and seasonal programming at the Community and Cultural Center.</li><li>• <b>Action HN-3.D Park Distribution.</b> Ensure an equal distribution of parks within the City; strive to achieve a goal that all homes within Opportunity Neighborhoods are within one-quarter mile walking distance of at least one usable park and/or open space.</li></ul>                         |  |

# Affordable Access to Healthy Food Options

| GOAL HN-4      Equitable access to fresh, healthy, and affordable food within a short, safe distance from home.                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Policy HN-4.1      Affordable      Produce.</b>                                                                                                                                                      | <ul style="list-style-type: none"><li>• <b>Action HN-4.A    Fresh Produce Sales and Cultivation.</b> Amend the Zoning Code to permit flexibility for the sale and cultivation of fresh affordable produce via permanent produce stands, mobile produce vendors, community gardens, and urban farming.</li><li>• <b>Action HN-4.B    Food Banks.</b> Support the efforts of local organizations to expand the reach of food bank and pantry distribution centers by extending operating hours and facilitating the siting of new locations within Opportunity Neighborhoods.</li><li>• <b>Action HN-4.C    Senior Nutrition Program.</b> Continue to sustain the Senior Nutrition Program, providing free lunch to low-income seniors.</li><li>• <b>Action HN-4.D    Health and Wellness Education.</b> Encourage the County of Santa Clara Public Health Department to provide multilingual health education such as wellness classes, nutrition education, healthy cooking classes, as well as to raise awareness of healthy habits and other current public health concerns within Morgan Hill.</li></ul> |  |
| Promote access to fresh affordable produce within Opportunity Neighborhoods.                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Policy HN-4.2      Hispanic      Grocery      Store.</b>                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Advocate for the siting of a Hispanic grocery store within Opportunity Neighborhoods to meet the cultural needs of the area.                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Policy HN-4.3      Healthy      Food      Literacy.</b>                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Increase healthy food literacy and provide resources to community members through collaboration with the County of Santa Clara Public Health Department, schools, community groups, and other partners. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |

# Safe and Healthy Homes

**GOAL HN-5** Safe, affordable, and stable housing for people to thrive in their communities regardless of race, national origin, income, or neighborhood

**Policy HN-5.1** Promote Affordable Housing. Promote development of subsidized and affordable housing across affordable income categories.

**Policy HN-5.2** Anti-Displacement and Tenant Protections. Implement anti displacement strategies and tenant protections in vulnerable neighborhoods.

**Policy HN-5.3** Healthy Homes. Partner with the County of Santa Clara Public Health Department and community organizations to promote safe, sanitary, and healthy housing practices.

- **Action HN-5.A Mobile Home Rent Stabilization Ordinance.** Update the Mobile Home Rent Stabilization Ordinance within Chapter 5.36 (Mobile Home Park Rents) of the Municipal Code to protect mobile home park residents from sudden rent increases and ensure affordable housing options.
- **Action HN-5.B Tenant Protection.** Conduct a feasibility analysis and develop a program to protect tenants through legal assistance, prevent foreclosures, provide rental assistance, or enforce fair housing laws.
- **Action HN-5.C Healthy Homes Filtration.** Explore the feasibility of a program to provide residents within Opportunity Neighborhoods with air purifiers or the resources to retrofit their homes to filter air contaminants inside their homes.

# Increase Overall Health

**GOAL HN-6**      **Equitable access to physical activity, recreation, and wellness opportunities for all residents, especially within Opportunity Neighborhoods.**

**Policy HN-6.1**      **Health Advocacy.** Advocate for community members health and increase health awareness through multilingual health education materials.

**Policy HN-6.2**      **Medical Siting.** Encourage siting of medical clinics, mobile medical clinics, and mobile dental clinics within Opportunity Neighborhoods.

**Policy HN-6.3**      **Transit Access.** Advocate for increased transit access connecting community members to alternative transportation to medical appointments, grocery stores, and recreation.

**Policy HN-6.4**      **Urban Heat.** Require new development, and pursue funding for existing areas of the City, to accommodate street trees or other shade coverage along key pedestrian and bicycle routes and near transit stops.

- **Action HN-6.A Overall Health Education.** Partner with the County of Santa Clara Public Health Department to provide multilingual health education materials regarding asthma, allergies, nutrition, overall health, and other current public health concerns within Morgan Hill, including resources for mental health services, substance use services, and suicide prevention.
- **Action HN-6.B Mobile Clinics.** Amend the Municipal Code to allow mobile preventative health and dental care clinics.
- **Action HN-6.C Asthma-Friendly Landscaping.** Evaluate and consider revising Chapter 18.64 (Landscaping) of the Zoning Code, and other landscaping policies, to prioritize asthma-friendly plant species.
- **Action HN-6.D Transit and Micro-Transit Access.** Pursue funding for a revived MoGo style micro-transit program, or alternative service model program, to provide first/last mile service.
- **Action HN-6.E Extreme Heat Mitigation.** Increase urban tree canopy, shaded areas, and open space within Opportunity Neighborhoods to mitigate extreme heat and improve health outcomes, prioritizing heat exposed sidewalks, transit stops, parks, and multi-family housing.

# Public Facilities and Infrastructure

**GOAL HN-7** Safe, well-maintained, and accessible public spaces, facilities, and infrastructure that support active lifestyles and community well-being.

**Policy HN-7.1 Active Transportation Network.** Implement an active transportation network that links residential uses with schools, shopping, entertainment, recreation, transit, and employment centers, and addresses traffic congestion and safety barriers that limit pedestrian and cycling access to parks and community services.

**Policy HN-7.2 New Public Amenities.** Prioritize and allocate new public amenities in Opportunity Neighborhoods.

- **Action HN-7.A Safe and Active Transportation.** Pursue funding to improve pedestrian and bicycle infrastructure, including sidewalks, lighting, and traffic calming, to promote safe and active transportation as identified in the Transportation Master Plan and the Comprehensive Safety Action Plan, prioritizing Opportunity Neighborhoods.
- **Action HN-7.B Safe Routes to Schools.** Partner with Morgan Hill Unified School District to implement and expand “Safe Routes to Schools”, including trails and bike infrastructure.
- **Action HN-7.C Lighting in Public Spaces.** Review and revise lighting standards for sidewalks, trails, parks, and public spaces to ensure they are well lit to enhance comfort and usability.
- **Action HN-7.D Physical Fitness Park Amenities.** Provide public amenities that promote free opportunities for physical fitness, including but not limited to, community gardens, outdoor exercise equipment in parks, and shade structures.

# Timeline

| Phase                                                      | Timeframe               | Focus                                                                                    |
|------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------|
| <b>Phase 1:<br/>Listening &amp;<br/>Learning</b>           | Feb – April<br>2025     | Gather community input via surveys, meetings, and outreach events. Identify key issues.  |
| <b>Phase 2:<br/>Visioning &amp;<br/>Engagement</b>         | May – June<br>2025      | Host community discussions, pop-up events, and outreach activities to refine priorities. |
| <b>Phase 3:<br/>Draft Plan &amp;<br/>Public<br/>Review</b> | July 2025 –<br>Oct 2025 | Present findings, gather feedback on proposed actions, and finalize recommendations.     |



# Questions?